



Design-Build Contract Amendment

For Use with DBIA Document No. 525, *Standard Form of Agreement Between Owner and Design-Builder – Lump Sum* (2010 Edition) and DBIA Document No. 530, *Standard Form of Agreement Between Owner and Design-Builder – Cost Plus Fee with an Option for A Guaranteed Maximum Price* (2010 Edition)

Amendment Number: 02		Amendment Effective Date: (if blank, use the date when executed by both parties)	
Project: Olathe Parks Maintenance Facility 56Hwy & S. Robinson Dr. Olathe, KS 66061		Design-Builder's Project No: 01-07-0929	
		Date of Agreement: November 6, 2019	
Owner: The City of Olathe, Kansas P.O. Box 768 Olathe, Kansas 66051		Design-Builder: McCownGordon Construction 850 Main Street Kansas City, Missouri 64105	
Scope of Amendment: (describe here or refer to attached document)			

Exhibit A.1 – Narrative and GMP
Exhibit B.1 – Construction Schedule
Exhibit C.1 – Contract Document Log

By executing this Amendment, Owner and Design-Builder agree to modify the Agreement as stated above. Upon execution, this Amendment becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2010 Edition). There is no change in the Contract Price or Contract Time.

OWNER:

By: _____
Printed Name: _____
Title: _____
Date: _____

DESIGN-BUILDER:

By: J. Brett Gordon
Printed Name: J. BRETT GORDON
Title: CHAIRMAN / PRESIDENT
Date: 7/24/19

EXHIBIT A.1 – NARRATIVE AND GMP

CITY OF OLATHE | OLATHE PARKS MAINTENANCE FACILITY | OLATHE, KS
CONTRACT AMENDMENT NO. 02. | 07/23/2019

EXECUTIVE SUMMARY

This Guaranteed Maximum Price (GMP) Contract Amendment 02 Proposal is the second of two amendments for the construction of a 23,500 square foot floor slab with a 6,900 square foot mezzanine for the total 30,400 square foot of PEMB on an approximate 4-acre site. Contract Amendment No. 02 is based on documents in Bid Package #2: Core and Shell, and Interior Finishes as developed by the Clark Enersen Partners and its respective consultants and as identified in the Contract Document log provided in Exhibit C.1 with modifications set forth in the clarifications and exclusions below.

GMP #2 BASE BID

Our Contract Amendment No. 02 is based on the below items:

- The original Preconstruction GMP Contract Amount is **\$418,600** (DBIA 530 Standard Form of Agreement Between Owner and Design-Builder dated November 6, 2018).
- Contract Amendment No. 01 **\$5,040,927** (DBIA Builder-Contract Amendment dated June 12, 2019).
- The GMP Proposal for this Contract Amendment No. 02 per scope and Contract Documents is **\$5,040,473**.

With amendment No. 02 the new contract amount will be **\$10,500,000** based on the previously approved DBIA 530, Contract Amendment No. 01, and the addition of this Contract Amendment No. 2.

SCHEDULE OF ALLOWANCES

The following allowances are included within the project and will be tracked and managed as the project progresses. If additional funds beyond the allowance are required, change orders will incorporate these additional funds. If there are remaining funds, all remaining funds will be re-allocated within the project until the project is completed, at which point any savings will be returned to the owner.

1. Updated Exterior Façade	\$ 125,000
2. Window Film Graphics	\$ 10,000
3. Exterior Aluminum Building Signage	\$ 20,000
4. Security Access Control	\$ 25,000
5. Irrigation	\$ 30,000

EXHIBIT A.1 – NARRATIVE AND GMP

CITY OF OLATHE | OLATHE PARKS MAINTENANCE FACILITY | OLATHE, KS
CONTRACT AMENDMENT NO. 02. | 7/23/2019

SCHEDULE OF ALTERNATES

Alternate 1: In lieu of PCONC-1, provide Epoxy Resinous Flooring (EPX-1) in the following rooms; 117,117A, 117B, 118, 118A, 118B, 119.	REJECTED
Alternate 2: In lieu of asphalt site paving, provide concrete site paving at all locations on the building site.	REJECTED
Alternate 3: In lieu of painted drywall, provide acoustical wall panels at Meeting Room 107 per Finish Plans.	ACCEPTED
Alternate 4: Remove radiant floor heating.	REJECTED

DOCUMENTATION

This estimate is based on the following information:

Description	Author	Reference Date
GMP Package 2	The Clark Enersen Partners	07/03/2019
Addendum #5	The Clark Enersen Partners	07/15/2019

SCHEDULE

See attached schedule (Exhibit B.1), which is based on the execution of this document and the receipt of a Notice to Proceed (NTP) by August 6, 2019. The Substantial Completion date will be established in future exhibits once all scopes are bid and durations have been confirmed.

Schedule is based on receipt of permits as outline in the attached schedule.

CLARIFICATIONS

1. Contract Amendment No. 02 includes Radiant Floor Heating in the base bid.
2. Earthwork to be completed in accordance to the Overall Grading Plan which does not include earthwork or grading for the future connection to Old 56.
3. All excess soil is to remain on site, pricing does not include haul-off of excess soils
4. General Conditions for the Core and Shell, and Interior Finishes are included.
5. 12" Burnished Block is not available. Scope has been quoted with 8" Burnished Block.
6. Sealed Concrete floors will be auto-scrubbed and sealed with densifier/hardener sealer.
7. Landscaping and irrigation is excluded from our base bid.

GENERAL

Inclusions

1. McCownGordon Construction Performance and Payment bonds are included
2. Construction contingency is for use by the Construction Manager (CM) to complete the GMP and may be used for such items as scope gaps, acceleration, etc. as required to complete the project and meet obligations of the schedule and design documents

EXHIBIT A.1 – NARRATIVE AND GMP

CITY OF OLATHE | OLATHE PARKS MAINTENANCE FACILITY | OLATHE, KS
CONTRACT AMENDMENT NO. 02. | 7/23/2019

3. Costs included in the GMP are not included as line item allowances; these costs are included for use by the CM to track the cost of the work items as required. Individual cost may overrun, under run, or be used for other items not specifically outlined as a cost item, as required to complete the work.
4. The Construction Schedule is based on the work being performed during normal business hours.

EXHIBIT A.1 – NARRATIVE AND GMP

CITY OF OLATHE | OLATHE PARKS MAINTENANCE FACILITY | OLATHE, KS
CONTRACT AMENDMENT NO. 02. | 7/23/2019

Exclusions

1. Soft costs and development fees that are not clearly defined
2. Relocation of any unforeseen, existing utilities
3. Hazardous materials abatement & testing (if encountered)
4. Data/AV wiring and Access Controls
5. Special inspections and construction testing expenses
6. Building permit and plan review fees
7. City excise tax, park & recreation fee or traffic impact fee assessments
8. Temporary seeding

EXHIBIT A.1 NARRATIVE AND GMP

#	DESCRIPTION	GMP #2
1.A	General Conditions	\$ 254,675
1.D	Allowances	\$ 155,000
2.B	Earthwork	\$ 17,577
2.C	Irrigation	\$ 30,000
2.H	Fences	\$ 73,983
3.A	Concrete	\$ 32,297
3.V	Polished Concrete	\$ 32,279
4.A	Masonry	\$ 413,831
5.A	Misc. Steel	\$ 187,966
6.A	Rough Carpentry	\$ 79,825
6.C	Finish Carpentry	\$ 56,612
7.E	Caulking & Sealants	\$ 20,320
8.A	HM, Doors & Hardware	\$ 55,635
8.C	Glass & Glazing	\$ 268,348
8.E	Overhead Doors	\$ 70,759
9.D	Drywall & Acoustical Ceilings	\$ 241,816
9.F	Tile	\$ 50,802
9.H	Carpet & Resilient	\$ 11,298
9.P	Painting & Wall Coverings	\$ 99,124
10.A	Specialties	\$ 116,075
11.A	Equipment	\$ 38,021
12.A	Furnishings	\$ 11,969
15.A	Fire Protection	\$ 79,536
15.B	Plumbing	\$ 312,221
15.C	HVAC	\$ 756,831
16.A	Electrical	\$ 673,663
16.B	Security (Card Access)	\$ 25,000
	2% Design Contingency	\$ -
	3% Construction Contingency	\$ 136,050
	Design and Engineering	\$ 79,787
	FF&E Design	\$ 22,000
	Contract Administration	\$ -
	3.95% Design-Builders Fee	\$ 185,685
	1.15 % Performance & Payment Bonds	\$ 56,787
	Owners Contingency	\$ 394,702
SUBTOTALS		\$ 5,040,473

Exhibit B

ID	WBS	Task Name	Duration	Start	Finish
0		Olathe Parks & Maintenance Facility	516 days	Fri 6/1/18	Mon 6/15/20
1	1	Project Milestones	417 days	Mon 10/22/19	Mon 6/15/20
2	1.1	Design	200 days	Mon 10/22/18	Tue 8/6/19
14	1.2	Construction	230 days	Fri 7/19/19	Mon 6/15/20
15	1.2.1	Mobilize	0 days	Fri 7/19/19	Fri 7/19/19
16	1.2.2	Building Enclosed	0 days	Mon 4/6/20	Mon 4/6/20
17	1.2.7	Owner Move In Site Completion	0 days	Fri 5/8/20	Fri 5/8/20
18	1.2.3	Owner Move In - Vehicle Bay Completion (Area A)	0 days	Fri 5/8/20	Fri 5/8/20
19	1.2.8	Owner Move In - Workrooms & Offices (Area B & C)	0 days	Mon 6/15/20	Mon 6/15/20
20	2	Design	177 days	Mon 10/22/19	Wed 7/3/19
32	3	Pricing	99 days	Wed 3/6/19	Wed 7/24/19
40	4	Permitting	108 days	Fri 3/22/19	Thu 8/22/19
53	5	Procurement	181 days	Fri 3/29/19	Fri 12/13/19
77	6	Construction	516 days	Fri 6/1/18	Mon 6/15/20
131	7	Close Out	516 days	Fri 6/1/18	Mon 6/15/20

EXHIBIT C.1 CONTRACT DOCUMENT LOG

Printed on Fri Jul 19, 2019 at 09:51 am CDT

Job #: 1-07-0929 Olathe Parks Maint Facility

Olathe, Kansas



Drawing No.	Drawing Title	Revision No.	Drawing Date	Received Date	Set
C5.11	Public Sanitary Sewer Details - 2	0	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.01	Public WaterMain Extension Cover	2	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.02	Public WaterMain Plan and Profile -1	2	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.03	Public WaterMain Plan and Profile - 2	2	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.04	Public WaterMain Plan and Profile - 3	2	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.05	Public WaterMain Plan and Profile - 4	2	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.06	Public WaterMain Plan and Profile - 5	2	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.07	Public Water Main Plan and Profile - 6	0	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
C6.10	Public WaterMain Details	1	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
C6.11	Public Water Main Details - 2	0	06/26/2019		GMP 01 Addendum NO. 04 (06/26/19)
General					
G000	Title Sheet and Drawing Index	1	05/22/2019		GMP 01 Addendum No. 01 (05/22/19)
G0.00	Title Sheet & Drawing Index	1	07/03/2019		GMP 02 (07/03/19)
G0.01	General Notes, Symbols & Abbreviations	1	07/03/2019		GMP 02 (07/03/19)
G0.10	Code Compliance Plan	1	07/03/2019		GMP 02 (07/03/19)
G0.20	Accessibility Details	0	07/03/2019		GMP 02 (07/03/19)
Landscape					
L2.01	Site Layout Plan	1	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
L3.00	Maintenance Facility Site Grading Plan	0	05/22/2019		GMP 01 Addendum No. 01 (05/22/19)
L3.01	Site Grading Plan	0	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
L3.02	Maintenance Facility Erosion Control Plan	0	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
L4.01	Site Planting Plan	0	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
L6.01	Maintenance Facility Site Details	1	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
Mechanical					
M0.00	Mechanical Abbreviations, Symbols & Notes	1	07/03/2019		GMP 02 (07/03/19)
M0.01	Mechanical Site Plan	1	07/03/2019		GMP 02 (07/03/19)
M1.01	First Floor HVAC Plans	1	07/03/2019		GMP 02 (07/03/19)
M1.02	Mezzanine HVAC Plan	1	07/03/2019		GMP 02 (07/03/19)
M2.01	Below Floor Plumbing Plans	1	07/03/2019		GMP 02 (07/03/19)
M2.02	First Floor Plumbing Plans	1	07/03/2019		GMP 02 (07/03/19)
M2.03	Mezzanine Plumbing Plan	0	07/03/2019		GMP 02 (07/03/19)
M2.04	First Floor Plumbing, Waste, and Vent Riser Diagram	0	07/03/2019		GMP 02 (07/03/19)
M3.01	Enlarged Mechanical Room Plans	1	07/03/2019		GMP 02 (07/03/19)
M3.02	Mechanical Roof Plan	1	07/03/2019		GMP 02 (07/03/19)

Drawing No.	Drawing Title	Revision No.	Drawing Date	Received Date	Set
M4.01	Heating Water Piping Schematic	1	07/03/2019		GMP 02 (07/03/19)
M4.02	Plumbing Systems Piping Schematics	1	07/03/2019		GMP 02 (07/03/19)
M4.03	Mechanical Details	0	07/03/2019		GMP 02 (07/03/19)
M5.01	Mechanical Controls	0	07/03/2019		GMP 02 (07/03/19)
M5.02	Mechanical Controls	0	07/03/2019		GMP 02 (07/03/19)
M6.01	Mechanical Schedules	0	07/03/2019		GMP 02 (07/03/19)
M6.02	Mechanical Schedules	0	07/03/2019		GMP 02 (07/03/19)
M6.03	Mechanical Schedules	0	07/03/2019		GMP 02 (07/03/19)
Structural					
S0.00	Structural Notes	1	05/22/2019		GMP 01 Addendum No. 01 (05/22/19)
S1 .01	Footing & Foundation Plan	0	05/22/2019		GMP 01 Addendum No. 01 (05/22/19)
S1.01	Footing & Foundation Plan	2	06/14/2019		GMP 01 Addendum NO. 03 (06/14/19)
S2.01	Framing Plan	1	05/22/2019		GMP 01 Addendum No. 01 (05/22/19)
S3.01	Foundation Details	2	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
Architectural					
A0.00	Wall Type Schedule & Details	2	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A0.01	Typical Interior Stud Framing Details	1	07/03/2019		GMP 02 (07/03/19)
A1.10	First Floor Orientation Plan	2	07/03/2019		GMP 02 (07/03/19)
A1.11	First Floor Plan -Area A	2	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A1.12	First Floor Plan -Area B & Area C	2	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A1.13	Mezzanine Floor Plan	1	07/03/2019		GMP 02 (07/03/19)
A1.20	First Floor Reflected Ceiling Plan	1	07/03/2019		GMP 02 (07/03/19)
A1.21	Mezzanine Reflected Ceiling Plan	1	07/03/2019		GMP 02 (07/03/19)
A1.30	Roof Plan	1	07/03/2019		GMP 02 (07/03/19)
A2.10	Exterior Elevations	1	07/03/2019		GMP 02 (07/03/19)
A2.11	Dumpster Enclosure, Screen Wall & Seat Wall Details	0	07/03/2019		GMP 02 (07/03/19)
A3.10	Building Cross Sections	1	07/03/2019		GMP 02 (07/03/19)
A4.10	Wall Sections	1	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A4.11	Wall Sections	1	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A4.12	Wall Sections	1	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A5.10	Vertical Circulation Enlarged Plans & Sections	1	07/03/2019		GMP 02 (07/03/19)
A6.10	Enlarged Restroom Plans, Elevations, Schedule & Details	2	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A6.20	Interior Elevations	1	07/03/2019		GMP 02 (07/03/19)
A6.21	Interior Elevations	0	07/03/2019		GMP 02 (07/03/19)
A6.22	Interior Elevations	1	07/15/2019		GMP 02 Addendum 5 (07/15/19)
A6.30	Casework Sections	0	07/03/2019		GMP 02 (07/03/19)
A6.40	Door Schedule, Door Types, Frame Types	1	07/03/2019		GMP 02 (07/03/19)
A7.10	Plan Details	0	07/03/2019		GMP 02 (07/03/19)
ADD2 - 1	Addendum No. 2 Drawing Changes 1 of 2	0	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)

Drawing No.	Drawing Title	Revision No.	Drawing Date	Received Date	Set
ADD2 - 2	Addendum No. 2 Drawing Changes 2 of 2	0	05/31/2019		GMP 01 Addendum No. 02 (05/31/19)
Electrical					
E0.00	Electrical Abbreviations, Symbols Legend & General Notes	1	07/03/2019		GMP 02 (07/03/19)
E0.01	Electrical Site Plan - North	1	07/03/2019		GMP 02 (07/03/19)
E0.02	Electrical Site Plan	0	07/03/2019		GMP 02 (07/03/19)
E1.01	First Floor Lighting Plan	1	07/03/2019		GMP 02 (07/03/19)
E1.02	Second Floor Lighting Plan	1	07/03/2019		GMP 02 (07/03/19)
E2.01.A	First Floor Power & Auxiliary Systems Plan - Area A	1	07/03/2019		GMP 02 (07/03/19)
E2.01.B	First Floor Power & Auxiliary Systems Plan - Area B	1	07/03/2019		GMP 02 (07/03/19)
E2.01.C	First Floor Power & Auxiliary Systems Plan - Area C	1	07/03/2019		GMP 02 (07/03/19)
E2.02	Second Floor Power & Auxiliary Systems Plan	1	07/03/2019		GMP 02 (07/03/19)
E3.01	Electrical One Line Diagram	1	07/03/2019		GMP 02 (07/03/19)
E4.01	Electrical Schedules	1	07/03/2019		GMP 02 (07/03/19)
E4.02	Electrical Schedules	0	07/03/2019		GMP 02 (07/03/19)
E5.01	Electrical Details	1	07/03/2019		GMP 02 (07/03/19)
E5.02	Electrical Details	1	07/03/2019		GMP 02 (07/03/19)
E5.03	Electrical Details	0	07/03/2019		GMP 02 (07/03/19)
E5.04	Electrical Details	0	07/03/2019		GMP 02 (07/03/19)
Fire Protection					
F1.10	First Floor Finishes Plan Area - A, Finish Schedule and Finishes Legend	2	07/15/2019		GMP 02 Addendum 5 (07/15/19)
F1.11	First Floor Finishes Plan - Area B & Area C, Second Floor Finishes Plan -Area A & Area B	2	07/15/2019		GMP 02 Addendum 5 (07/15/19)
FS1.01	Fire Suppression Plan	1	07/03/2019		GMP 02 (07/03/19)