



## Aledo ISD - Lynn McKinney Elementary School

GMP #2 80% CD - 6-23-23

LOCATION: Aledo, TX

ARCHITECT: PBK

DURATION(mnths): 12

WARRANTY(yrs): 1

SITE ACREAGE: 20.9

SQUARE FOOTAGE: 107,000

#	Description		Base Price	\$/SF (direct cost)	% (of direct cost total)
	<b>GENERAL REQUIREMENTS</b>		<b>\$820,572</b>	<b>\$7.67</b>	<b>2.09%</b>
GR1	General Requirements		\$772,422	\$7.22	1.97%
FC	Final Clean		\$48,150	\$0.45	0.12%
	<b>DEMOLITION/ OFF-SITE INFRASTRUCTURE</b>		<b>\$1,055,659</b>	<b>\$9.87</b>	<b>2.69%</b>
4	Bridge		\$1,055,659	\$9.87	2.69%
	<b>SITE WORK (ROUGH)</b>		<b>\$3,745,733</b>	<b>\$35.01</b>	<b>9.53%</b>
7	Earthwork		\$2,407,979	\$22.50	6.13%
8	Site Utilities		\$1,331,954	\$12.45	3.39%
11	Soil Treatment		\$5,800	\$0.05	0.01%
	<b>SITE WORK (FINISH)</b>		<b>\$1,691,894</b>	<b>\$15.81</b>	<b>4.30%</b>
14	Site Signage & Striping		\$22,380	\$0.21	0.06%
15	Landscaping & Irrigation		\$998,824	\$9.33	2.54%
16	Artificial Turf/Athletic Surfaces		Inc. #15		
18	Fencing & Gates		\$103,277	\$0.97	0.26%
21	Flagpole		\$5,508	\$0.05	0.01%
22	Shade Canopies		\$410,725	\$3.84	1.05%
25	Retaining Walls		\$151,180	\$1.41	0.38%
	<b>STRUCTURE</b>		<b>\$8,173,102</b>	<b>\$76.38</b>	<b>20.79%</b>
27	Concrete Package		\$4,731,390	\$44.22	12.04%
30	Steel Package		\$3,062,530	\$28.62	7.79%
33	Rough Carpentry		\$64,200	\$0.60	0.16%
34	Applied Fireproofing		\$314,982	\$2.94	0.80%
	<b>ENCLOSURE</b>		<b>\$6,622,251</b>	<b>\$61.89</b>	<b>16.85%</b>
37	Dampproofing / Waterproofing / Air Barrier		\$662,510	\$6.19	1.69%
40	Glass & Glazing		\$521,910	\$4.88	1.33%
41	Metal Wall Panels		\$621,058	\$5.80	1.58%
42	Masonry Package		\$2,517,806	\$23.53	6.41%
44	Fire Stopping & Joint Sealants		\$141,081	\$1.32	0.36%
47	Membrane Roofing		\$1,974,450	\$18.45	5.02%
53	Ornamental Railings		\$183,436	\$1.71	0.47%
	<b>INTERIOR FINISHES</b>		<b>\$5,692,936</b>	<b>\$53.21</b>	<b>14.48%</b>
55	Finished Carpentry & Millwork		\$699,796	\$6.54	1.78%
56	HM Frames, Doors, & Hardware		\$538,843	\$5.04	1.37%
57	Overhead Coiling Doors		\$48,124	\$0.45	0.12%
59	Metal Studs & Drywall Package		\$2,775,000	\$25.93	7.06%
61	Painting		\$501,125	\$4.68	1.28%
64	Tile Package		\$491,714	\$4.60	1.25%
65	Flooring Package		\$481,101	\$4.50	1.22%
66	Concrete Sealing		\$15,080	\$0.14	0.04%
67	Athletic Flooring		\$57,153	\$0.53	0.15%
68	Terrazo Flooring		\$85,000	\$0.79	0.22%
	<b>SPECIALTIES</b>		<b>\$302,186</b>	<b>\$2.82</b>	<b>0.77%</b>
71	Visual Display Boards		\$90,200	\$0.84	0.23%
72	Window Shades & Curtains		\$43,528	\$0.41	0.11%
73	Signage Package		\$82,434	\$0.77	0.21%
75	Toilet Partitions & Accessories		\$40,272	\$0.38	0.10%
76	Cubicle Track and Curtain		\$20,751	\$0.19	0.05%
77	Wall Protection & Corner Guards		\$7,143	\$0.07	0.02%

78	Fire Extinguishers & Cabinets		\$17,858	\$0.17	0.05%
<b>EQUIPMENT</b>			<b>\$240,946</b>	<b>\$2.25</b>	<b>0.61%</b>
87	Kitchen (Cafe) Equipment		\$29,450	\$0.28	0.07%
89	Indoor Athletic Equipment		\$58,506	\$0.55	0.15%
90	Theater Equipment		\$39,425	\$0.37	0.10%
93	Elevators		\$89,207	\$0.83	0.23%
94	Bleachers		\$24,358	\$0.23	0.06%
<b>MEP SYSTEMS</b>			<b>\$8,486,295</b>	<b>\$79.31</b>	<b>21.59%</b>
97	Fire Sprinkler Systems		\$493,838	\$4.62	1.26%
98	Plumbing Systems		\$2,511,736	\$23.47	6.39%
99	HVAC Systems		\$2,260,000	\$21.12	5.75%
101	Test & Balance		By Owner		
102	Electrical Systems		\$3,049,740	\$28.50	7.76%
103	Fire Alarm Systems / ERRS System		\$170,981	\$1.60	0.44%
<b>SPECIAL SYSTEMS</b>			<b>\$1,157,272</b>	<b>\$10.82</b>	<b>2.94%</b>
109	Structured Cabling Systems		\$337,657	\$3.16	0.86%
110	Security/Access Control Systems		\$319,709	\$2.99	0.81%
111	Audio Visual Systems		\$241,560	\$2.26	0.61%
112	Intercom Systems		\$258,346	\$2.41	0.66%
<b>CONTINGENCIES &amp; ALLOWANCES</b>			<b>\$1,314,806</b>	<b>\$12.29</b>	<b>3.35%</b>
2.0%	Construction Contingency		\$854,377	\$7.98	2.17%
2.0%	Owner Contingency		\$854,377	\$7.98	2.17%
AL1	ALW #1: City Comments / TAS Comments		\$25,000	\$0.23	0.06%
AL2	ALW #2: Cafeteria Display Case		\$20,000	\$0.19	0.05%
AL3	ALW #3: Vinyl Wall Coverings (VWC-1)		\$20,000	\$0.19	0.05%
AL4	ALW #4: Airfoil Sunshade System in Main Entry Soffit		See Alternate		
AL5	ALW #5 - Distributed Antenna Systems		\$65,000	\$0.61	0.17%
AL6	ALW #6 - Accepted Scope Options		-\$523,948	(\$4.90)	-1.33%

<b>Subtotal</b>		<b>\$39,303,650</b>
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<b>GENERAL CONDITIONS</b>		<b>SUB TOTAL</b>
REQUIRED	General Conditions	\$40,460,278
		<b>\$1,136,934</b>

2.81%

<b>Subtotal (with General Conditions)</b>		<b>\$40,440,583</b>
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<b>INSURANCE, BONDS, AND BUILDERS RISK</b>		<b>SUB TOTAL</b>
REQUIRED	General Liability	\$42,718,844
		<b>\$427,188</b>
REQUIRED	Subcontractor Insurance	\$37,988,844
		<b>\$569,833</b>
REQUIRED	Payment and Performance Bond	\$42,718,844
		<b>\$286,216</b>
REQUIRED	Builders Risk Insurance	\$42,718,844
		<b>\$51,263</b>

1.00%  
1.50%  
0.67%  
0.12%

<b>Subtotal (with GC's &amp; Insurance)</b>		<b>\$41,775,083</b>
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<b>RATE</b>	<b>CONTRACTOR'S FEE</b>	<b>SUB TOTAL</b>
2.40%	Construction Manager At Risk Fee	\$39,323,344
		<b>\$943,760</b>

<b>Subtotal (GC's, Insurance &amp; Fee)</b>		<b>\$42,718,844</b>
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