North Garner Middle School
Raleigh, NC
Date **February 12, 2026**
Release 1

RBP	Description	Building Cost	Site Cost	Off Site Cost	Total GMP	100% CD Budget	Difference	Preliminary MBE	MBE %	MBE Type	Subcontractor Name
0240	Demolition/Abatement	$277,385			$277,385	$533,025	($255,640)	$27,740	10.0%	B,F	EMR
0300	Turnkey Concrete	$4,277,700			$4,277,700	$5,109,080	($831,380)	$200,000	4.7%	H	Estrello
0500	Struct/Misc Steel	$7,753,400			$7,753,400	$8,154,022	($400,622)	$0	0.0%		NSS
1410	Elevators	$384,000			$384,000	$343,103	$40,897	$0	0.0%		Resolute
2100	Fire Protection	$1,313,450			$1,313,450	$1,267,854	$45,596	$0	0.0%		J&D Sprinkler
2200	Plumbing	$5,593,000			$5,593,000	$5,520,950	$72,050	$559,300	10.0%		ABL & Associates
2300	HVAC	$8,897,000			$8,897,000	$9,342,853	($445,853)	$950,000	10.7%	B,F	ABL
2600	Electrical	$9,838,000			$9,838,000	$10,562,428	($724,428)	$32,000	0.3%	F	Pitt
3100	Turnkey Site		$12,450,600		$12,450,600	$9,871,234	$2,579,366	$1,247,060	10.0%	H,F	Fred Smith
General Reimbursea	Dumpster Rental/Removal Allowance	$10,350			$10,350	$10,350	$0		0.0%		
General Reimbursea	Temp/Permanent Electrical Allowance	$82,800			$82,800	$82,800	$0		0.0%		
General Reimbursea	Natural Gas Service Allowance	$0			$0	$0	$0		#DIV/0!		
General Reimbursea	Temporay Water Service Allowance	$20,700			$20,700	$20,700	$0		0.0%		
General Reimbursea	Temporary Cooling/Heating Allowance	$51,750			$51,750	$51,750	$0		0.0%		
Project Allowance	Additional E&S Measures per DEQ Allowance	$0			$0	$0	$0		#DIV/0!		
Project Allowance	Asphalt Escalation (NCDOT Index) Allowance	$82,800			$82,800	$82,800	$0		0.0%		
Project Allowance	Powell Drive Asphalt Resurfacing Allowance	$310,500			$310,500	$310,500	$0		0.0%		
Project Allowance	Storage Connex School Storage Allowance	$25,875			$25,875	$25,875	$0		0.0%		
Project Allowance	Construction Personnel Offsite Parking Allowance	$62,100			$62,100	$62,100	$0		0.0%		
	Subtotal Cost of Work - Release 1	**$38,980,810**	**$12,450,600**	**$0**	**$51,431,410**	**$51,351,424**	**$79,986**	**$3,016,100**	**5.86%**		
1.20%	Subcontractor Default Insurance	$467,770	$149,407	$0	$617,177	$616,217	$960	$0	**0.00%**		
	Subtotal Cost of Work - Release 1	**$39,448,580**	**$12,600,007**	**$0**	**$52,048,587**	**$51,967,641**	**$80,946**	**$3,016,100**	**5.79%**		
	General Conditions - GR's	$608,920	$0	$0	$608,920	$608,920	$0	$0	**0**		
2.90%	CM Fee	$1,130,443	$361,067	$0	$1,491,511	$1,489,191	$2,320	$0	**0.00%**		
1.35%	CM Insurance/Bonds	$568,981	$179,073	$0	$748,054	$746,903	$1,150	$0	**0.00%**		
1%	CM Contingency	$389,808	$124,506	$0	$514,314	$513,514	$800	$0	**0.00%**		
	Subtotal GMP - Release 1	**$42,146,732**	**$13,264,653**	**$0**	**$55,411,386**	**$55,326,170**	**$85,216**	**$3,016,100**	**5.44%**		