



Government
Benton County

Guaranteed Maximum Price

Benton County Jail Expansion

3/3/2016





Benton County
Jail Expansion
Bentonville, AR

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PROJECT CONFIDENTIAL

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Benton County
Jail Expansion
Bentonville, AR

Executive Summary

Pricing

Nabholz Construction presents this Guaranteed Maximum Price for the Benton County Jail Expansion in Bentonville, AR. Based upon the final construction documents produced by Treanor Architects, we present the following pricing.

- A. Base Bid - \$1,598,794
- B. Bid Alternate 1 (H Pod Core & Shell Addition) - \$182,183
- C. Bid Alternate 2 (H Pod Addition Interior Finish Out) - \$201,541

Total Guaranteed Maximum Price: \$1,982,518

Construction Documents

The Guaranteed Maximum Price is based upon the following construction documents:

- A. Construction Drawings and Specifications dated January 22, 2016
- B. Nabholz Construction Manager Manual dated February 2, 2016
- C. Addendum 1 dated February 8, 2016
- D. Addendum 2 dated February 10, 2016
- E. Addendum 3 dated February 11, 2016

Clarifications

1. The following items are excluded from this proposal:
 - a. Subcontractor Bonds
 - b. Construction Manager Performance and Payment Bond
 - c. Builder's Risk Insurance
 - d. Temporary fencing around project site
 - e. Daily cleaning
 - f. Final Cleaning
2. The following items are included as Allowances:



- a. Demolition – F Pod and H Pod
- b. Finish Carpentry (installation of doors, door hardware, building specialties) – F Pod
- c. Concrete – H Pod
- d. Fire Alarm System
- e. Structured Cabling
- f. Security Camera System



Base Bid

PROJECT NAME Jail Expansion

PROJECT LOCATION Bentonville, AR

REVIEW DATE 3/3/16

ARCHITECT Treanor Architects

Trade Pkg	Description	Grand Total	Notes
00.00	General Conditions	150,743	
00.01	General Requirements	27,507	
02.01	Demolition Allowance	6,017	allowance
03.01	Concrete	104,749	
03.03	Polished Concrete Finish	9,928	
04.01	Masonry	45,127	
05.01	Miscellaneous Steel (Supply)	2,865	
06.02	Finish Carpentry Allowance	9,025	allowance
06.03	Millwork and Cabinetry	18,858	
07.01	Waterproofing, Dampproofing, Joint Sealants	33,210	
07.02	Exterior Insulation and Finish System	27,441	
08.01	Doors, Frames, Hardware, Specialties (Supply)	38,193	
08.02	Coiling Doors and Service Doors	2,359	
08.03	Storefront, Glass, Glazing	23,666	
09.01	Light Gauge Framing, Drywall, Acoustical	129,794	
09.03	Tile and Commercial Flooring	32,341	
09.04	Epoxy Flooring	9,326	
09.05	Painting	42,118	
10.03	Signage Allowance	2,636	
11.01	Detention Equipment	128,192	
13.01	Pre-Engineered Metal Building (Supply)	98,740	
13.02	Pre-Engineered Metal Building (Installation)	71,099	
21.01	Fire Suppression	25,577	
22.02	Plumbing	105,985	
23.00	Heating, Ventilation, Air Conditioning	173,086	
26.01	Electrical	38,709	
27.02	Communications, Electronic Safety and Security	40,113	allowance
31.01	Earthwork	38,107	
32.04	Pavement Marking	451	
32.05	Fencing	1,262	
32.07	Landscaping and Irrigation	649	



Base Bid
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Estimate Totals

Description	Amount	Totals	Cost per Unit	% of Total	
Cost of Work	1,437,871	1,437,871	82.056 /SF	89.93	89.93%
General Liability	15,189		0.867 /SF	0.95%	
Insurance	15,189	1,453,060	82.923 /SF	0.95	90.88%
Construction Manager Fee	87,934		5.018 /SF	5.50%	
Preconstruction Fee	7,800		0.445 /SF	0.49%	
Fee	95,734	1,548,794	88.386 /SF	5.99	96.87%
Contingency	50,000		2.853 /SF	3.13%	
Contingency	50,000	1,598,794	91.240 /SF	3.13	100.00%
Total		1,598,794	91.240 /SF		

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Bid Alternate #1

PROJECT NAME Jail Expansion

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ARCHITECT Treanor Architects

Trade Pkg	Description	Grand Total	Notes
02.01	Demolition Allowance	3,008	allowance
03.01	Concrete Allowance	35,096	allowance
07.01	Waterproofing, Dampproofing, Joint Sealants	2,978	
08.03	Storefront, Glass, Glazing	2,407	
09.01	Light Gauge Framing, Drywall, Acoustical	4,813	
09.05	Painting	1,053	
11.01	Detention Equipment	15,882	
13.01	Pre-Engineered Metal Building (Supply)	36,527	
13.02	Pre-Engineered Metal Building (Installation)	15,442	
21.01	Fire Suppression	2,700	
22.02	Plumbing	9,408	
23.00	Heating, Ventilation, Air Conditioning	1,504	
26.01	Electrical	1,103	
31.01	Earthwork	36,600	
32.05	Fencing	1,262	
32.07	Landscaping and Irrigation	649	



Bid Alternate #1

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Estimate Totals

Description	Amount	Totals	Cost per Unit	% of Total
Cost of Work	170,432	170,432	76.530 /SF	93.55
General Liability	1,731		0.777 /SF	0.95%
Insurance	1,731	172,163	77.307 /SF	0.95
Construction Manager Fee	10,020		4.499 /SF	5.50%
Fee	10,020	182,183	81.806 /SF	5.50
Total		182,183	81.806 /SF	

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Bid Alternate #2

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ARCHITECT Treanor Architects

Trade Pkg	Description	Grand Total	Notes
04.01	Masonry	30,080	
09.01	Light Gauge Framing, Drywall, Acoustical	14,759	
09.05	Painting	9,285	
11.01	Detention Equipment	32,131	
21.01	Fire Suppression	1,043	
22.02	Plumbing	28,749	
23.00	Heating, Ventilation, Air Conditioning	46,524	
26.01	Electrical	25,969	

Estimate Totals

Description	Amount	Totals	Cost per Unit	% of Total	
Cost of Work	188,541	188,541	84.661 /SF	93.55	93.55%
General Liability	1,915		0.860 /SF	0.95%	
Insurance	1,915	190,456	85.521 /SF	0.95	94.50%
Construction Manager Fee	11,085		4.977 /SF	5.50%	
Fee	11,085	201,541	90.499 /SF	5.50	100.00%
Total		201,541	90.499 /SF		

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