

**Fairview ES Cafeteria and Kitchen**

Jackson County Public Schools  
 Sylva, North Carolina  
 February 26, 2026



**GMP by Bid Packages**

Bid Package Description		Site	Building GMP	9,074 sqft Cost/GSF	Site & Building	Trade Contractor	# of Bidders	Alternate #1 Stage	Alternate #2 Canopy	Alternate #3 Fire Alarm
BP-0100	General Requirements	\$99,252	\$197,157	\$21.73	\$296,409	Vannoy Construction	-			
BP-0300	Concrete	\$140,750	\$173,695	\$19.14	\$314,445	Diamondback	4	\$45,200		
BP-0400	Masonry	\$116,000	\$710,200	\$78.27	\$826,200	Old North State	4	\$130,000		
BP-0512	Structural Steel		\$300,508	\$33.12	\$300,508	Henard Metals	2	\$43,635		
BP-0640	Finish Carpentry		\$20,080	\$2.21	\$20,080	CC Owen	-			
BP-0710	Waterproofing & Sealants		\$109,774	\$12.10	\$109,774	Taylor Interiors	3	\$6,940		
BP-0750	Roofing		\$303,619	\$33.46	\$303,619	Benton	4	\$29,285		
BP-0811	Doors, Frames, & Hardware		\$122,735	\$13.53	\$122,735	HKS	3	\$15,196		
BP-0830	Special Doors (NIC)		\$50,861	\$5.61	\$50,861	GDS	2			
BP-0840	Glass and Glazing		\$132,025	\$14.55	\$132,025	Blue Ridge Glass	3			
BP-0920	Drywall		\$127,674	\$14.07	\$127,674	Precision Walls	3	\$20,501		
BP-0930	Hard Tiling (Inc. in Resilient)		\$184,559	\$20.34	\$184,559	CC Owen	2			
BP-0965	Resilient Flooring		\$32,600	\$3.59	\$32,600	Carpet One	2	\$13,100		
BP-0990	Painting		\$36,050	\$3.97	\$36,050	Huskey	4	\$7,500		
BP-1000	Specialties		\$29,624	\$3.26	\$29,624	Cook & Boardman	4	\$98,975		
BP-1014	Signage (moved to BP-1000)		\$5,000	\$0.55	\$5,000	VANNOY HOLD	-	\$1,000		
BP-1073	Protective Covers		\$113,180	\$12.47	\$113,180	Greenville Awnings	2		\$125,187	
BP-1140	Food Service Equip		\$684,616	\$75.45	\$684,616	11400, LLC	6			
BP-1221	Window Treatments		\$5,000	\$0.55	\$5,000	VANNOY HOLD	-			
BP-2200	Plumbing		\$354,800	\$39.10	\$354,800	Bolton	3			
BP-2300	HVAC		\$444,154	\$48.95	\$444,154	Lanier HVAC	5	\$32,665		
BP-2600	Electrical	\$3,250	\$504,311	\$55.58	\$507,561	Haynes Electric	3	\$31,700		\$90,000
BP-3100	Sitework	\$1,977,713			\$1,977,713	Cherokee Enterprises	3			
	Building Permit	\$11,685	\$23,211	\$2.56	\$34,896			\$2,390	\$629	\$452
	<b>Subtotal:</b>	\$2,348,650	\$4,665,434	\$514.15	\$7,014,084			\$478,087	\$125,816	\$90,452
	General Conditions	\$196,542	\$390,417	\$43.03	\$586,959			\$30,893		
	Liability Insurance	\$32,592	\$64,742	\$7.13	\$97,334			\$6,501	\$1,611	\$1,158
	Builders Risk	\$9,919	\$19,704	\$2.17	\$29,623			\$1,979	\$490	\$352
	Sub Default Insurance	\$34,055	\$67,649	\$7.46	\$101,704			\$6,932	\$1,824	\$1,312
	Payment and Performance Bond	\$26,924	\$53,482	\$5.89	\$80,406			\$5,370	\$1,331	\$957
	<b>Construction Cost Subtotal</b>	\$2,648,682	\$5,261,428	\$579.84	\$7,910,111			\$529,762	\$131,073	\$94,231
	Contingency - Construction	\$79,460	\$157,843	\$17.40	\$237,303			\$14,343	\$3,774	\$2,714
	Fee:	\$105,947	\$210,457	\$23.19	\$316,404			\$21,190	\$5,243	\$3,769
	<b>Construction Cost Total</b>	<b>\$2,834,090</b>	<b>\$5,629,728</b>	<b>\$620.42</b>	<b>\$8,463,818</b>			<b>\$565,295</b>	<b>\$140,090</b>	<b>\$100,714</b>
	Accepted VE Alternates				(\$209,292)					
	<b>Recommended Project Budget</b>	<b>\$2,834,090</b>	<b>\$5,629,728</b>	<b>\$620.42</b>	<b>\$8,254,527</b>			<b>\$565,295</b>	<b>\$140,090</b>	<b>\$100,714</b>