

Item Summary: Administration Building - Presentation and Approval of Guaranteed Maximum Price

Heery will present its proposal for the Guaranteed Maximum Price (GMP) for the Administration Building. The CIPC met with Heery on 9/8 to review and change the draft GMP. The proposed GMP contract total is \$12,965,745, including \$1,011,015 of design fees (8.45% of the Project Construction Cost GMP) and \$559,000 of construction fees (4.91% of the Project Construction Hard Costs).

The Board is asked to approve the GMP as recommended by the CIPC. The Part II contract, for construction, will be reviewed and ready for presentation to the Board at the 10/2 meeting.

The project is planned to be financed with an issue of certificates of participation in early 2007. The 2007 issue date was selected so that the Series 2006 General Obligation Bonds (financing a portion of this project) could be issued as "bank qualified" (the County issuing less than \$10 million of debt in calendar year 2006). The 2007 issue date was also selected so that the COPs could also finance the Hatteras Satellite Office (bid date 10/3/2006).

The following is a review of the history of the Administration Building:

June 2002	BOC selects Heery International (Heery) to perform a Programming and Pre-design Study for the Administration Building.
September 2002	First draft of the Programming and Pre-design Study is delivered.
June 2003	BOC obtains House Bill 686, Session Law 2003-47, a local bill allowing Dare County to use a procurement method for the Administration Building known as Design Plus Construction Management At Risk, the same method that was used for the Justice Center.
July 2003	The Programming and Pre-design Study is presented to the BOC.
July 2003	The BOC holds a workshop on potential sites and potential uses of the Old Courthouse.
August 2003	BOC selects Heery to perform a Site Selection and Building Re-use Study.
January 2004	Heery presents a report providing cost estimates for Administration Building sites (downtown and Justice Center campus) and for location of BOC meeting space (Old Courthouse and Administration Building).
September 2004	BOC selects Justice Center campus for Administration Building Site and selects the Old Courthouse for BOC meeting room.
October 2004	BOC approves the issuance of a Request for Qualifications for a firm to perform Design Plus Construction Management at Risk services for the Administration Building and the Old Courthouse.
January 2005	BOC selects Heery for the Design Plus Construction Management at Risk Contract and executes Part I (design) of the contract.
November 2005	Heery presents the Justice Center Master Plan.
Jan- Sept 2006	Permitting and design.
June 2006	Heery delivers the Probable Cost Estimate.
September 12, 2006	Receipt of wetlands and NC DWQ permits.

For those Board members that are new since the construction of the Justice Center, the following is a brief explanation of the Design Plus Construction Management at Risk process and how the County came to use it.

After the construction of the Detention Center, county staff began to research different types of procurement/construction methods. That research was due to the Detention Center project having:

- Its HVAC contractor declare chapter 7 bankruptcy during construction;
- Its plumbing contractor declare chapter 7 bankruptcy during construction;
- An ~ three month+ delay while the surety company arranged for replacement contractors;
- A million dollar plus delay claim by the general and electrical contractors;
- A 3rd party, agency Construction Manager that had no power to control the actions of the contractors, other than the withholding of payment;
- Late completion;
- A lawsuit filed by the general contractor;
- The hiring of an architect to perform a study addressing remediation of sub-standard work and overseeing that work; and
- ~\$225,000 of attorney fees for the county before settlement of the lawsuit.

With the help of Ian Watson, the County's Reverse Osmosis Water Engineer, staff obtained information on alternative project delivery methods. This resulted in the County using construction management at risk for the construction of the Health & Social Services buildings in 1998. (The State made construction management at risk an alternative for all NC local governments in 2002). The County went a step further for the Justice Center, using Design Plus Construction Management at Risk which uses one firm to be responsible for all aspects of the project, including design and construction. (This is very similar to what is known as design-build. However design-build is done by a contractor hiring an architect as a subcontractor.)

The following is a brief description of the process from a presentation made to the NCGFOA:

The CM at Risk process:

- Is a qualifications based selection of a contractor;
- Results in a contract for a specific schedule, cost and quality;
- Results in the CM being responsible for risk management and OSHA;
- Is completely "open book" to the owner;
- Results in CM personnel acting as the owner's representative during design.

Disadvantages of the CM at Risk process can be:

- While it may result in the lowest price, the owner will never know.
- Needs to be applied to a larger, complex project – can add cost to a simple project;
- Is a different approach for Boards and staff (outside of comfort zone);
- Requires heavy owner involvement during the entire process, but especially during late design and early construction;
- Can be vulnerable to sales pitches – you must check CM track record and references.

The advantages of the CM at Risk process are:

- It is a qualifications based selection resulting in the best "team" to build the project;
- Results in a builder sensitive design, solving potential problems during the design phase instead of in the field when something is discovered during construction;
- Results in a single point of responsibility and control;
- Results in less mark up from subcontractors by eliminating layers;

- Provides more flexibility with subcontractor structure in order to obtain better pricing and to provide more opportunities for local and HUB's subcontractors;
- Provides better cash flow to subcontractors
 - Instead of pay applications from Subcontractor to General Contractor to Construction Manager to Architect to County to Trustee;
 - You have Subcontractor to CM at Risk entity to County to Trustee;
- Can provide lowest price.

Obtaining a GMP is a significant advantage of the process. With a normal bid process, the low bid serves as a *guaranteed minimum price*. From that point on is the combat zone, occurring during construction, and resulting in change orders increasing costs and creating project delays. With the CM at Risk process, you obtain a *guaranteed maximum price* with the combat already having taken place in getting to the GMP. The County knows its maximum cost for the design and any later constructability issues should be minor and will have a single point of responsibility.

Attached as Heery handouts are:

- GMP Proposal "Part 1 and Part 2 Contract" (page 1) @ \$12,965,745
 - This schedule provides a price breakdown of the 31 bid packages
 - See County worksheet below for reconciliation to the current project budget
- Narrative of the GMP Proposal (page 1)
- Assumptions and Clarifications (pages 2-5)
 - List was reviewed and discussed during the CIPC meeting on 9/8 with several clarifications and changes being made.
- List of Allowances (page 6)
 - List was reviewed and discussed during the CIPC meeting on 9/8 with several clarifications and changes being made.
 - 02A.1. – Unsuitable Soils Allowance was increased from \$100,000 to \$150,000
 - General Project 1. – Builder's Risk Insurance Allowance of \$90,000 – The County is going to obtain its own pricing and this item may be later removed from the GMP. This coverage became an issue after Hurricane Isabel when the NCACC Pool eliminated coverage for any project > \$5 million. (Cost of coverage for Nags Head Elementary = \$103,000, and for Manteo Middle = \$81,000.)
- List of Alternates (pages 6 & 7)
 - Each Alternate listed by Heery was discussed by the CIPC on 9/8. The CIPC's recommendation for each is listed in the right hand column.
 - The CIPC also asked Heery to research the cost of an additional generator to power the HVAC system.

Attached as County handouts are:

- A history of the estimates of the GMP and total costs, along with the proposed GMP and current project budget @ \$14,891,000;
 - Heery ff&e programming and procurement services are included in the GMP.
 - The Old Courthouse renovation for the BOC meeting space will be handled by a separate contract.
 - Construction testing was increased to the amount spent so far plus a not to exceed quote for the remainder of the project.

- Legal, & misc. was increased for the planning review fee of \$21,749.
 - FF&E is budgeted at a recommended ~5% of the construction cost.
 - County contingency is set at 2.5% of the construction cost,
 - Sales tax refunds are used to reduce the project budget. The amount is estimated at 75% of 2% of the construction hard costs as recommended by Heery.
- A comparison of the GMP to each of the prior cost estimates;
 - The proposed GMP is 9.75% over the Probable Cost Estimate provided earlier.
- A bid/actual comparison to cost estimates for the last 8 projects that the county has funded;
 - The actual cost of 9.75% greater than the prior estimate in the lowest of the last 8 projects funded by the County, which ranged from 12% (Manteo Elementary) to 74% (Hatteras Secondary).
- A schedule showing the difference in annual debt service for the GMP versus what was planned in the CIP and in the operating budget;
 - Leaving the term at 20 years results in approximately \$142,000 to \$213,000 more debt service per year than what was shown in the CIP and the new operating budget.
 - Extending the term to 21 years results in approximately \$132,000 to \$182,000 more debt service per year than what was shown in the CIP and the new operating budget.
 - Extending the term to 22 years results in approximately \$126,000 to \$145,000 more debt service per year than what was shown in the CIP and the new operating budget; and
- A history of the building program;
 - The schedule adjusts for deletions (BOC meeting space) and additions (Transportation Department) to provide comparable numbers over time.
 - The program peaked with the Justice Center Master Plan presented to the Board nine months ago. Since that time, staff and the CIPC have decreased the program by ~2,000 square feet.

HEERY

DARE COUNTY ADMINISTRATION BLDG

Posted Summary of GMP Proposal "Part 1 and Part 2 Contract"

12-Sep-06	43,098	Sq. Ft.	PROJECT COST
BID PACK' # 01A	Project General Conditions		\$ 1,244,789
BID PACK' # 02A	Sitework & Site Utilities		\$ 717,418
BID PACK' # 02B	Asphalt Paving and Base (Included in 2A #)		\$ 248,449
BID PACK' # 02C	Landscaping		\$ 263,500
BID PACK' # 02D	Site Concrete		\$ 437,800
BID PACK' # 02E	Building and Site Demolition		\$ 11,500
BID PACK' # 02F	Precast Concrete Piles		\$ 286,525
BID PACK' # 03A	Cast-In-Place Concrete		\$ 705,700
BID PACK' # 03B	Architectural Precast Concrete		\$ -
BID PACK' # 04A	Unit Masonry Assemblies		\$ 437,036
BID PACK' # 05A	Structural Steel		\$ 766,375
BID PACK' # 06A	General Carpentry Work		\$ 104,845
BID PACK' # 06B	Casework and Architectural Woodwork		\$ 187,932
BID PACK' # 07A	Asphalt Shingle Roofing		\$ 259,700
BID PACK' # 07B	Sheet Waterproofing and Exterior Caulking		\$ 29,600
BID PACK' # 08A	Doors and Hardware		\$ 173,420
BID PACK' # 08B	Aluminium Curtainwall, Glass, & Glazing		\$ 294,649
BID PACK' # 09A	Metal Framing and Drywall Systems		\$ 1,610,606
BID PACK' # 09B	Terrazzo Flooring		\$ 117,512
BID PACK' # 09C	Acoustical Ceilings		\$ 125,620
BID PACK' # 09D	Hard Tile		\$ 42,053
BID PACK' # 09E	Carpet, VCT, and Linoleum		\$ 119,180
BID PACK' # 09F	Painting		\$ 122,650
BID PACK' # 10A	Building Specialties		\$ 103,500
BID PACK' # 11A	Residential Appliances		\$ 20,004
BID PACK' # 12A	Furnishing and Window Finishes		\$ 30,500
BID PACK' # 13A	Fire Sprinkler System		\$ 160,769
BID PACK' # 14A	Elevators		\$ 133,725
BID PACK' # 15A	Plumbing Systems		\$ 271,303
BID PACK' # 15B	HVAC Systems		\$ 920,500
BID PACK' # 16A	Electrical Systems & Lighting		\$ 905,916
Total Construction Hard Cost			\$ 10,853,076
Construction Contingency			\$ 542,654
CM's Precon' Part 1 Contract Services & Fee			Inc. in GMP COST
Project Testing Services Allowance			By Owners
Subtotal - Project Construction Hard Cost			\$ 11,395,730
CM's Construction Services Fee			\$ 559,000
Total - Project Construction Cost GMP			\$ 11,954,730
HEERY Total Design Services & Fee			\$ 1,011,015
Total - Project Construction Cost			\$ 12,965,745

Administration Building
Dare County, North Carolina

Guaranteed Maximum Price Proposal

September 12, 2006

Heery International, Inc. herein proposes on this date to establish a Guaranteed Maximum Price for the Total Part 1 and 2 for the above referenced project in the amount of the Building Cost of Eleven Million, Nine Hundred Fifty-Four Thousand Seven Hundred Thirty dollars (\$11,954,730.00) plus the Design Fees One Million, Eleven Thousand Fifteen dollars (\$1,011,015.00). Therefore in accordance with the requirements of our pre-construction agreement and the Total Contract the total is \$12,965,745. This proposal anticipates execution of the Contract agreement drafted and agreed to on September 18, 2006.

The Guaranteed Maximum Price estimate and all back up including the Assumptions and Clarifications, List of Allowances, and List of Alternates to this proposal are included to define the project scope. Additionally, this proposal is conditioned on a set of drawings and specifications prepared by Heery International, Inc. dated 7/12/06 and marked "25% CONSTRUCTION DOCUMENTS" and Addendum No. 1 dated August 3, 2006 and Addendum No. 2 dated August 9, 2006.

Heery International has included a Contingency in it calculation of the Guaranteed Maximum Price. This contingency of Five Hundred Forty-Two Thousand Six Hundred Fifty-Four dollars (\$542,654) is to remain part of HEERY's budget and will be evaluated with the Owner on a monthly basis.

Our proposal anticipates that Heery and our surety will supply a performance and payment bond with the final bond premium being adjusted to reflect the final contract amount. We have not anticipated liquidated damages or other penalty costs of delay in our proposal. This proposal is contingent on execution.

Administration Building

Dare County, North Carolina

September 12, 2006

ASSUMPTIONS & CLARIFICATIONS:

This GMP includes the following list of Assumptions and Clarifications to identify the areas of cost that have been reviewed in meetings with the Owner, the Architect, and Subcontractors and can be defined or reviewed as part of this GMP Proposal:

General:

The GMP is based on the Documents entitled "25% CONSTRUCTION DOCUMENTS" and dated 7/12/06 as prepared by Heery International, Inc.

The GMP is based on a two level structure with the mechanical systems in the attic and a gross square footage of 43,098. It includes the Construction Manager's Fees, General Conditions, the Construction Contingency, plus the Project Hard Cost. Also included is the cost for General Liability Insurance and an allowance for the Building Permit.

The Base Estimate includes all cost per the Contract for Part 1 and 2, including the Architect and Engineering Fees. The Builder's Risk, Construction Testing, inspection services, connection fees, and any cost not outlined in the Documents for the Dare County Administration Documents are excluded.

The GMP is based on the layout of the project and building being provided by the County of Dare.

The Estimate is based on the start of construction by October 3, 2006.

Bid Package 02A – Site-work and Utilities:

The site-work is based on complete access to the site from the main roads. Temporary access roads have been included for access to the site for delivery of materials and equipment. The final parking areas will be used for storage, access to the building, and parking for workmen.

All soils and erosion controls required in the documents are included in the GMP. The GMP excludes any related cost off the project site. The following is included in the GMP Cost.

The GMP includes an allowance of 6,000 CY of unsuitable soils removal.

The GMP includes an allowance of 200 CY of contaminated soils removal.

The GMP includes an allowance of 1,000 gal of contaminated water removal.

The GMP includes fill material being obtained from the County's borrow pit or landfill site.

The GMP includes perimeter fencing for safety of the site and project.

The GMP includes relocating the new detention pond from the proposed location at the southeast corner of the site to the north to minimize potential impacts from hazardous materials.

Bid Package 02B – Asphalt Paving and Base:

As outlined by the Documents the Pervious Paving is listed as an Add Alternate and is not included in the base GMP.

The GMP Estimate is based on the Asphalt being installed in all areas at the rear of the building and at the new parking area at the front of the building, with concrete paving being installed only at Loading and Dumpster Pads.

ASSUMPTIONS & CLARIFICATIONS:

Bid Package 02B – Asphalt Paving and Base (cont.):

The GMP includes re-sealing and re-stripping the existing paved areas to the east of the existing Justice Center, as indicated in the Contract Documents.

Bid Package 02C – Landscaping:

The GMP Estimate includes Landscape and Irrigation system as understood by the 25% Documents but due to the fact that no Subcontractor would provide a 100% proposal we have based the following on Allowances and will complete the Bidding shortly:

The GMP includes Cost for the site irrigation system, Landscape materials, wetlands per Addendum #2, and topsoil for the landscaped areas.

The GMP cost includes, as an alternate allowance, landscaping the areas along Old US Highway 64.

Bid Package 02D – Site Concrete:

The retaining wall at the south side of the site is included as a Subcontractor designed segmental retaining wall.

The boardwalk at the south side of the site is included as a Subcontractor designed system. This is included in the GMP as an allowance.

Bid Package 02E – Building Demolition:

The GMP includes the removal of the ABC Store on Old Hwy 64. The Asbestos Abatement design, monitoring, and removal are excluded.

The GMP is based on demolition of the ABC store and associated parking no later than June 2007.

Bid Package 02F – Precast Concrete Piles:

The GMP includes the Precast Concrete Piles based at an average length of 35 feet.

Bid Package 03B – Architectural Precast Concrete:

The GMP excludes the use of Precast Materials on the exterior of the Project. All materials that are indicated as Precast are being installed as Fiberglass (GFRC) Columns, EIFS Pilasters and Cornices, and Masonry bands and sills.

Bid Package 04A – Unit Masonry Assemblies:

The GMP excludes the use of Precast Bands on the exterior of the Project. All materials that are indicated as Precast Bands are being installed with Split face Block to match the existing Justice Center.

Bid Package 05A – Structural Steel:

The GMP Estimate includes the lowering of only the two floor areas in the large restrooms. The remaining areas shown on the GMP Documents are recessed in the concrete slab and not as added structures.

ASSUMPTIONS & CLARIFICATIONS:

Bid Package 06A – Casework and Architectural Woodwork:

The GMP includes all blocking and supports for cabinets.

The Millwork has been established as outlined in the Allowances for all materials, finishes and labor. This Allowance includes all materials that should not be included in the FFE Budgets.

The windowsills are installed as wood in the GMP.

Bid Package 07A – Asphalt Shingle Roofing:

The GMP is based on a shingle roof as per the Contract Documents.

Bid Package 08A – Doors & Hardware:

The GMP is based on the use of materials and devices utilized in the existing Justice Center.

Bid Package 08B – Aluminum Storefront, Curtainwall, Windows, Glass & Glazing:

The GMP is based on the use of aluminum fixed windows in lieu of the aluminum-clad wood windows as indicated in the Contract Documents.

Bid Package 09A – Metal Framing and Drywall:

The GMP excludes the use of Precast Materials on the exterior of the Project. All materials that are indicated as Precast are being installed as Fiberglass (GFRC) Columns and EIFS Cornices and Pilasters. The columns include six 36" diameter columns at 27 feet in height and nine 20" diameter columns at 10 feet in height.

The GMP is based on deletion on the furred down drywall materials around the interior of the exterior.

The GMP is based on the use of Densglas and EIFS for the canopy ceiling and the high-roof areas in lieu of exterior board and paint.

Bid Package 09D – Hard Tile:

The GMP excludes waterproofing under the ceramic tile.

Bid Package 09E – Carpet, VCT, and Linoleum:

The GMP is based on the use of Mohawk carpet as an approved manufacturer per the specifications.

Bid Package 10A – Building Specialties:

The GMP excludes any new street signs for the building.

The GMP is based on a Signage Allowance of \$17,500.

Bid Package 11A – Residential Appliances:

The GMP is based on providing the residential equipment indicated in the Contract Documents.

The GMP Estimate does not include any of the FFE Budget including systems furniture, high-density filing systems, loose furniture, or equipment for the video room.

ASSUMPTIONS & CLARIFICATIONS:

Bid Package 12A – Roller Shades:

The GMP includes roller shades for the exterior punched windows and the interior windows at offices.

The GMP excludes window treatments for the curtainwall and storefront systems.

Bid Package 13A – Fire Sprinkler System:

The GMP does not include a fire pump.

The Fire protection systems are based on 1" lines to the Fire Sprinkler Heads.

Bid Package 14A – Elevators:

The GMP is based on the installation of two holeless / two stop Hydraulic Elevators by Abell Inc.

Bid Package 15A – Plumbing:

The plumbing systems include the installation of grease trap and related piping.

The plumbing systems are based on the GMP Set of documents, which does not require the installation of a booster pump for the domestic water systems. The domestic water is based on a minimum 2" lines to the most of the plumbing fixtures.

Bid Package 15B – HVAC:

The GMP is based on using an air-cooled chiller, two central station air handling units and terminal units.

The GMP includes the preferred brand alternate for the specified controls system by Johnson Controls.

Bid Package 16 A – Electrical:

The 200 KW emergency generators are included in the GMP with a 24 hr fuel tank.

The GMP includes an allowance of \$16,350 for the P-1 light fixtures in the lobby.

Administration Building

Dare County, North Carolina

September 12, 2006

LIST of ALLOWANCES:

The GMP includes the following list of Allowances identified by Bid Package cost. The CM defines these Allowances as Subcontractor Cost with no mark-up. The cost has been bid by several Subcontractors based on the 25% Construction Documents and may be adjusted after the final Document award per the following:

Project GMP:

General Project GMP:

1. The GMP includes an allowance for Builder's Risk Insurance of \$90,000.

02A Site-work and Utilities:

1. The GMP includes an allowance of 6,000 CY of unsuitable soils removal; (\$150,000.00).
2. The GMP includes an allowance of 200 CY of contaminated soils removal: (\$22,000.00).
3. The GMP includes an allowance of 1,000 gal of contaminated water removal; (\$2,000.00).

02C Landscaping:

1. The GMP includes a Top Soils Allowance of 4,500 CY at \$35,000.
2. The Landscape Allowance has been set at \$65,000 due to not being able to receive complete Subcontractor Proposals. The Wet Lands areas are included as a \$20,000 allowance.
3. The Irrigation Allowance has been set at \$35,000 due to not being able to receive complete Subcontractor Proposals.

02D Site Concrete

1. The GMP includes an Allowance for the design and construction of the boardwalk at the south end of the site at \$80,000.

02E Building Demolition:

1. The ABC Store demolition is included in the GMP as an Allowance of \$11,500 due the Asbestos requirements not totally being known.

06B Millwork and Finish Carpentry:

1. The Millwork and Finish Carpentry is based on an Allowance due to the details not being provided in the 25% Documents. All Casework, Cabinets, Shelving and Paneling are included at \$187,932.

10A Building Specialties:

1. The Signage Allowance is \$17,500.

16A Electrical Systems:

1. The GMP includes an allowance of \$16,350 for the P-1 Type light fixtures.

Administration Building
Dare County, North Carolina

September 12, 2006

LIST of ALTERNATES:

The GMP can be adjusted by the following list of Alternates identified by Bid Package cost. These Alternates are defines as Subcontractor Cost with no mark-up by the CM. The Alternates will be confirmed with the Final Construction Documents as adds and deductive based on the following:

ACCEPTED (Y/N)

General Project GMP:

1. Delete the Building Permit Cost. Deduct \$40,250. YES

Bid Package 02A - Site-work and Utilities:

1. Delete the allowance of 200 cy of contaminated soils removal. Deduct \$22,000. NO

2. Delete the allowance of 1,000 gal of contaminated water removal. Deduct \$ 2,000. NO

3. Revise the Project requirements to provide the fill materials from areas other than the County Borrow Pits. Add 96,507. NO

Bid Package 02B – Asphalt Paving:

1. Add the pervious pavement per the 25% Documents and Specifications. Add \$52,824. NO

2. Provide pervious paving as outlined by the Subcontractor proposal; deduct from above. Deduct \$23,724. NO

Bid Package 02C – Landscaping:

1. Deduct the use of topsoil for landscape areas. Deduct \$35,000. NO

2. Add the Areas at along Old US Highway 64 areas as an Allowance. Add \$100,000. YES

Bid Package 02D – Site Concrete:

1. Deduct the site boardwalk at the south side of the site. Deduct \$80,000. NO

Bid Package 02F – Precast Concrete Piles:

1. The piles are based on 35' long materials. If the lengths are revised the increase lengths will add \$17.55 per foot or will decrease 17.55 per foot.

Bid Package 09A – Metal Framing and Drywall:

1. Use exterior board and paint for canopy ceilings and high roof areas in lieu of the materials of Densglas and EIFS as stated above. Deduct \$20,372. NO

Bid Package 14A – Elevators Systems:

1. To install Elevators by Thyssen-Krupp in lieu of Abell. Add \$37,775. NO

LIST of ALTERNATES:

Bid Package 15A – Plumbing Systems:

1. Revise the wall hung Water Closets to floor mounted fixtures Deduct \$3,000. NO

Bid Package 16A – Electrical:

1. Add 40 KVA UPS system with maintenance by-pass. Add \$30,521. YES

2. Revise emergency generator from 24-hour to 72-hour run time. Add \$6,300. YES

Dare County Administration Building & Old Courthouse
 Cost Estimates & GMP

	12/1/2005	5/4/2006	6/15/2006	8/28/2006	9/8/2006 for GMP
Design:					
Design fee - part I					
Design		\$616,176	\$606,176	\$606,176	\$606,176
Construction services		174,000	174,000	174,000	174,000
		790,176	780,176	780,176	780,176
Design fee - part II			\$399,000	\$399,000	404,839
Fee - Heery ff&e programming & services				\$30,000	0
Total Heery fees	\$1,189,176	\$1,189,176	\$1,179,176	\$1,209,176	
Construction:					
Construction total	8,052,000	8,611,000			10,272,209
Site work	1,700,000	1,700,000	1,603,000	1,603,000	965,867
GMP contingency	725,000	725,000	725,000	725,000	542,654
GMP estimate	9,428,724	9,987,724	10,715,000	10,715,000	11,780,730
Total construction					
Total Heery contract without alternates	10,617,900	11,176,900	11,894,176	11,924,176	12,965,745
Total Heery contract with alternates					12,965,745
Old Courthouse:					
Design			100,000	100,000	100,000
Construction	1,048,276	1,048,276	800,000	800,000	800,000
			900,000	900,000	900,000
Other Costs:					
Construction testing		75,000	75,000	75,000	112,000
Wetlands mitigation		40,000	40,000	40,000	40,000
Legal, admin & misc.		25,000	25,000	25,000	45,000
Builder's risk insurance		125,000	0	0	0
Fee - Heery moving programming & services				25,000	20,000
Stormwater planning fees - 50% grant		42,250	42,250	42,250	
Moving costs		35,000	35,000	35,000	35,000
FF&E		400,000	400,000	400,000	425,000
I.T., telephone & network		200,000	200,000	200,000	250,000
Demolition of old ABC Store				15,000	0
Old ABC store hazardous materials				3,000	3,000
Additional landscaping				0	0
Estimate of sales tax refund					
2% of \$10,272,209			192,000	192,000	205,444
Use ~ 75% of amount			(140,000)	(140,000)	(154,000)
County contingency		33,824	100,000	200,000	250,000
Totals		\$13,201,250	\$13,571,426	\$13,744,426	\$14,891,745
Gross program square feet - Administration	43,622	40,118	40,118	40,118	40,415
~Gross square feet - Old Courthouse		5,652	5,652	5,652	5,652
Comparable gross square feet	43,622	45,770	45,770	45,770	46,067

- County error. Original estimates provided left out the \$385,000 of part 2 construction fees (\$559,000 total less \$174,000 part 1). \$385,000 is added to original amount shown of \$8,002,000.
- To reconcile to Heery schedule must add \$174,000 of part 1 construction fees which on this schedule is shown in Heery fee section.
- To reconcile to Heery schedule must deduct \$174,000 of part 1 construction fees which on this schedule is shown in Heery fee section.
- County error. 5/4 estimate did not include the part 2 design fee. \$399,000 added to this schedule.
- Included square footage for BOC meeting space. Estimate of costs removed & moved down to Old Courthouse.

**Dare County Administration Building & Old Courthouse
 Cost Estimates & GMP
 Estimate & GMP Differences**

Summary

	12/1/2005	5/4/2006	6/15/2006	8/28/2006	9/8/2006
Heery fees	\$1,189,176	\$1,189,176	1,179,176	1,209,176	1,185,015
Heery construction	9,428,724	9,987,724	10,715,000	10,715,000	11,780,730
All other costs	0	942,250	1,577,250	1,620,250	1,676,000
County contingency	0	33,824	100,000	200,000	250,000
		\$12,152,974	\$13,571,426	\$13,744,426	\$14,891,745

	Difference between dated estimate & 9/8/06 GMP							
	12/1/05		5/4/06		6/15/2006		8/28/2006	
	\$	%	\$	%	\$	%	\$	%
Heery fees	(\$4,161)	-0.35%	(\$4,161)	-0.35%	\$5,839	0.50%	(\$24,161)	-2.00%
Heery construction	\$2,352,006	24.95%	\$1,793,006	17.95%	\$1,065,730	9.95%	\$1,065,730	9.95%
All other costs			\$733,750	77.87%	\$98,750	6.26%	\$55,750	3.44%
County contingency			\$216,176	639.12%	\$150,000	150.00%	\$50,000	25.00%
Totals			\$2,738,771	22.54%	\$1,320,319	9.73%	\$1,147,319	8.35%

**Dare County Projects
Construction Costs Line Item Only**

**% Over
Most
Recent
Estimate**

Nags Head Elementary School - 3/2004

Estimate	\$11,502,749	
New budget after bid after value engineering	\$13,582,000	
Amount and % over	\$2,079,251	18.08%

Manteo Middle School - 3/2004

Estimate	\$11,875,000	
New budget after bid after value engineering	\$13,633,000	
Amount and % over	\$1,758,000	14.80%

Manteo Elementary School - 2/2005

Estimate	\$11,880,087	
Bid	\$13,293,430	
Amount and % over	\$1,413,343	11.90%

Kitty Hawk Elementary School - 2/2005

Estimate	\$9,212,683	
Bid	\$10,417,659	
Amount and % over	\$1,204,976	13.08%

Cape Hatteras Secondary School - 11/2005

Estimate	\$16,867,510	
Bid	\$29,340,700	
Amount and % over	\$12,473,190	73.95%

Manteo High School - 11/2005

Estimate	\$9,291,400	
Bid	\$14,778,000	
Amount and % over	\$5,486,600	59.05%

Hatteras Satellite Office - 8/2006

Estimate	\$1,705,000	
Bid	\$2,393,000	
Amount and % over	\$688,000	40.35%

Administration Building - 9/2006

Probable Cost Estimate of 6/15/2006	\$10,715,000	
Bid	\$11,780,730	
Amount and % over Probable Cost Estimate	\$1,065,730	9.95%

Administration Building Debt Service
Building Total Project @ \$14,891,745

Year	In CIP @ 20 years	New @ 20 Years	Difference
2007	975,000	287,000	(688,000)
2008	1,265,000	1,478,713	213,713
2009	1,242,000	1,448,000	206,000
2010	1,217,000	1,416,000	199,000
2011	1,192,000	1,384,000	192,000
2012	1,164,000	1,350,000	186,000
2013	1,135,000	1,316,000	181,000
2014	1,104,000	1,282,000	178,000
2015	1,072,000	1,247,000	175,000
2016	1,040,000	1,212,000	172,000
2017	1,007,000	1,176,000	169,000
2018	974,000	1,145,000	171,000
2019	945,000	1,109,000	164,000
2020	910,000	1,071,000	161,000
2021	874,000	1,032,000	158,000
2022	839,000	993,000	154,000
2023	803,000	954,000	151,000
2024	766,000	914,000	148,000
2025	730,000	875,000	145,000
2026	693,000	835,000	142,000
2027			

Year	In CIP @ 20 years	New @ 21 Years	Difference
2007	975,000	288,000	(687,000)
2008	1,265,000	1,447,000	182,000
2009	1,242,000	1,418,000	176,000
2010	1,217,000	1,387,000	170,000
2011	1,192,000	1,356,000	164,000
2012	1,164,000	1,324,000	160,000
2013	1,135,000	1,292,000	157,000
2014	1,104,000	1,259,000	155,000
2015	1,072,000	1,226,000	154,000
2016	1,040,000	1,192,000	152,000
2017	1,007,000	1,158,000	151,000
2018	974,000	1,124,000	150,000
2019	945,000	1,089,000	144,000
2020	910,000	1,048,000	138,000
2021	874,000	1,012,000	138,000
2022	839,000	975,000	136,000
2023	803,000	938,000	135,000
2024	766,000	900,000	134,000
2025	730,000	863,000	133,000
2026	693,000	825,000	132,000
2027		793,000	793,000

Year	In CIP @ 20 years	New @ 22 Years	Difference
2007	975,000	290,000	(685,000)
2008	1,265,000	1,410,000	145,000
2009	1,242,000	1,382,000	140,000
2010	1,217,000	1,354,000	137,000
2011	1,192,000	1,324,000	132,000
2012	1,164,000	1,294,000	130,000
2013	1,135,000	1,263,000	128,000
2014	1,104,000	1,232,000	128,000
2015	1,072,000	1,200,000	128,000
2016	1,040,000	1,168,000	128,000
2017	1,007,000	1,136,000	129,000
2018	974,000	1,104,000	130,000
2019	945,000	1,071,000	126,000
2020	910,000	1,042,000	132,000
2021	874,000	1,007,000	133,000
2022	839,000	972,000	133,000
2023	803,000	936,000	133,000
2024	766,000	900,000	134,000
2025	730,000	864,000	134,000
2026	693,000	828,000	135,000
2027		792,000	792,000
2027		756,000	756,000

**Dare County Administration Building & Old Courthouse
Program History**

		Pre-Design Study	Schematic Estimate	JC Master Plan	Programming Meetings with Users and CIP		Design
		Sep-02	Jan-04	Dec-05	Jan-06	May-06	Current
1.0	Board of Commissioners	991	4,470	7,544	7,544	1,099	1,226
2.0	County Manager	1,303	2,103	2,379	2,379	2,379	2,710
3.0	Finance	2,527	3,243	3,245	3,352	3,285	2,913
4.0	Human Resources	1,343	1,539	1,578	1,578	1,659	1,769
5.0	Mail	563	552	621	621	621	412
6.0	Planning	1,452	2,678	2,884	2,905	2,973	2,663
7.0	Oregon Inlet & Waterways	328	380	1,013	1,013	929	767
8.0	Public Relations	495	1,869	1,952	1,952	2,282	2,106
9.0	Information Technology	2,137	2,571	2,735	2,735	2,762	3,217
10.0	Board of Elections	1,758	2,031	2,120	2,120	2,120	2,443
11.0	Friends of Youth	364	567	956	956	1,042	1,031
12.0	Drivers License	1,221	1,086	0	0	0	0
13.0	Support Space	18,816	8,048	10,995	10,995	10,995	11,217
12.0	Transportation	0	0	1,286	1,286	1,286	1,205
	Cooperative Extension	2,459	0	0	0	0	0
	Fire Marshall	597	0	0	0	0	0
Building Net Square Footage		36,352	31,137	39,307	39,436	33,432	33,679
Building Gross Square Footage		43,622	37,365	47,168	47,324	40,118	40,415

	(1)	(1)	(1)	(1)			
Employee Count	79	61	68	68	68	68	68

Reconcile Building Gross Square Footage:

Per above	43,622	37,365	47,168	47,324	40,118	40,415
Less BOC Meeting Space	(7,320)	(3,420)	(5,652)	(5,652)		
Less Cooperative Extension	(3,541)					
Less Drivers License	(1,758)	(1,303)				
Add Transportation	1,544	1,544				
Comparable Gross	32,547	34,186	41,516	41,672	40,118	40,415