



# Olathe Fire Station #8

## Guaranteed Maximum Price

June 2, 2020





Turner Construction  
1220 Washington St., Suite 100  
Kansas City, Missouri 64105  
816.283.0555

June 2, 2020

Mr. Chad Foster, AIA, LEED AP  
City of Olathe Kansas  
1385 S. Robinson Drive  
Olathe, KS 66061

Chad,

Congratulations to the City of Olathe on the upcoming ground breaking of the New Fire Station #08! We are thrilled to be a part of the team that will help to build this new building for the fire fighters and people of Olathe.

Attached is our Guaranteed Maximum Price (GMP) Document for the construction of this new facility.

Creating the GMP took months of planning and preparation through meetings, project document reviews, multiple estimates and special studies reviewed by the team of Turner, Finkle + Williams, the City of Olathe, and the Fire Department. We also involved over 100 local Subcontractors in the estimating and bidding process. We believe the following GMP value is a true and accurate representation of the project price.

We look forward to sitting down and reviewing the document with you and the team. As always, if you have any questions do not hesitate to ask.

Thank you for the opportunity to be a part of this great project!

A handwritten signature in black ink, appearing to read "Jason Brown".

Jason Brown – Turner Construction Company

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# AIA Document A133™ – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 1<sup>st</sup> day of June in the year 2020, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 19th day of March in the year 2019 (the "Agreement")

*(In words, indicate day, month, and year.)*

for the following **PROJECT:**

*(Name and address or location)*

Fire Station No.8  
14700 S. Lakeshore Drive  
Olathe, Ks 66061  
Project No. 6-C-009-18

**THE OWNER:**

*(Name, legal status, and address)*

City of Olathe  
100 East Sante Fe  
PO Box 768  
Olathe, KS 66061

**THE CONSTRUCTION MANAGER:**

*(Name, legal status, and address)*

Turner Construction  
1220 Washington St. Suite 100  
Kansas City, MO 64105

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### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

#### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Million Three hundred Thousand (\$ 5,300,000.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

*(Provide itemized statement below or reference an attachment.)*

Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
NA	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
NA		

§ A.1.1.6 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
NA		

## ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

☐ The date of execution of this Amendment.

☒ Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

6/30/2020

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 **Substantial Completion**

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ Not later than ( ) calendar days from the date of commencement of the Work.

☒ By the following date: June 16, 2021

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work

Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

#### ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Exhibit D

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Exhibit D

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
NA		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Init.

Item  
Exhibit E

Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
(Identify each assumption and clarification.)

Exhibit C

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

**ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

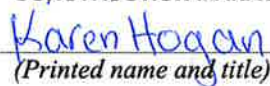
§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:  
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
(Printed name and title)

  
\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

 VP + GM  
\_\_\_\_\_  
(Printed name and title)

Init.

**EXHIBIT A - COST SUMMARY**

<b>BID PACKAGE NAME</b>		<b>Gross SF =</b>	<b>10,570</b>
		<b>Cost</b>	<b>Cost / SF</b>
00.03	Equipment procurement	\$59,994	\$5.68
01.01	General requirements	\$119,751	\$11.33
03.01	Building, structural concrete & site concrete	\$502,000	\$47.49
04.01	Masonry & manufactured stone veneer	\$366,250	\$34.65
05.01	Structural steel & miscellaneous metals	\$483,411	\$45.73
06.01	General trades	\$185,062	\$17.51
06.02	Architectural woodwork (Furnish casework & solid surface/c	\$46,663	\$4.41
07.01	Roofing / sheet metal	\$209,938	\$19.86
07.02	Waterproofing / joint sealants	\$52,000	\$4.92
07.03	Spray applied fireproofing	\$2,000	\$0.19
07.05	Firestopping / fire safing & spray foam	\$16,900	\$1.60
08.01	Doors / frames / hardware (Furnish)	\$40,652	\$3.85
08.02	Glass / glazing	\$160,327	\$15.17
08.03	Overhead doors / loading dock equipment	\$103,368	\$9.78
09.01	Metal framing / drywall / ceilings / frame install / blocking /	\$311,174	\$29.44
09.03	Carpet / vct / sheet flooring / resilient base	\$16,990	\$1.61
09.04	Tile	\$6,875	\$0.65
09.05	Painting / wallcovering	\$64,960	\$6.15
09.06	Resinous flooring	\$28,475	\$2.69
10.01	Specialties	\$12,323	\$1.17
10.02	Signage	\$10,281	\$0.97
10.04	Lockers	\$39,379	\$3.73
12.01	Window treatment	\$6,560	\$0.62
14.01	Elevators	\$53,629	\$5.07
21.01	Fire suppression	\$38,809	\$3.67
22.01	Plumbing	\$171,331	\$16.21
23.01	HVAC	\$214,411	\$20.28
26.01	Electrical	\$362,843	\$34.33
31.01	Earthwork	\$162,949	\$15.42
32.01	Asphalt paving	\$46,744	\$4.42
32.03	Landscaping	\$63,666	\$6.02
32.04	Segmented retaining walls	\$48,725	\$4.61
33.01	Site utilities (Storm, water & sanitary)	\$244,822	\$23.16
Permit	Permits	\$0	\$0.00
<b>SUBTOTAL</b>		<b>\$4,253,262</b>	<b>\$402.39</b>
<b>INSURANCE AND BONDING</b>		<b>\$164,466</b>	<b>\$15.56</b>
SUBCONTRACT DEFAULT INSURANCE		\$53,166	\$5.03
GENERAL LIABILITY & WORKMAN'S COMP INSURANCE		\$53,000	\$5.01
BUILDER'S RISK INSURANCE		\$10,600	\$1.00
PAYMENT AND PERFORMANCE BOND		\$47,700	\$4.51



Olathe Fire Station #8  
Guaranteed Maximum Price  
June, 2nd 2020



EXHIBIT A - COST SUMMARY		
BID PACKAGE NAME	Gross SF =	10,570
	Cost	Cost / SF
<b>ESCALATION AND CONTINGENCY</b>	<b>\$246,772</b>	<b>\$23.35</b>
DESIGN CONTINGENCY	\$0	\$0.00
ESCALATION	\$0	\$0.00
OWNER CONTINGENCY	\$110,913	\$10.49
CONSTRUCTION CONTINGENCY	\$135,859	\$12.85
<b>SUBTOTAL - DIRECT COSTS</b>	<b>\$4,664,500</b>	<b>\$441.30</b>
<b>CM SERVICES</b>	<b>\$635,500</b>	<b>\$60.12</b>
PRECONSTRUCTION	\$20,000	\$1.89
CONSTRUCTION STAFF & REIMBURSABLES	\$430,000	\$40.68
CM FEE	\$185,500	\$17.55
<b>PROJECT CONSTRUCTION GMP TOTAL</b>	<b>\$5,300,000</b>	<b>\$501.42</b>

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		CITY OF OLATHE		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
<b>GENERAL</b>						
Land Acquisition			X			
Legal Expenses			X			Related to project approval, design, and construction.
Permits & Tap Fees	-	-	-	-	-	
Building Permit Fees					X	Excluded on city projects per email dated 05/31/2019
Plan Review Fees					X	Excluded on city projects per email dated 05/31/2019
Plat Fees					X	
Zoning Fees					X	
EPA, NOI/Wetlands Permit Fees					X	
Watershed Management Fee					X	
Sewer Connection Fee					X	Excluded on city projects per email dated 05/31/2019
Sewer Usage Fees	X					
Water Connection Fees					X	Excluded on city projects per email dated 05/31/2019
Gas Connection Fees					X	By Atmos Gas
Electrical Utility Connection Fees			X			
Telephone and Internet Utility Connection Fees			X			Fiber by city vendor
Insurance, Bonds, and Taxes	-	-	-	-	-	
Contractor's General Liability	X					
Contractor's Workers Compensation	X					
Builder's Risk	X					
Pollution Liability					X	
Professional Liability	X		X			TCCo limited to delegated design as indicated in project specifications
P&P Bond	X					
Subcontractor Default Insurance (Subguard)	X					
Insurance for Owner Direct Contracts			X			
Railroad Protective Liability Insurances					X	
Taxes (State, Local, and Use Tax)					X	
Contingencies	-	-	-	-	-	
Estimating Contingency					X	
Design Contingency					X	
Construction Contingency	X		X			
Project Contingency			X			
Inflation/Escalation Costs	X					For the dates listed in the GMP
General Requirements and General Conditions	-	-	-	-	-	
Construction Cleaning	X					
Final Cleaning	X					
Protection and Safety	X					Excludes owner direct contracts
Temporary Toilets	X					
Temporary Signage for Construction	X					
Temporary Project Identification Signage	X					
Construction Surveying	X					
Community Public Relations			X			
Travel Required for Project	X		X			
Construction Personnel Relocation					X	
Site Security Guard					X	
Security Badges					X	
Security Screening and Drug Testing	X					
Construction Mobilization	X					
Contractor's Site Office / Trailer	X					
Owner's Site Office / Trailer					X	
A/E's Site Office / Trailer					X	
Operations and Maintenance Training	X					
Utility Service Charges/Consumption During Construction	X					
Utility Service Charges/Consumption After Substantial Completion			X			
Document Printing & Mail (Electronic)	X					
Coordination	X					
Prevailing Wage Rates					X	
M/W/DBE Utilization Requirements					X	
Operating Supplies & Equipment			X			
Move-In / Startup Costs / Pre-Opening Operation Costs			X			
<b>SITE INVESTIGATION</b>						
Soils Borings			X			
Exploratory Investigation			X			
Environmental Audit					X	
Hazardous Contamination Reports			X		X	
Hazardous Material Abatement			X			If Required
Regulatory Fees			X			If Required
Environmental Cleanup			X			If Required
Property Survey			X			
Soil RHO Value testing			X			If Required
<b>PROFESSIONAL FEES</b>						
A/E Fees and Reimbursable						
Architectural			X			
Structural			X			
MEP Consultants			X			
Civil/Site/Utilities			X			
Landscape			X			
Interior Design			X			
Acoustical					X	
Restaurant / Kitchen Consultant					X	
LEED Certification					X	
Testing and Inspections			X			

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		CITY OF OLATHE		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
Test & Balance	X				X	If required
Commissioning Support					X	If required
Commissioning Agent					X	
Security Consulting					X	
Owners Representative					X	
Risk Assessment					X	
<b>BUILDING DEMOLITION AND PATCHING</b>						
On-site Demolition of Existing Buildings					X	
Hazardous Material Removal and Abatement			X			If required
<b>FOUNDATIONS</b>						
Foundations	X	X				
Slab on Grade	X	X				
<b>STRUCTURAL FRAME</b>						
Structural Frame	X	X				
<b>ROOFING AND WATERPROOFING</b>						
Roofing	X	X				
Waterproofing of Elevator Pits	X	X				
Roofing Mounted Equipment for Building Façade Cleaning					X	
<b>EXTERIOR WALL</b>						
Exterior Wall Systems	X	X				
Building Signage	X	X				
<b>INTERIOR CONSTRUCTION</b>						
Interior Walls & Doors	X	X				
Finishes	X	X				
Millwork / Casework	X	X				
Interior Glazing	X	X				
<b>SPECIAL REQUIREMENTS/EQUIP.</b>						
Apparatus Bay Equipment						
Compressor(s)	X	X				
SCBA Equipment		X	X			
Wildland Lockers	X	X				
EMS Vending			X	X		
Hose Rack(s)			X	X		
Decon Shower	X	X				
Decon Sink	X	X				
Washer/Dryer at Decon Room			X	X		
Extractor at Decon Room		X	X			Housekeeping pad provided by Turner
Hanging Gear Dryer at Clean Room		X	X			
Rolling Shelving at Clean Room			X	X		
Turnout Gear Lockers	X	X				
Fire Poles	X	X				
Plymovent Source Capture System	X	X				Only one bay
Ground Floor Living Areas						
Ice Machine under Scissor Stairs		X	X			Plumber will hook up to building plumbing
FF Office Furniture			X	X		
TV at FF Office			X	X		
Captains Office Furniture			X	X		
Library Casework/Device at Lobby			X	X		
2nd Floor Living Areas						
Refrigerators at Kitchen		X	X			
Gas Range/Oven at Kitchen		X	X			
Dishwashers		X	X			
Ceiling Hung Kitchen Hood	X	X				
Built in Microwaves			X	X		
Small Kitchen Appliances			X	X		
Kitchen Smallwares and Supplies			X	X		
Washer and Dryer at Laundry Room		X	X			
Bunk Room Mattress and Furniture			X	X		
Bunk Alcove Millwork Lockers	X	X				
Locker Room Lockers	X	X				
Locker Room Benches	X	X				
Toilet Partitions and Screens	X	X				
Toilet & Shower Accessories	X	X				
Toilet Supplies (toiletries, soap, etc.)			X	X		
Linens and Towels			X	X		
Fire Extinguishers, with cabinets where indicated	X	X				
Roller Shades/Blackout Shades	X	X				
Exterior Equipment						
Grill at patio		X	X			
Dumpster			X	X		Provided by City Solid Waste
Flag Pole	X	X				
Wall and Door Protection	-	-	-	-	-	
Wall Protection	X	X				
Corner Guards	X	X				
Visual Display Surfaces	-	-	-	-	-	
Marker Boards	X	X				
Signage	-	-	-	-	-	
Code Signage	X	X				
Room Identification Signage	X	X				

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		CITY OF OLATHE		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
Building Identification Signage	X	X				
Monument Signage					X	
Other Specialties	-	-	-	-	-	
Recessed walk-off mats					X	
Dock equipment - levelers, bumpers, and seals					X	
Window Washing Equipment					X	
FF&E	-	-	-	-	-	
Tables and Chairs			X	X		
Office Cubicles			X	X		
Other office furniture (storage shelving, file cabinets, etc)			X	X		
Office equipment (computers, phones, printers, copiers, shredders, etc)			X	X		
Area rugs			X	X		
Trash cans (other than built-in restroom trash cans)			X	X		
Work benches and tool racks			X	X		
Janitorial equipment and supplies			X	X		
Computer Workstations			X	X		
Color Printer / Copiers / Fax Machines			X	X		
Telephone System			X	X		
Reception/Lobby Area Furniture			X	X		
Back of House Shelving			X	X		
Display Case	X	X				
Computer Server Equipment			X	X		
Interior Design Accessories			X	X		
<b>VERTICAL TRANSPORTATION</b>						
Elevators	X	X				
Elevator Maintenance after Substantial Completion			X	X		
<b>FIRE PROTECTION</b>						
Fire Sprinkler System	X	X				
<b>PLUMBING</b>						
Plumbing Equipment	X	X				
Piping and Insulation	X	X				
Fixtures	X	X				
<b>HVAC</b>						
HVAC Equipment	X	X				
Ductwork, Piping, Accessories	X	X				
BMS / Controls	X	X				
Testing and Balancing	X	X				
Commissioning Support					X	
Commissioning					X	
<b>ELECTRICAL</b>						
Electrical Equipment	X	X				
Conduit, Cabling, and Devices for Power	X	X				
Conduit, Cabling, and Fixtures for Lighting	X	X				
Fire Alarm	X	X				
Technology & Telephone Systems Rough-in	X	X				
Technology & Telephone Systems Cabling			X	X		
Technology & Telephone Equipment & Devices			X	X		
AV Systems Rough-in	X	X				
AV Systems Cabling			X	X		
AV Systems Equipment and Devices			X	X		
Security - Card Access Systems Rough-in	X	X				
Security - Card Access Cabling	X	X				
Security - Card Access Devices	X	X				
Security - CCTV Systems Rough-in	X	X				
Security - CCTV Systems Cabling			X	X		
Security - CCTV Systems Devices			X	X		
Public Address Systems (Westnet Rough-in)	X	X				
Public Address Systems (Westnet) Cabling and Devices			X	X		
Generator	X	X				
Commissioning Support					X	
Commissioning					X	
<b>SITework</b>						
<b>Site Preparation</b>						
Demolition of Existing Site Improvements	X	X				
Site Clearing	X	X				
Site Grading	X	X				
Erosion Control	X	X				
Rock Excavation	X	X				
Construction Entrances, Staging, and Laydown Areas	X	X				
Temporary Fencing	X	X				
<b>Site Improvements</b>						
Paving	X	X				
Building sign, including power connection	X	X				
Directional / traffic signage	X	X				
Pavement markings	X	X				
Traffic control lights					X	
Off-site improvements			X	X		
Temporary construction signage	X	X				
Retaining walls	X	X				
Railings	X	X				
Benches (fixed)			X	X		

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		CITY OF OLATHE		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
Benches (loose)			X	X		
Portable furniture			X	X		
Trash cans			X	X		
Outdoor maintenance equipment			X			
<b>Landscaping</b>						
Plantings (grass, trees, shrubs, etc.)	X	X				
Irrigation / Sprinkler system	X	X				
Spreading of on-site stockpiled topsoil	X	X				
Final grading of topsoil	X	X				
Planting beds	X	X				
Decorative rock	X	X				
Landscape edging	X	X				
Pavers					X	
Interior plants			X	X		
Landscaping maintenance prior to Substantial Completion	X	X				
Landscape maintenance 1 year after Substantial Completion			X	X		
<b>Site Utilities</b>						
Storm	X	X				
Subsurface drains	X	X				
Water	X	X				
Sanitary	X	X				
Grease interceptor					X	
Connection of new storm, water, and sanitary to existing	X	X				
Gas service to meter at the building			X	X		By local utility company
Gas service from meter to locations in building	X	X				
Conduit for primary electric service to building service entrance	X	X				
Conductors (Wire) for primary electric service to building service entrance			X	X		From electric utility company
Outdoor switchgear and transformers			X	X		From electric utility company
Relocation of Existing Utilities					X	
<b>Site Lighting</b>						
Exterior building lighting	X	X				
Road and parking area lighting	X	X				
Landscape lighting	X	X				
<b>Site Communications &amp; Security</b>						
Communications and security conduits / ductbanks and vaults			X	X		
Connection of new communications and security conduit to existing			X	X		
Communications and security cabling			X	X		
Communications and security devices and equipment			X	X		

### EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS

These assumptions and clarifications present a written explanation clarifying the assumptions, exclusions, and other basis used in developing the Guaranteed Maximum Price (GMP) and its summary cost breakdown, as well as the Contract Time and project schedule referenced herein. Qualifications noted herein are intended to supplement the Contract Documents, clarify and document mutual understanding of any conflicting or incomplete scope or design items, and highlight dependencies on the Owner and its representatives. Where actual events on the Project differ from the Assumptions and Clarifications listed below, these differing conditions shall require adjustments to the GMP, resulting in adjustments to cost and/or schedule.

#### General Scope and Contract Qualifications, Clarifications, and Exclusions

- 1.) The GMP is to be a modification to the Agreement, dated March 12, 2019, and therefore will have the highest precedence as per Agreement Paragraph 1.1 and General Conditions Paragraph 1.1.2.
- 2.) Design and estimating contingency are excluded, the documents are 100% Complete. Should deviations from such intent and scope result in an increase to the GMP, Construction Manager will recommend possible solutions in order to protect the Project cost and/or schedule from increasing, and the Owner will direct the Architect to make such mutually agreed upon changes, or adjust the GMP by Change Order accordingly.
- 3.) The GMP is based on the *Contract Documents List* (Exhibit D), and these Assumptions and Clarifications.
- 4.) *Cost Summary sheet* (Exhibit A) has been included in this document for information only. Totals are not intended to be stand alone or line item guarantees.
- 5.) The GMP and completion schedule do not provide for the effects of the incidence of disease or other illness that reaches outbreak, epidemic, endemic and/or pandemic proportions or otherwise affects the area in which the Project is located and/or our labor or supply chain. Notwithstanding the above, or anything herein to the contrary, the Construction Manager shall not be liable for default or delay because of labor shortages due to voluntary quarantine, any public health order, or illness of personnel, interruptions in the supply chain for materials, or otherwise, such delays being a force majeure, which shall excuse Construction Manager's strict compliance with any completion schedule requirements and application of Owner's contractual remedies by way of liquidated damages or supplementation of Construction Manager's Work, or as otherwise provided in the Contract Documents. The Construction Manager shall notify Owner in writing as soon as reasonably possible after the commencement of any excusable delay, including force majeure, setting forth the particulars in connection therewith.
- 6.) The Construction Manager will provide the following insurance and/or bonds for the portion of Project scope included within the GMP. The price for these are included within the GMP as lump sum amounts as indicated below and will be billed in the first application for payment following the approval of the GMP. All amounts listed are subject to additions if the volume of the GMP increases, and will be added at the Fixed Rate Percentages indicated (on the total volume of the increase). Deductibles for Builder's Risk Insurance, if necessary, shall be reimbursable as cost of the work within the GMP.

Description	Lump Sum Amount	Fixed Rate %
General Liability Insurance and Work Comp	\$ 51,395.00	1.0%
Subcontractor Default Insurance	\$ 52,720.00	1.25%
Builder's Risk Insurance	\$ 10,279.00	.20%
Performance and Payment Bond	\$ 46,255.00	.90%

The GMP excludes insurance or bond coverage for Owner direct contractors, unless clarified in these Assumptions and Clarifications.

**EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS**

- 7.) Construction Manager reserves the right to selectively negotiate or re-bid trade packages as necessary to maintain the final GMP.
- 8.) Certificates of Insurance naming the coverages, limits, and additional insureds shall serve as an acceptable form of proof of insurance.
- 9.) Fixed lump sum General Conditions of \$430,000.00 that will be billed on equal installments for the duration of the release of construction until substantial completion.
- 10.) The Construction Manager may self-perform General Requirements, General Conditions, Cleaning, General Trades other direct work and Safety.
- 11.) The Construction Contingency is for the Construction Manager and Owner's joint protection and is intended to cover possible additional costs for conditions not evident from the GMP documents and not quantifiable at the time of the GMP at the sole discretion of the Construction Manager. The Construction Contingency is separate from any design or project contingency the Owner may decide to carry and is not intended to be a funding source for Changes in the Scope of Work. The Construction Contingency may be used to pay for items included in the Cost of the Work. All expenditures of the Construction Contingency shall be tracked by the Construction Manager, with all savings retained by the Owner at Final Completion. Permissible uses of the Construction Contingency include but are not limited to:
  - a) Expediting of materials/labor beneficial to the Project but not due to an external delay.
  - b) Scope missed in subcontractor proposals or coordination of work by Construction Manager.
  - c) Scope omissions in the Contract Documents reasonably inferred.
  - d) Overtime, out of sequence work, and other acceleration costs required to maintain schedule at no fault of the Owner or Architect.
  - e) Buyout of a project scope of work that results in an overrun to a subcontract.
  - f) Additional temporary work, cleaning, safety, or protection required to maintain schedule.
  - g) Costs due to unrecoverable subcontractor defaults.
  - h) Overruns in staff and general conditions costs.
  - i) Cost to cover unidentifiable losses or damages not covered by insurance, including deductibles.
- 12.) It is understood that the Owner's direct contractors must follow the Construction Manager's safety policies and coordinate with other trades while the Construction Manager is on site as the controlling contractor. However, the Construction Manager is not responsible for the actions or performance of the Owner's contractors and will not be included in the Construction Manager's insurance policies.
- 13.) Manufacturers' standard colors, sizes and materials have been included except where color selections have already been identified in the GMP documents.
- 14.) The GMP excludes costs for direct hiring of special inspections agency. The GMP includes provisions to comply with special inspections per the contract documents.

**Schedule**

- 15.) The GMP based on the following activities, some of which are Owner dependent. These dates are critical schedule dates:

Description	Date
-------------	------

### EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS

Approval of the GMP by the Owner and full release to proceed with the Work	June 16, 2020
Delivery of Owner furnished Appliances	June 1, 2021
Substantial Completion of the Project	June 16, 2021
Construction Complete	June 30, 2021

- 16.) The Project Schedule is based on 5 day work weeks (Monday through Friday), 8 hours per day, exclusive of holidays.
- 17.) The GMP includes 36 weather impact days in the schedule, reasonably anticipated from NOAA historical data in the Project area, when various types work will be occurring on the project, and other project specific parameters. "Weather Days" shall be defined as days in which weather prevents critical activities from moving forward. Net impacts from Weather Days will be tracked monthly. The Weather Days noted below per month shall be used in establishing "normal" vs. "abnormal" weather conditions.

Month	Days		Month	Days		Month	Days		Month	Days
January	6		April	3		July	2		October	2
February	4		May	3		August	2		November	3
March	3		June	3		September	2		December	3

If abnormal weather delays the schedule, the Construction Manager will recommend expediting, overtime, and/or out of sequence work solutions to the Owner to maintain the overall GMP schedule, if possible. Costs and/or schedule adjustments due to weather delays will be added to the GMP by Change Order or handled with a GMP allowance if available within the GMP.

#### Scope Specific Qualifications, Clarifications, and Exclusions

- 18.) The following Exhibits are included in this GMP deliverable for your reference and understanding of scope that is included or excluded.
- a) Exhibit B: *Scope of Work Responsibility Matrix*. This document outlines our understanding of project scope responsibilities required of the Construction Manager and Owner. The GMP excludes all costs for Owner furnished or installed scope as outlined in this Responsibility Matrix. Unless additional clarifications are required, the scope responsibility indicated in this exhibit is not repeated in these Assumptions and Clarifications.
  - b) Exhibit E: *Allowances*. This document highlights scope that is included in the GMP as an Owner Allowance. The GMP assumes an Allowance is a dollar value assigned to a scope of work, which is known about, but has not or cannot be clearly defined with firm pricing. Allowance overages and savings will be addressed through a Change Order and not from Construction Manager contingency.
- 19.) Rates within the executed agreement were effective through April 1, 2020. Refer to attached updated hourly rate

#### A. Substructure (Foundations, Slab on Grade, and Related Systems)

##### Assumptions / Clarification



## EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS

### Exclusions:

20.) Testing and inspections

### **B. Shell (Superstructure and Envelope)**

#### Assumptions / Clarifications:

21.) Best Block was used for the Ground Face Block.

#### Exclusions:

21.) Generator Walls/Enclosure

22.) Monument sign

### **C. Interiors**

#### Assumptions / Clarifications:

23.) We removed the extra power supplies called for on all access doors in Div. 08 on both specs.

24.) We used the CHI model 3295 Aluminum Full view Commercial Door for the Fitness Room Overhead Door.

#### Exclusions:

27.) Moisture Mitigation for under the Epoxy Floor if RH of slab is >75% is \$2.45/SF

28.) Moisture Mitigation for under the carpet and athletic Flooring would be \$2.50/SF

### **D. Services (Conveying and MEP)**

#### Assumptions / Clarifications:

25.) Daiken Splits, DOAZ and ductless are the HVAC systems provided.

36.) Skyblades were used in lieu of Big Ass Fans

### **G. Sitework**

#### Assumptions / Clarifications:

26.) Our pricing for asphalt paving includes oil prices at \$425/Ton using April 2020 Pricing

END OF ASSUMPTIONS AND CLARIFICATIONS

EXHIBIT D - CONTRACT DOCUMENT LIST				
Document Number	Title	Date	Most Recent Update	
<u>DRAWINGS</u>				
GENERAL				
A0.00	COVER SHEET	4/28/2020	PERMIT SET	
CIVIL				
C1.01	EROSION CONTROL PLAN PHASE 1	4/28/2020	PERMIT SET	
C1.02	EROSION CONTROL PLAN PHASE 2	4/28/2020	PERMIT SET	
C1.03	EROSION CONTROL PLAN PHASE 3	4/28/2020	PERMIT SET	
C1.04	EROSION CONTROL DETAILS	4/28/2020	PERMIT SET	
C2.01	SITE DIMENSION PLAN	4/28/2020	PERMIT SET	
C3.02	ENLARGED GRADING PLAN	4/28/2020	PERMIT SET	
C4.01	SITE UTILITIES PLAN	4/28/2020	PERMIT SET	
C4.02	FOUNDATION DRAIN AND UNDER DRAIN PLAN	4/28/2020	PERMIT SET	
C4.11	UTILITY PROFILES	4/28/2020	PERMIT SET	
C5.01	SITE DETAILS -1	4/28/2020	PERMIT SET	
C5.02	SITE DETAILS -2	4/28/2020	PERMIT SET	
C5.03	SITE DETAILS -3	4/28/2020	PERMIT SET	
C5.04	SITE DETAILS -4	4/28/2020	PERMIT SET	
C6.00	PUBLIC SANITARY SEWER COVER	4/28/2020	PERMIT SET	
C6.01	PUBLIC SANITARY SEWER PLAN & PROFILE	4/28/2020	PERMIT SET	
C6.02	PUBLIC SANITARY SEWER DETAILS	4/28/2020	PERMIT SET	
C7.00	PUBLIC WATER MAIN COVER	4/28/2020	PERMIT SET	
C7.01	PUBLIC WATER MAIN PLAN & PROFILE	4/28/2020	PERMIT SET	
C7.02	PUBLIC WATER MAIN DETAILS-1	4/28/2020	PERMIT SET	
C7.03	PUBLIC WATER MAIN DETAILS-2	4/28/2020	PERMIT SET	
LANDSCAPE				
LD-100	TREE PROTECTION PLAN	4/27/2020	PERMIT SET	
L-100	OVERALL SITE PLAN	4/27/2020	PERMIT SET	
L-140	PLANTING PLAN	4/27/2020	PERMIT SET	
L-170	AREAS TO BE IRRIGATED PLAN	4/27/2020	PERMIT SET	
L-500	DETAILS	4/27/2020	PERMIT SET	
ARCHITECTURAL				
A0.01	LEGENDS & GEN. NOTES	4/28/2020	PERMIT SET	
A0.02	CODE ANALYSIS	4/28/2020	PERMIT SET	
A0.03	WALL TYPES	4/28/2020	PERMIT SET	
A0.10	ARCHITECTURAL SITE PLAN & DETAILS	4/28/2020	PERMIT SET	
A1.01	FIRST FLOOR PLAN	4/28/2020	PERMIT SET	
A1.02	SECOND FLOOR PLAN	4/28/2020	PERMIT SET	
A2.01	ENLARGED PLANS, LEGENDS AND SCHEDULES	4/28/2020	PERMIT SET	
A3.01	ROOF PLAN	4/28/2020	PERMIT SET	
A4.00	ELEVATIONS	4/28/2020	PERMIT SET	
A4.10	INTERIOR ELEVATIONS - FIRST FLOOR	4/28/2020	PERMIT SET	
A4.11	INTERIOR ELEVATIONS - LOCKERS & RESTROOMS	4/28/2020	PERMIT SET	
A4.12	INTERIOR ELEVATIONS - SECOND FLOOR	4/28/2020	PERMIT SET	
A4.13	INTERIOR ELEVATIONS & SECTIONS	4/28/2020	PERMIT SET	
A4.14	INTERIOR ELEVATIONS	4/28/2020	PERMIT SET	
A5.00	BUILDING SECTIONS	4/28/2020	PERMIT SET	
A5.01	WALL SECTIONS	4/28/2020	PERMIT SET	
A5.02	WALL SECTIONS	4/28/2020	PERMIT SET	
A5.03	WALL SECTIONS	4/28/2020	PERMIT SET	
A5.04	WALL SECTIONS	4/28/2020	PERMIT SET	
A5.05	WALL SECTIONS	4/28/2020	PERMIT SET	
A6.01	VERTICAL CIRCULATION	4/28/2020	PERMIT SET	
A6.02	VERTICAL CIRCULATION	4/28/2020	PERMIT SET	
A6.03	VERTICAL CIRCULATION	4/28/2020	PERMIT SET	
A7.01	DETAILS	4/28/2020	PERMIT SET	
A7.02	DETAILS	4/28/2020	PERMIT SET	
A7.03	DETAILS	4/28/2020	PERMIT SET	
A7.05	PLAN DETAILS	4/28/2020	PERMIT SET	
A7.11	DETAILS	4/28/2020	PERMIT SET	
A7.12	DETAILS	4/28/2020	PERMIT SET	
A8.01	DOOR SCHEDULE AND DETAILS	4/28/2020	PERMIT SET	
A8.02	HEAD, JAMB, & SILL DETAILS	4/28/2020	PERMIT SET	
A8.03	HEAD, JAMB, & SILL DETAILS	4/28/2020	PERMIT SET	
A8.10	FINISH SCHEDULE AND DETAILS	4/28/2020	PERMIT SET	
A9.01	FIRST FLOOR RCP	4/28/2020	PERMIT SET	
A9.02	SECOND FLOOR RCP	4/28/2020	PERMIT SET	

EXHIBIT D - CONTRACT DOCUMENT LIST			
Document Number	Title	Date	Most Recent Update
<b>STRUCTURAL</b>			
S0.01	GENERAL NOTES	4/27/2020	PERMIT SET
S0.02	ISOMETRIC VIEWS	4/27/2020	PERMIT SET
S0.03	CMU DETAILS	4/27/2020	PERMIT SET
S1.01	FOUNDATION PLAN	4/27/2020	PERMIT SET
S1.02	SECOND FLOOR FRAMING PLAN	4/27/2020	PERMIT SET
S1.03	ROOF FRAMING PLAN	4/27/2020	PERMIT SET
S2.01	FOUNDATION SECTIONS	4/27/2020	PERMIT SET
S2.02	FOUNDATION SECTIONS	4/27/2020	PERMIT SET
S2.03	FOUNDATION SECTIONS	4/27/2020	PERMIT SET
S2.04	FOUNDATION SECTIONS	4/27/2020	PERMIT SET
S3.01	FRAMING SECTIONS	4/27/2020	PERMIT SET
S3.02	FRAMING SECTIONS	4/27/2020	PERMIT SET
S3.03	FRAMING SECTIONS	4/27/2020	PERMIT SET
S3.04	FRAMING SECTIONS	4/27/2020	PERMIT SET
S4.01	ELEVATIONS	4/27/2020	PERMIT SET
<b>MECHANICAL</b>			
M1.0	1ST FLOOR PLAN - MECHANICAL	4/28/2020	PERMIT SET
M1.1	2ND FLOOR PLAN - MECHANICAL	4/28/2020	PERMIT SET
M2.0	MECHANICAL DETAILS	4/28/2020	PERMIT SET
M2.2	FIRE STOPPING DETAILS	4/28/2020	PERMIT SET
M3.0	SCHEDULES, GENERAL NOTES & SYMBOLS	4/28/2020	PERMIT SET
<b>PLUMBING</b>			
P1.0	1ST FLOOR PLAN - PLUMBING	4/28/2020	PERMIT SET
P1.1	2ND FLOOR PLAN - PLUMBING	4/28/2020	PERMIT SET
P2.1	1ST FLOOR PLAN - SUPPLY PIPING	4/28/2020	PERMIT SET
P2.2	2ND FLOOR PLAN - SUPPLY PIPING	4/28/2020	PERMIT SET
P3.0	DWV RISER DIAGRAM	4/28/2020	PERMIT SET
P4.0	PLUMBING DETAILS	4/28/2020	PERMIT SET
P4.1	PLUMBING DETAILS	4/28/2020	PERMIT SET
P4.2	FIRE STOPPING DETAILS	4/28/2020	PERMIT SET
P5.0	SCHEDULES, GENERAL NOTES & SYMBOLS	4/28/2020	PERMIT SET
<b>FIRE PROTECTION</b>			
FP1.0	1ST FLOOR PLAN - FIRE PROTECTION	4/28/2020	PERMIT SET
FP1.1	2ND FLOOR PLAN - FIRE PROTECTION	4/28/2020	PERMIT SET
<b>ELECTRICAL</b>			
E0.1	SITE PLAN - ELECTRICAL	4/28/2020	PERMIT SET
E0.2	SITE PLAN - PHOTOMETRICS	4/28/2020	PERMIT SET
E1.0	1ST FLOOR PLAN - POWER	4/28/2020	PERMIT SET
E1.1	2ND FLOOR PLAN - POWER	4/28/2020	PERMIT SET
E2.0	1ST FLOOR PLAN - LIGHTING	4/28/2020	PERMIT SET
E2.1	2ND FLOOR PLAN - LIGHTING	4/28/2020	PERMIT SET
E3.0	1ST FLOOR PLAN - SYSTEMS	4/28/2020	PERMIT SET
E3.1	2ND FLOOR PLAN - SYSTEMS	4/28/2020	PERMIT SET
E3.2	ROOF PLAN - SYSTEMS	4/28/2020	PERMIT SET
E4.0	ELECTRICAL DETAILS	4/28/2020	PERMIT SET
E5.0	ELECTRICAL SCHEDULES	4/28/2020	PERMIT SET
E5.1	ELECTRICAL SCHEDULES	4/28/2020	PERMIT SET
E6.0	SCHEDULES, GENERAL NOTES & SYMBOLS	4/28/2020	PERMIT SET
<b><u>SPECIFICATIONS, REPORTS, NARRATIVES, PROJECT INFO &amp; SKETCHES</u></b>			
<b>DIVISION 01 - GENERAL REQUIREMENTS</b>			
11000	SUMMARY		GMP/Permit Set
12500	SUBSTITUTION PROCEDURES		GMP/Permit Set
13300	SUBMITTAL PROCEDURES		GMP/Permit Set
14000	QUALITY REQUIREMENTS		GMP/Permit Set
15713	TEMPORARY EROSION AND SEDIMENT CONTROL AND SWPPP		GMP/Permit Set
16000	PRODUCT REQUIREMENTS		GMP/Permit Set
17823	OPERATION AND MAINTENANCE DATA		GMP/Permit Set
17839	PROJECT RECORD DOCUMENTS		GMP/Permit Set
17900	DEMONSTRATION AND TRAINING		GMP/Permit Set
<b>DIVISION 03 - CONCRETE</b>			
33000	CAST-IN-PLACE CONCRETE		GMP/Permit Set
33550	INTERIOR CONCRETE SLABS		GMP/Permit Set
<b>DIVISION 04 - MASONRY</b>			
42200	CONCRETE UNIT MASONRY		GMP/Permit Set
47200	CAST STONE MASONRY		GMP/Permit Set
47300	MANUFACTURED STONE VENEER		GMP/Permit Set
<b>DIVISION 05 - METALS</b>			
51200	STRUCTURAL STEEL FRAMING		GMP/Permit Set
52100	STEEL JOIST FRAMING		GMP/Permit Set
53100	STEEL DECKING		GMP/Permit Set
54000	COLD-FORMED METAL FRAMING		GMP/Permit Set
55113	METAL PAN STAIRS		GMP/Permit Set
<b>DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES</b>			
61000	ROUGH CARPENTRY		GMP/Permit Set
64116	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS		GMP/Permit Set

EXHIBIT D - CONTRACT DOCUMENT LIST			
Document Number	Title	Date	Most Recent Update
<b>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</b>			
71113	BITUMINOUS DAMPPROOFING		GMP/Permit Set
71326	SELF-ADHERING SHEET WATERPROOFING		GMP/Permit Set
72100	THERMAL INSULATION		GMP/Permit Set
72726	FLUID-APPLIED MEMBRANE AIR BARRIERS		GMP/Permit Set
74113.16	STANDING-SEAM METAL ROOF PANELS		GMP/Permit Set
74646	FIBER-CEMENT SIDING		GMP/Permit Set
76200	SHEET METAL FLASHING AND TRIM		GMP/Permit Set
77253	SNOW GUARDS		GMP/Permit Set
79200	JOINT SEALANTS		GMP/Permit Set
79219	ACOUSTICAL JOINT SEALANTS		GMP/Permit Set
<b>DIVISION 08 - OPENINGS</b>			
81113	HOLLOW METAL DOORS AND FRAMES		GMP/Permit Set
81416	FLUSH WOOD DOORS		GMP/Permit Set
83113	ACCESS DOORS AND FRAMES		GMP/Permit Set
83513	FOLDING DOORS		GMP/Permit Set
83613	SECTIONAL DOORS		GMP/Permit Set
84113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS		GMP/Permit Set
85413	FIBERGLASS WINDOWS		GMP/Permit Set
87100	DOOR HARDWARE		GMP/Permit Set
88000	GLAZING		GMP/Permit Set
<b>DIVISION 09 - FINISHES</b>			
92116.23	GYPSUM BOARD SHAFT WALL ASSEMBLIES		GMP/Permit Set
92216	NON-STRUCTURAL METAL FRAMING		GMP/Permit Set
92900	GYPSUM BOARD		GMP/Permit Set
93013	CERAMIC TILING		GMP/Permit Set
95123	ACOUSTICAL TILE CEILINGS		GMP/Permit Set
96513	RESILIENT BASE AND ACCESSORIES		GMP/Permit Set
96723	RESINOUS FLOORING		GMP/Permit Set
96813	TILE CARPETING		GMP/Permit Set
99113	EXTERIOR PAINTING		GMP/Permit Set
99123	INTERIOR PAINTING		GMP/Permit Set
99300	STAINING AND TRANSPARENT FINISHING		GMP/Permit Set
<b>DIVISION 10 - SPECIALTIES</b>			
101419	DIMENSIONAL LETTER SIGNAGE		GMP/Permit Set
102800	TOILET, BATH, AND LAUNDRY ACCESSORIES		GMP/Permit Set
104413	FIRE PROTECTION CABINETS		GMP/Permit Set
104416	FIRE EXTINGUISHERS		GMP/Permit Set
105113	METAL LOCKERS		GMP/Permit Set
<b>DIVISION 11 - EQUIPMENT</b>			
113013	RESIDENTIAL APPLIANCES		GMP/Permit Set
<b>DIVISION 12 - FURNISHINGS</b>			
122413	ROLLER WINDOW SHADES		GMP/Permit Set
123661.16	SOLID SURFACING COUNTERTOPS		GMP/Permit Set
123661.19	QUARTZ AGGLOMERATE COUNTERTOPS		GMP/Permit Set
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>			
142123.16	MACHINE ROOM-LESS ELECTRIC TRACTION PASSENGER ELEVATORS		GMP/Permit Set
149313	FIREHOUSE SLIDE POLES		GMP/Permit Set
<b>DIVISION 21 - FIRE SUPPRESSION</b>			
211000	AUTOMATIC SPRINKLER SYSTEMS		GMP/Permit Set
<b>DIVISION 22 - PLUMBING</b>			
220513	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT		GMP/Permit Set
220517	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING		GMP/Permit Set
220518	ESCUTCHEONS FOR PLUMBING PIPING		GMP/Permit Set
220519	METERS AND GAGES FOR PLUMBING PIPING		GMP/Permit Set
220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING		GMP/Permit Set
220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT		GMP/Permit Set
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT		GMP/Permit Set
220719	PLUMBING PIPING INSULATION		GMP/Permit Set
221114	FACILITY NATURAL-GAS PIPING		GMP/Permit Set
221116	DOMESTIC WATER PIPING		GMP/Permit Set
221119	DOMESTIC WATER PIPING SPECIALTIES		GMP/Permit Set
221123	DOMESTIC WATER PUMPS		GMP/Permit Set
221316	SANITARY WASTE AND VENT PIPING		GMP/Permit Set
221319	SANITARY WASTE PIPING SPECIALTIES		GMP/Permit Set
221323	SANITARY WASTE INTERCEPTORS		GMP/Permit Set
221513	GENERAL-SERVICE COMPRESSED-AIR PIPING		GMP/Permit Set
223400	FUEL-FIRED, DOMESTIC-WATER HEATERS		GMP/Permit Set
224000	PLUMBING FIXTURES		GMP/Permit Set
<b>DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)</b>			
230503	MECHANICAL COORDINATION		GMP/Permit Set
230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT		GMP/Permit Set
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT		GMP/Permit Set
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC		GMP/Permit Set
230713	DUCT INSULATION		GMP/Permit Set
230719	HVAC PIPING INSULATION		GMP/Permit Set
233113	METAL DUCTS		GMP/Permit Set
233300	AIR DUCT ACCESSORIES		GMP/Permit Set
233346	FLEXIBLE DUCTS		GMP/Permit Set
233423	HVAC POWER VENTILATORS		GMP/Permit Set
233713	AIR DIFFUSERS, REGISTERS AND GRILLES		GMP/Permit Set
235523.13	LOW-INTENSITY, GAS-FIRED, RADIANT HEATERS		GMP/Permit Set
238000	OUTDOOR AIR PROCESSING SYSTEMS		GMP/Permit Set
238126	SPLIT-SYSTEM AIR-CONDITIONERS		GMP/Permit Set
238239.19	WALL AND CEILING UNIT HEATERS		GMP/Permit Set
238416.16	INDOOR, MECHANICAL DEHUMIDIFICATION UNITS		GMP/Permit Set

EXHIBIT D - CONTRACT DOCUMENT LIST			
Document Number	Title	Date	Most Recent Update
<b>DIVISION 26 - ELECTRICAL</b>			
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES		GMP/Permit Set
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS		GMP/Permit Set
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS		GMP/Permit Set
260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS		GMP/Permit Set
260543	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS		GMP/Permit Set
260544	SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING		GMP/Permit Set
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS		GMP/Permit Set
26057319	ARC-FLASH HAZARD ANALYSIS		GMP/Permit Set
260923	LIGHTING CONTROL DEVICES		GMP/Permit Set
26094323	RELAY-BASED LIGHTING CONTROLS		GMP/Permit Set
262416	PANELBOARDS		GMP/Permit Set
262726	WIRING DEVICES		GMP/Permit Set
262813	FUSES		GMP/Permit Set
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS		GMP/Permit Set
263213.13	DIESEL EMERGENCY ENGINE GENERATORS		GMP/Permit Set
263600	TRANSFER SWITCHES		GMP/Permit Set
264113	LIGHTNING PROTECTION FOR STRUCTURES		GMP/Permit Set
264313	SURGE PROTECTION FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS		GMP/Permit Set
265119	LED INTERIOR LIGHTING		GMP/Permit Set
265213	EMERGENCY AND EXIT LIGHTING		GMP/Permit Set
265613	LIGHTING POLES AND STANDARDS		GMP/Permit Set
265619	LED EXTERIOR LIGHTING		GMP/Permit Set
<b>DIVISION 28 – ELECTRONIC SAFETY AND SECURITY</b>			
283111	DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEMS		GMP/Permit Set
<b>DIVISION 31 - EARTHWORK</b>			
311000	SITE CLEARING		GMP/Permit Set
312000	EARTH MOVING		GMP/Permit Set
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>			
321216	ASPHALT PAVING		GMP/Permit Set
321313	CONCRETE PAVING		GMP/Permit Set
321373	CONCRETE PAVING JOINT SEALANT		GMP/Permit Set
321723	PAVEMENT MARKINGS		GMP/Permit Set
323223	SEGMENTAL RETAINING WALLS		GMP/Permit Set
329119	LANDSCAPE GRADING		GMP/Permit Set
329200	TURF AND GRASSES		GMP/Permit Set
329201	NATIVE SEED & SOD		GMP/Permit Set
329300	PLANTS		GMP/Permit Set
<b>DIVISION 33 - UTILITIES</b>			
331100	WATER UTILITY DISTRIBUTION PIPING		GMP/Permit Set
333100	SANITARY UTILITY SEWERAGE PIPING		GMP/Permit Set
334100	STORM UTILITY DRAINAGE PIPING		GMP/Permit Set
334100	STORM UTILITY DRAINAGE PIPING		GMP/Permit Set
334600	SUBDRAINAGE		GMP/Permit Set
334613	FOUNDATION DRAINAGE		GMP/Permit Set
END OF DOCUMENT LIST			

Olathe Fire Station #8  
Guaranteed Maximum Price  
June, 2nd 2020



EXHIBIT E - ALLOWANCES		
No.	Description of Allowance	Amount
1		\$5,000
2	Structural Steel Overtime to Maintain Schedule	\$10,000
3	Masonry & Manufactured Stone Winter Weather To Maintain Schedule	\$49,000
4	Temporary Roofing Enclosures and Permanent Membrane Expediting To Not Damage Interior Finishes	\$5,500
5	Security - Card Access Allowance	\$25,000
6	Spray Applied Fireproofing Patching	\$2,000
7	Plumbing - Supply and Install of Unsized Bay Compressor	\$2,500
8	HVAC - Supply and install of Wolf Hood	\$7,500
9	HVAC- Install of SCBA and Extractor Equipment	\$7,400
10	6" Fire protection Tap Fee	\$4,707
11	General Requirements - Temporary Water & Temporary Electrical Usage Fees During Construction	\$12,500
12	Building Automation System (BAS) Tie in Allowance	\$5,000

Total Allowance Items Included in the GMP: \$ **136,107**

# Turner

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