

## DECATUR PUBLIC SCHOOL DISTRICT #61 BOARD OF EDUCATION AGENDA

Special Open Session Board Meeting Keil Administration Building 1<sup>st</sup> Floor Board Room June 02, 2020 10:00 AM Open Session

Legend: AI = Action Item

DI = Discussion Item

IO = Information Only

## Strategic Plan Mission:

The mission of Decatur Public Schools, the destination district of our community, is to unlock students' unique and limitless potential to achieve their personal aspirations as fully prepared, contributing citizens in a global society through learning experiences distinguished by:

- commitment to the whole person resulting in student growth and confidence
- relevant, innovative, personalized academic pathways that promote passion and pride
- a learning environment that fosters curiosity and the thirst for achievement and discovery
- a culture of diversity, adaptability, and resilience
- meaningful and lasting relationships
- extraordinary school and community connections

## The Board of Education Parameters that Guide Our Work:

- We will make decisions in the best interest of all students.
- We will treat all people with dignity and respect.
- We will seek input and collaboration throughout our diverse community.
- We will practice responsible stewardship of all our resources.
- IO 1.0 CALL TO ORDER Roll Call
- IO 2.0 PLEDGE OF ALLEGIANCE
- AI 3.0 APPROVAL OF AGENDA, JUNE 02, 2020
- IO 4.0 BOARD DISCUSSION

## AI 5.0 ROLL CALL ACTION ITEM

A. O'Shea Builders Guaranteed Maximum Price (GMP) Amendment for Franklin, Muffley and Parsons Elementary Schools and Award Recommendations

## IO 6.0 PUBLIC PARTICIPATION

- Any public comments <u>received</u> will be read during this time.
- Comments should be limited to 3 minutes.

## IO 7.0 IMPORTANT DATES

**NEXT MEETING -** The public portion of the next regular meeting of the Board of Education will be at 6:30 PM, Tuesday, June 09, 2020 in the 1<sup>st</sup> Floor Board Room at the Keil Administration Building.

## 8.0 ADJOURNMENT



# Board of Education Decatur Public School District #61

	<b>Subject:</b> O'Shea Builders Guaranteed Maximum Price (GMP) and Award Recommendations for Franklin, Muffley and Parsons Elementary Schools as part of the <b>BOLD</b> Facility Plan
•	Attachments: The Elementary Schools – Franklin, Muffley, Parsons Guaranteed Maximum Price Amendments from O'Shea Builders
<b>Reviewed By:</b> Dr. Paul Fregeau, Superintendent, Mike Sotiroff, Construction Consultant and Brian Braun, Legal Counsel	

## **BACKGROUND INFORMATION:**

The Board contracted with O'Shea Builders to serve as Construction Managers of the **BOLD** Facility Plan. In the approved AIA contract with O'Shea Builders on page 3 at the end of the Table of Articles it references Exhibit A – Guaranteed Maximum Price Amendment (GMP). Each portion of the project will have a similar addendum which outlines the provision of the GMP. The Elementary School GMP amendments for Franklin, Muffley & Parsons are attached.

## **CURRENT CONSIDERATIONS:**

Administration and BLDD has worked with O'Shea Builders for a completion of this first GMP Amendment associated with the Elementary Schools – Franklin, Muffley and Parsons portion of the **BOLD** Facility Plan.

## FINANCIAL CONSIDERATIONS:

The O'Shea GMP for the construction part of the project at Franklin Elementary School is **\$4,393,649** along with **\$631,923** of Owner Cost of the **\$5,025,572** base bid total for this part of the **BOLD** Plan. The project at Muffley Elementary School is **\$4,314,469** along with **\$586,570** of Owner Cost of the total \$4,901,039 base bid total for this part of the **BOLD** Plan. The construction cost for the project at Parsons Elementary School is **\$4,646,144** along with **\$627,540** of Owner Cost for a total \$5,273,684 base bid total for this part of the **BOLD** Plan. The total of all three schools is **\$15,200,295**. The funding for this project primarily comes from Fund 60 (Capital Projects) and Fund 90 (Health Life Safety) as part of the **BOLD** Facility Plan.

## **STAFF RECOMMENDATION:**

The Administration respectfully requests the Board of Education approve the Guaranteed Maximum Price (GMP) and Award Recommendations for Franklin, Muffley and Parsons Elementary Schools as part of the **BOLD** Facility Plan from O'Shea Builders as presented.

## **RECOMMENDED ACTION:**

- **X** Approval
- □ Information
- **D**iscussion

BOARD ACTION: \_\_\_\_\_

# ■AIA<sup>°</sup> Document A133<sup>°</sup> – 2009 Exhibit A

## **Guaranteed Maximum Price Amendment**

#### for the following PROJECT:

(Name and address or location)

Decatur Public Schools #61 Franklin Elementary School 2400 N. Summit Ave. Decatur, IL 62526

#### THE OWNER:

(Name, legal status and address)

Decatur Public Schools District #61 101 W Cerro Gordo Street Decatur IL 62523

#### THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Harold O'Shea Builders, Inc., d/b/a O'Shea Builders 3401 Constitution Drive Springfield, IL 62711

#### **ARTICLE A.1**

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#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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 this Agreement.

§ A.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million Three Hundred Ninety-Three Thousand Six Hundred Forty-Nine dollars (\$ 4,393,649), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price. (Provide below or reference an attachment.)

See Exhibit G in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: (State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

#### 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.

AlA Document A201<sup>™</sup>–2007, 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.

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See Exhibit E in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any: (*Identify allowance and state exclusions, if any, from the allowance price.*) See Exhibit B in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Exhibit C in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: N/A

§ A.1.7 The Guaranteed Maximum Price is based upon the following Specifications: (Either list the Specifications here, or refer to an exhibit attached to this Agreement.) See Exhibit A in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings: (Either list the Drawings here, or refer to an exhibit attached to this Agreement.) See Exhibit A in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

§ A.1.1.9 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 Agreement.)

See attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

July 1, 2021 as noted in Exhibit D in the attached 5/14/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Franklin Elementary School.

2

## **OWNER** (Signature)

Beth Nolan, President, Board of Education, Decatur Public Schools District #61 (Printed name and title)



### **CONSTRUCTION MANAGER** (Signature)

Michael E. O'Shea, President of Harold O'Shea Builders, Inc., d/b/a O'Shea Builders (Printed name and title)

Init. 1

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3

# O'Shea Guaranteed Maximum Price Summary Document

Decatur Public Schools #61 Franklin Elementary School

5/14/20





May 14, 2020

Dr. Fred Bouchard Assistant Superintendent Decatur Public Schools #61 101 Cerro Gordo Street Decatur, IL 62523

Re: Decatur Public Schools #61, Franklin Elementary School

Dear Fred:

This letter serves as a summary of the Final Guaranteed Maximum Price (GMP) for the Project referenced above. The Project Costs are as follows:

Base Bid with indirect construction costs: Four Million Three Hundred Ninety-Three Thousand Six Hundred Forty-Nine Dollars: \$4,393,649

This Project Scope of Work includes Work associated with the eight classroom addition, gymnasium addition, remodeling and incorporation of air conditioning. Please see Exhibit E for the description of Alternates.

For your consideration we have included Exhibits A through G with this letter. The Exhibits will become part of the Contract and further define the Scope of Work.

- Exhibit A Drawings, Specifications, and Addenda
- Exhibit B Allowances
- Exhibit C Assumptions & Clarifications, Responsibility Matrix, Contingency Definitions
- Exhibit D Schedule of Work
- Exhibit E Alternate Prices
- Exhibit F Unit Prices
- Exhibit G Project Bid Summary

Thank you very much for the opportunity to serve you, and please let us know if you have any guestions or need additional information.

Sincerely Yours,

2 in Hickey

Tim Hickey O'Shea Builders

3401 Constitution Drive Springfield, IL 62711

2400 N. Main Street, Ste. D East Peoría, IL 61611 502 W. Clark Street Champaign, IL 61820

# Exhibit A – Drawings, Specifications and Addenda

1) Drawings and Specifications prepared by BLDD Architects, dated March 16, 2020:

DIVISION 00 - PROCUREMENT AND CONTRACT REQUIREMENTS

Document 00 0115 - List of Drawing Sheets

#### GENERAL

G101	Cover Sheet
G201	General – Mounting heights & Partition Types
G301	Life Safety Plan

#### CIVIL

C004	Cause Chast
C001	Cover Sheet
C002	General Notes & Specifications
C100	Topography & Removal Plan
C101	Overall Site Plan
C102	Site Plan
C103	SWPPP Notes
C104	Utility & SWPPP Plan
C105	Grading Plan
C106	Details
C107	Details

C108 Alternative Compliance Landscaping Plan

#### DEMOLITION

D101	Demolition Floor Plan – West
D102	Demolition Floor Plan – East & Alt. Bids

#### STRUCTURAL

S001	Structural General Notes

- S101 Foundation Plan and Details
- S102 Auditorium Infill
- S201 Roof Framing and Details
- S202 RTU Framing
- S203 Alt. Bid A-11 Plans and Details

#### ARCHITECTURAL

- A101 Floor Plan Overall
- A102 First Floor Plan Addition
- A103 Floor Plan Alt. Bid
- A201 Building Elevations
- A202 Building Sections
- A203 Precast Plan, Elevations & Details
- A301 Overall Roof Plan
- A302 Roof Plans & Details
- A303 Roof Details
- A401 Door Schedules & Details
- A402 Window Elevations & Details
- A501 Wall Sections
- A502 Wall Sections & Horizontal Details
- A503 Wall Sections Alt. Bids
- A701 Interior Elevations

#### **ARCHITECTURAL** (Continued)

A702	Interior Elevations
A703	Interior Elevations – Alt. Bid
A704	Interior Elevations – Alt. Bid
A705	Casework Details
A801	Reflected Ceiling Plan - East

- Reflected Ceiling Plan West A802
- A901 Finish Plan
- A902 Room Finishing Schedule and Finish Plan - Alt. Bid

#### **Fire Protection**

FP101 Fire Protection Plan

#### Plumbing

PD101	Plumbing Demolition Plan West
PD102	Plumbing Demolition Plan East
P101	Plumbing Plan West
P102	Plumbing Plan East

- Alternative Plumbing Plan P103
- Plumbing Schedules, Notes & Details P601
- P901 Coordination Plumbing Drawings

#### Mechanical

MD101 H	IVAC Demolition	Plan West
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MD102 HVAC Demolition Plan East

M101	HVAC Plan West	

HVAC Plan East M102

- HVAC Roof Plan West M103
- HVAC Roof Plan East M104
- Alternate HVAC Plans M105
- Mechanical Notes & Details M601
- Mechanical Schedules M602
- HVAC Digital Control Diagram & Notes M603
- Mechanical Mezzanine Coordination Views M901
- Mechanical Addition Coordination Views M902
- Natural Gas Piping Coordination Views M903

#### Electrical

**Electrical Demolition Plans** ED101

E101	Electrical Power Plan – West
E102	Electrical Power Plan – East

**Electrical Alternate Plans** E103

- Electrical Lighting Plan E111
- Electrical Schedules E301
- Electrical Notes & Legend E601

All drawings are dated March 16, 2020.

END 00 0115

## List of Specifications

PROJECT MANUAL TOC - Table of Contents

BLDD ARC 100 Merch Decatur, Il (844) 784-	_ 62523	IC.	TOC - Table of Conten
PROJECT N	1ANUAL FOF	2: Addition & Air Conditioning Franklin Elementary Schools Decatur Public Schools	·
DATE: N	March 16, 20	020	
DIVISION	SECTION	TITLE	PAGES
00		PROCUREMENT AND CONTRACT REQUIREMENTS	
	00 0115 00 3132 00 9100	List of Drawing Sheets Geotechnical Data Reserved for Addenda	00 0115-1-3 00 3132-1-51 00 9100
01		GENERAL REQUIREMENTS	
	01 1000 01 2300 01 3100 01 3119 01 3300 01 4000 01 4001 01 5000 01 6000 01 7329 01 7700	Project Summary Alternates Project Coordination Project Meetings Submittal Procedures Quality Requirements ISBE Called Inspections Temporary Facilities and Controls Product Requirements Cutting and Patching Closeout Procedures	01 1000-1-4 01 2300-1-1 01 3100-1-7 01 3119-1-4 01 3300-1-13 01 4000-1-8 01 4001-1-3 01 5000-1-13 01 6000-1-7 01 7329-1-3 01 7700-1-9
02		EXISTING CONDITIONS	
03	02 4119	Selective Demolition	02 4119-1-7
04	03 3000 03 4500 03 5114	Concrete Precast Architectural Concrete Cementitious Roof Deck MASONRY	03 3000-1-25 03 4500-1-16 03 5114-1-4
<u>.</u>	04 2000 04 7200	Unit Masonry Cast Stone Masonry	04 2000-1-21 04 7200-1-8
05		METALS	
	05 1200 05 2100 05 5000	Structural Steel Steel Joists Metal Fabrications	05 1200-1-13 05 2100-1-6 05 5000-1-12

06		WOOD, PLASTICS, AND COMPOSITES	
	06 1000 06 1100 06 1216 06 4000	Rough Carpentry Wood Framing Structural Insulated Panels Architectural Woodwork	06 1000-1-6 06 1100-1-10 06 1216-1-8 06 4000-1-14
07		THERMAL & MOISTURE PROTECTION	
	07 2100 07 2700 07 4213 07 4214 07 5423 07 6200 07 7200 07 8413 07 8446 07 9200 07 9500	Building Insulation Air Barriers Metal Wall Panels Metal Soffit Panels Thermoplastic Polyolefin (TPO) Membrane Roofing Sheet Metal Flashing and Trim Roof Accessories Penetration Firestopping Fire-Resistive Joint Systems Joint Sealants Preformed Expansion Seals	07 2100-1-6 07 2700-1-5 07 4213-1-9 07 4214-1-5 07 5423-1-7 07 6200-1-9 07 7200-1-2 07 8413-1-9 07 8446-1-6 07 9200-1-15 07 9500-1-5
08		<u>OPENINGS</u>	
	08 1100 08 1400 08 3100 4	Metal Doors and Frames Wood Doors Access Panels and Frames	08 1100-1-10 08 1400-1-6 08 3100-1-
	08 3300 08 4113 08 7100 08 8000	Overhead Coiling Doors Aluminum Entrances & Storefronts Hardware Glazing	08 3300-1-7 08 4113-1-11 08 7100-1-21 08 8000-1-15
09		FINISHES	
	09 2100 09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400 09 9100	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Tile Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings	09 2100-1-8 09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6519-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5 09 9100-1-28
<u>10</u>		SPECIALTIES	
	10 1100 10 1420 10 1423 10 2800 10 4400	Visual Display Surfaces Interior Environmental Graphics Panel Signage Toilet and Bath Accessories Fire Protection Specialties	10 1100-1-4 10 1420-1-5 10 1423-1-15 10 2800-1-6 10 4400-1-3
<u>11                                   </u>		EQUIPMENT	
	11 6600	Athletic Equipment	11 6600-1-12

12		FURNISHINGS	
	12 2413 12 6600	Roller Window Shades Telescoping Strands	12 2413-1-5 12 6600-1-6
<u>13</u>		SPECIAL CONSTRUCTION	
	13 3419	Metal Building Systems	13 3419-1-22
21		FIRE SUPPRESSION	
	21 0500 21 0553 21 1300	Common Work Results for Fire Suppression Identification for Fire Suppression Piping and Equipment Fire Suppression Sprinkler Systems	21 0500-1-3 21 0553-1-2 21 1300-1-4
22		PLUMBING	
	22 0553 22 0719 22 1005 22 1006 22 1113 22 1313 22 4000	Identification for Plumbing Piping and Equipment Plumbing Piping Insulation Plumbing Piping Plumbing Piping Specialties Facility Water Distribution Piping Facility Sanitary Sewers Plumbing Fixtures	22 0553-1-1 22 0719-1-2 22 1005-1-6 22 1006-1-2 22 1113-1-2 22 1313-1-2 22 4000-1-5
<u>23</u>		HEATING, VENTILATING, AND AIR-CONDITIONING (HVA	<u>C)</u>
	23 0553 23 0593 23 0713 23 3100 23 3300 23 3700 23 7223 23 7413 23 8126.13 23 8200	Identification for HVAC Piping and Equipment Testing, Adjusting, and Balancing for HVAC Duct Insulation HVAC Ducts and Casings Air Duct Accessories Air Outlets and Inlets Packaged Air-to-Air Energy Recovery Units Packaged Rooftop HVAC Units Ductless Mini-split Heat Pump Systems Convection Heating and Cooling Units	23 0553-1-1 23 0593-1-4 23 0713-1-4 23 3100-1-3 23 3300-1-3 23 3700-1-3 23 7223-1-5 23 7413-1-4 23 8126-1-4 23 8200-1-5
26		ELECTRICAL	
	26 0505 26 0519 26 0526 26 0529 26 0533.13 26 0553 26 0923 26 2416 26 2726 26 2816.16 26 2913 26 4300 26 5100 26 5600	Boxes for Electrical Systems Identification for Electrical Systems Lighting Control Devices Panelboards Wiring Devices	$\begin{array}{c} 26\ 0505\text{-}1\text{-}1\\ 26\ 0519\text{-}1\text{-}7\\ 26\ 0526\text{-}1\text{-}3\\ 26\ 0529\text{-}1\text{-}3\\ 26\ 0533\text{.}13\text{-}1\text{-}7\\ 26\ 0533\text{.}16\text{-}1\text{-}4\\ 26\ 0553\text{-}1\text{-}3\\ 26\ 0923\text{-}1\text{-}12\\ 26\ 2416\text{-}1\text{-}4\\ 26\ 2726\text{-}1\text{-}4\\ 26\ 2816\text{.}16\text{-}1\text{-}3\\ 26\ 2913\text{-}1\text{-}4\\ 26\ 4300\text{-}1\text{-}2\\ 26\ 5100\text{-}1\text{-}5\\ 26\ 5600\text{-}1\text{-}3\\ \end{array}$

28		ELECTRONIC SAFETY AND SECURITY	
	28 4600	Fire Detection and Alarm	28 4600-1-5
31		EARTHWORK	
	31 1000 31 2000 31 2323 31 3116	Site Clearing Earthwork EPS Geofoam Termite Control	31 1000-1-4 31 2000-1-11 31 2323-1-4 31 3116-1-4
<u>32</u>		EXTERIOR IMPROVEMENTS	
	32 1216 32 1313 32 1713 32 1723 32 3100 32 3223 32 9200 32 9300	Asphalt Paving Concrete Paving Parking Bumpers Pavement Markings Fences and Gates Segmental Retaining Wall Turf and Grasses Plants	32 1216-1-2 32 1313-1-2 32 1713-1-1 32 1723-1-2 32 3100-1-4 32 3223-1-2 32 9200-1-8 32 9300-1-1
33		UTILITIES	
	33 0500 33 4100 33 4600	Common Work Results for Utilities Storm Utility Drainage Piping Subdrainage	33 0500-1-2 33 4100-1-2 33 4600-1-1

END TOC

2) Project Bidders Manual prepared by O'Shea Builders, dated March 16, 2020.

3) O'Shea Builders has issued six addenda:

- O'Shea Builders Addendum 1 dated 3/31/20
- O'Shea Builders Addendum 2 dated 4/8/20
- O'Shea Builders Addendum 3 dated 4/13/20
- O'Shea Builders Addendum 4 dated 4/13/20
- O'Shea Builders Addendum 5 dated 4/14/20
- O'Shea Builders Addendum 6 dated 4/15/20

#### May 14, 2020

## Exhibit B – Allowances

- O'Shea Builders has included *Fifteen Thousand Dollars (\$15,000)* Staging Area Maintenance Allowance in the Site Improvement package.
- O'Shea Builders has included **One Thousand Five Hundred Dollars (\$1,500)** Transformer Pad Allowance in the General Trades package.
- O'Shea Builders has included *Two Thousand Five Hundred Dollars (\$2,500)* Construction Sign Allowance in the General Trades package.
- O'Shea Builders has included *Two Thousand Five Hundred Dollars (\$2,500)* Misc. Flooring Repair Allowance in the Flooring package.
- O'Shea Builders has included *Ten Thousand Dollars (\$10,000)* Allowance in the Electrical package to be used to as needed to coordinate work directed by O'Shea Builders.
- O'Shea Builders has included *Ten Thousand Dollars (\$10,000)* Allowance in the Electrical package to be used as needed for low voltage relocations.
- O'Shea Builders has included *Three Thousand Dollars (\$3,000)* Allowance in the Electrical package to be used to provide electrical service to the construction site job trailer.

#### EXCLUSIONS

- Sales tax
- Builders Risk Insurance (provided by Owner)
- Building Permit (assumed DPS will receive ISBE building permit & waiver of costs for City Site permit)
- Premium Time / After-Hours Shift Work required by Owner-requested change.
- Temporary Utility Consumables water and electricity used during construction.
- Owner Costs managed by Owner included in the total Project Sum but not in the GMP per Exhibit G:
  - A/E design fee includes design services value provided by BLDD;
  - Preconstruction fee includes O'Shea Builders services as prescribed in the Standard Form of Agreement Between Owner and Construction Manager as Constructor;
  - Asbestos abatement allowance includes hazardous material abatement contracted directly by Owner at a value provided by Jeff Shourd of Alliance Illinois, abatement consultant to the Owner;
  - ISBE called inspections allowance;
  - Site survey and soils testing fees allowance;
  - Audio-Visual equipment allowance;
  - FF&E (furniture, fixtures and equipment) allowance includes furniture value provided by BLDD; and
  - Construction Manager Performance Bond.

#### QUALIFICATIONS

- The Owner's Contingency amount is **One Hundred Twenty-One Thousand Five Hundred Seventy-Four Dollars (\$121,574)** to be used in accordance with the included Contingency Definition guidelines.
- The Construction Manager's Contingency amount is Eighty-OneThousand Fifty Dollars (\$81,050) to be used in accordance with the included Contingency Definition guidelines.

#### CLARIFICATIONS

- Payment and Performance Bonds are included with subcontractor bids and for the construction management services, as requested by the Owner.
- Normal working hours, Monday Friday 7:00am to 3:30pm
- This Guaranteed Maximum Price includes bid packages for Site Improvement, Masonry, Structural Steel, General Trades, Roofing & Sheet Metal, Aluminum & Glass, Gypsum Board Assemblies, Flooring, Gym Flooring, Painting, Athletic & Recreation Equipment, Telescoping Stands, Pre-Engineered Metal Building, Fire Protection, Plumbing, HVAC, and Electrical.
- Our Guaranteed Maximum Price includes a lump sum amount of Three Hundred Thirty-One Thousand One Hundred Sixty-Five Dollars (\$331,165) for General Conditions expenses which includes all applicable Project expense for the following O'Shea Builders staff members:
  - Project Manager;
  - Project Superintendent;
  - Project Engineer;
  - Contract Administrator; and
  - Safety Officer.
  - Additionally, it includes charges for:
    - Cell Phones;
    - Jobsite internet services;
    - IT equipment and services;
    - Temporary office trailers and furniture; and
    - Transportation and travel expenses for O'Shea staff members.
- The lump-sum amount of the General Conditions provided by the Construction Manager in the Guaranteed Maximum Price proposal shall be included in the Cost of the Work, and except for amounts which shall be added to the lump-sum amount for Costs beyond the control of the Construction Manager, said lump-sum amount shall not be subject to further modification other than that which may be mutually-agreed upon by the parties.
- Should this Project at any time be eligible for any federal tax credits or deductions, the Owner shall assign the same in their entirety to the Construction Manager.
- Payments for the Work of this Amendment shall not be comingled with or tied to the work of any other amendment to the Owner/Construction Manager Agreement. Reduction of retainage and final payment for this Work shall become due to the

Construction Manager in accordance with the terms and conditions of the Owner/Construction Manager Agreement upon substantial completion and final completion of the Work of this Amendment.

- Each party acknowledges that they have read this Agreement, understand its terms, have had the opportunity to consult with independent legal counsel in connection with the Agreement and knowingly and voluntarily agree to all of the terms of the Agreement.
- The total value of Work, included in our Guaranteed Maximum Price, that will be awarded to Ethnic Minority Business Enterprises is Thirty One Thousand Eight Hundred Forty-Eight Dollars (\$31,848), which represents approximately three and one half percent (3.5%) of the Contract Sum attributable to subcontracting opportunities available. The Owner acknowledges the good faith effort made by O'Shea Builders to comply with the goal of fifteen percent (15%), and consequently, agrees that no penalty will be imposed as a result of not meeting this goal.

## EXHIBIT C - RESPONSIBILITY MATRIX

Resp.       Resp.         CONTRACT TYPE: CM AT RISK.       Common         CONTRACT TYPE: CM AT RISK.       Common         CONTRACT TYPE: CM AT RISK.       Common         Construction Manager's Contingency       Construction Manager's Contingency         Estimating Contingency       Construction Manager's Contingency         Construction Manager's Contingency       Construction Manager's Contingency         Insurance, Builders Risk       Common         Insurance, Builders Risk       Common         Insurance, OCIP administration       Fill         Insurance, Pollution       Fill         Insurance, Pollution       Fill         Insurance, Professional Liability       Commissioning         Commissioning       Commissioning         Commissioning       Commissioning         Consultant Fees; Design       Second         Structural       Second         MEP / FP Design       Second         Special: Auditorium, A/V, Food Service, etc.       Egal         I-Year Warranty       Fill         Financing       Second         Hazardous Materials: Testing & Abatement       Second         Inspection & Testing Fees       Second         Geotechnical Report       Second         Sit	a Builders onsibility luded in struction udget) x x x x x x x x x x x x x x x x x x x	Owner Responsibility (Not included in construction budget) 	x x x x	Comments  reduced to 0 at GMP reduced to 0 at GMP 2% 3% only as required only as required
CONTRACT TYPE: CM AT RISK       CONTINGENCIES         Estimating Contingency       Escalation Contingency         Escalation Contingency       Construction Manager's Contingency         Owner Contingency       Construction Manager's Contingency         Owner Contingency       Construction Manager's Contingency         Insurance, Builders Risk       Insurance, GL & Umbrella         Insurance, CIP administration       If         Insurance, Pollution       Insurance, Polessional Liability         Performance & Payment Bond       Commissioning         Commissioning       Commissioning         Consultant Fees: Design, Legal, etc.       Commissioning         Civil       Structural         MEP / FP Design       Commissioning         Special: Auditorium, A/V, Food Service, etc.       Commissioning         Legal       Master Planning         Master Planning       Commissioning         Hazardous Materials: Testing & Abatement       Excess         Inspection & Testing Fees       Size         Geotechnical Report       Size         Site Survey / Topographic Survey       Model/BIM Service         Moving/Relocating Existing furniture & Equipment for Storage       Size         Land Costs       Size         Land Costs       Size	x x x x x x x	x		reduced to 0 at GMP 2% 3% only as required
CONTINGENCIES       Standard Standa	x x x x x x x x x x x x x x x x x x x	x x x x x		reduced to 0 at GMP 2% 3% only as required
Estimating Contingency       Image: Scalation Contingency         Construction Manager's Contingency       Image: Scalation Contingency         Owner Contingency       Image: Scalation Contingency         Insurance, Builders Risk       Image: Scalation Contingency         Insurance, Builders Risk       Image: Scalation Contingency         Insurance, GL & Umbrella       Image: Scalation Contingency         Insurance, CIP administration       Image: Scalation Contingency         Insurance, Pollution       Image: Scalation Contingency         Insurance, Pollution       Image: Scalation Contingency         Insurance, Professional Liability       Image: Scalation Contingency         Performance & Payment Bond       Image: Scalation Contingency         GENERAL       Image: Scalation Contingency         Start Up & Training       Image: Scalation Contingency         Commissioning       Image: Scalation Contingency         Consultant Fees: Design Legal.etc.       Image: Scalation Contingency         Civil       Image: Scalation Contingency         Structural       Image: Scalation Contingency         MEP / FP Design       Image: Scalation Contingency         Special: Auditorium, A/V, Food Service, etc.       Image: Scalation Contingency         I-Year Warranty       Image: Scalation Contingency	x x x x x x x x x x x x x x x x x x x	x x x x x		reduced to 0 at GMP 2% 3% only as required
Escalation Contingency       Second Sec	x x x x x x x x x x x x x x x x x x x	x x x x x		reduced to 0 at GMP 2% 3% only as required
Construction Manager's Contingency       Mainternal         Owner Contingency       Mainternal         Insurance, Builders Risk       Insurance, GL & Umbrella         Insurance, OCIP administration       Insurance, Pollution         Insurance, Pollution       Insurance, Pollution         Insurance, Pollution       Insurance, Pollution         Insurance, Pollution       Insurance, Pollution         Insurance, Professional Liability       Performance & Payment Bond         GENERAL       Insurance, Professional Liability         Start Up & Training       Insurance, Professional Legal, etc.         Commissioning       Insurance, Profession, Legal, etc.         Consultant Fees; Design       Insurance, Profession         Structural       Insurance, Profession         MEP / FP Design       Insurance, Planning         Special: Auditorium, A/V, Food Service, etc.       Insurance, Planning         Inspection & Testing Fees       Insurance, Planning         Hazardous Materials: Testing & Abatement       Insurance, Planning         Geotechnical Report       Insurance, Planning	x x x x x x	x x x x x		2% 3% only as required
Owner Contingency       Misurance, Selection         Insurance, Builders Risk       Selection         Insurance, GL & Umbrella       Selection         Insurance, CIP administration       Selection         Insurance, Pollution       Selection         Insurance, Professional Liability       Selection         Performance & Payment Bond       Selection <u>GENERAL</u> Selection         Commissioning       Selection         Consultant Fees: Design, Legal, etc.       Selection         Architectural       Selection         Civil       Selection         Structural       Selection         MEP / FP Design       Selection         Special: Auditorium, A/V, Food Service, etc.       Selection         Legal       Master Planning         Master Planning       Selection         Site Survey / Topographic Survey       Selection         Inspection & Testing Fees       Selection         Geotechnical Report       Selection         Site Survey / Topographic Survey       Selection         Moving/Relocating Existing furniture & Equipment for       Selection         Site Survey - On-Site       Selection         Moxing & Irigation       Selection         Maintenance Contract<	x x x x x x	x x x x x		3% only as required
INSURANCE & BONDS       Insurance, Builders Risk         Insurance, GL & Umbrella       Insurance, GL & Umbrella         Insurance, OCIP administration       Insurance, Insurance, Pollution         Insurance, Professional Liability       Insurance, Professional Liability         Performance & Payment Bond       Insurance, Insurance, Professional Liability         GENERAL       Insurance, Professional Liability         Start Up & Training       Insurance, Insurance, Professional Liability         Commissioning       Insurance, Insurance, Profession, Legal, etc.         Architectural       Insurance, Profession, Legal, etc.         Architectural       Insurance, Profession, Legal, etc.         Architectural       Insurance, Profession, Legal, etc.         Structural       Insurance, Profession, Legal, etc.         MEP / FP Design       Insurance, Profession, Insurance, Profession, Insurance, etc.         Legal       Insurance, Planning         Master Planning       Insurance, Insurance, Planning         Hazardous Materials: Testing & Abatement       Insurance, Insurance, Planning         Inspection & Testing Fees       Insurance, Insurance, Planning         Geotechnical Report       Insurance, Insurance, Planning         Site Survey / Topographic Survey       Insurance, Insurance, Planning         Model/BIM Service	x x x x x	x x x x x	x x	only as required
Insurance, Builders Risk	x x x x x	x x x x x	x x x x x x x x	
Insurance, GL & Umbrella Insurance, OCIP administration Insurance, Pollution Insurance, Professional Liability Performance & Payment Bond <u>GENERAL</u> Start Up & Training Commissioning <u>Consultant Fees: Design, Legal, etc.</u> Architectural Civil Structural MEP / FP Design Special: Auditorium, A/V, Food Service, etc. Legal Master Planning 1-Year Warranty Financing Hazardous Materials: Testing & Abatement Inspection & Testing Fees Geotechnical Report Site Survey / Topographic Survey Model/BIM Service Moving/Relocating Existing furniture & Equipment for Storage Land Costs Landscaping & Irigation Maintenance Contract Mock-ups - On-Site Mock-ups - On-Site	x x x x x	x x x x x	x x x x x	
Insurance OCIP administration       Image: Comparison of the second of the	x x x x	x	x x x x	
Insurance, Pollution       Insurance, Professional Liability         Performance & Payment Bond       Image: Second	x x x	x	x x x x x	
Insurance, Professional Liability       State Up & Training         GENERAL       Start Up & Training         Commissioning       Start Up & Training         Commissioning       Start Up & Training         Commissioning       Start Up & Training         Consultant Fees; Design, Legal, etc.       Start Up & Training         Architectural       Start         Civil       Structural         MEP / FP Design       Structural         Special: Auditorium, A/V, Food Service, etc.       Structural         Legal       Master Planning         1-Year Warranty       Structural         Financing       Structural         Hazardous Materials: Testing & Abatement       Structural         Inspection & Testing Fees       Structural         Geotechnical Report       Structural         Site Survey / Topographic Survey       Model/BIM Service         Model/BIM Service       Structural         Maintenance Contract       Structural         Maintenance Contract       Structural         Maintenance Contract       Structural         Mock-ups - On-Site       Structural	x x x	x	x x x x	
Performance & Payment Bond       State         GENERAL       Start Up & Training         Commissioning       Start Up         Commissioning       Start Up         Consultant Fees; Design, Legal, etc.       Start         Architectural       Start         Civil       Structural         Structural       Structural         MEP / FP Design       Structural         Special: Auditorium, A/V, Food Service, etc.       Structural         Legal       Structural         Master Planning       Structural         Hazardous Materials: Testing & Abatement       Structural         Inspection & Testing Fees       Structural         Geotechnical Report       Structural         Site Survey / Topographic Survey       Model/BIM Service         Model/BIM Service       Structural         Maintenance Contract       Structural         Maintenance Contract       Structural         Mock-ups - On-Site       Structural	x	x	x x x x x	
GENERAL       Start Up & Training         Start Up & Training       Start Up & Training         Commissioning       Start Up         Commissioning       Start Up         Consultant Fees: Design, Legal, etc.       Start         Architectural       Start         Civil       Structural         MEP / FP Design       Start         Special: Auditorium, A/V, Food Service, etc.       Legal         Legal       Start         Master Planning       Start         1-Year Warranty       Start         Financing       Start         Hazardous Materials: Testing & Abatement       Start         Inspection & Testing Fees       Start         Geotechnical Report       Start         Site Survey / Topographic Survey       Moving/Relocating Existing furniture & Equipment for         Storage       Land Costs       Land Scaping & Irigation         Landscaping & Irigation       Start       Start         Mock-ups - On-Site       Start       Start         Mock-ups - Off-Site       Start       Start	× * * * * * * * * * * * * * * * * * * *	x	x x x x x x	
Start Up & Training       Image: Start Up & Training         Commissioning       Image: Start Up & Training         Commissioning       Image: Start Up & Training         Consultant Fees: Design, Legal, etc.       Image: Start Up & Training         Architectural       Image: Start Up & Training         Civil       Image: Start Up & Training         Structural       Image: Start Up & Training         MEP / FP Design       Image: Start Up & Training         Special: Auditorium, A/V, Food Service, etc.       Image: Start Up & Training         Master Planning       Image: Start Up & Training         1-Year Warranty       Image: Start Up & Training         Financing       Image: Start Up & Training & Tra	x 	x	x 	
Commissioning       Image: Sector Secto	<u>х</u>	x	x x x x x	
Consultant Fees; Design, Legal, etc.       2000         Architectural       2000         Civil       2000         Structural       2000         MEP / FP Design       2000         Special: Auditorium, A/V, Food Service, etc.       2000         Legal       2000         Master Planning       2000         1-Year Warranty       2000         Financing       2000         Hazardous Materials: Testing & Abatement       2000         Inspection & Testing Fees       2000         Geotechnical Report       2000         Site Survey / Topographic Survey       2000         Model/BIM Service       2000         Moving/Relocating Existing fumiture & Equipment for Storage       2000         Land Costs       2000         Land Costs       2000         Land Costs       2000         Maintenance Contract       2000         Mock-ups - On-Site       2000         Mock-ups - Off-Site       2000	<u>x</u>	x	x x x	
Architectural       Image: Structural         Structural       Structural         MEP / FP Design       Structural         Special: Auditorium, A/V, Food Service, etc.       Image: Structural         Legal       Image: Structural         Master Planning       Image: Structural         1-Year Warranty       Image: Structural         Financing       Image: Structural         Hazardous Materials: Testing & Abatement       Image: Structural         Inspection & Testing Fees       Image: Structural         Geotechnical Report       Image: Structural         Site Survey / Topographic Survey       Image: Structural         Model/BIM Service       Image: Structural         Maintenance Contract       Image: Structural         Mock-ups - On-Site       Image: Structural         Mock-ups - Off-Site       Image: Structural	×	x	x x x	
Civil       Additional         Structural       Additional         MEP / FP Design       Additional         Special: Auditorium, A/V, Food Service, etc.       Additional         Legal       Additional         Master Planning       Additional         1-Year Warranty       Financing         Financing       Additional         Hazardous Materials: Testing & Abatement       Additional         Inspection & Testing Fees       Additional         Geotechnical Report       Additional         Site Survey / Topographic Survey       Model/BIM Service         Moving/Relocating Existing fumiture & Equipment for Storage       Additional         Land Costs       Additional         Land Costs       Additional         Maintenance Contract       Additional         Mock-ups - On-Site       Additional         Mock-ups - Off-Site       Additional	x	x	x x x	
Structural       Structural         MEP / FP Design       Structural         Special: Auditorium, A/V, Food Service, etc.       Legal         Legal       Master Planning         Master Planning       Master Planning         1-Year Warranty       Financing         Financing       Master Planning         Hazardous Materials: Testing & Abatement       Master         Inspection & Testing Fees       Structural         Geotechnical Report       Master         Site Survey / Topographic Survey       Model/BIM Service         Model/BIM Service       Model/BIM Service         Moving/Relocating Existing fumiture & Equipment for Storage       Master         Land Costs       Maintenance Contract         Maintenance Contract       Master         Mock-ups - On-Site       Master	×	x	X X X	
MEP / FP Design       Special: Auditorium, A/V, Food Service, etc.         Legal       Master Planning         Master Planning       Master         1-Year Warranty       Master         Financing       Master         Hazardous Materials: Testing & Abatement       Master         Inspection & Testing Fees       Master         Geotechnical Report       Master         Site Survey / Topographic Survey       Model/BIM Service         Model/BIM Service       Master         Model/Service       Master         Master       Master         Moker       Master         Moker       On-Site			x x x	
Special: Auditorium, A/V, Food Service, etc.       Additorium, A/V, Food Service, etc.         Legal       Additorium, A/V, Food Service, etc.         Master Planning       Additorium, A/V, Food Service, etc.         1-Year Warranty       Additorium, A/V, Food Service, etc.         1-Year Warranty       Additorium, A/V, Food Service, etc.         Financing       Additorium, A/V, Food Service, etc.         Hazardous Materials: Testing & Abatement       Additorium, A/V, Food Service, additorium, a	×	×	X X X	
Legal       Master Planning         Master Planning       Master Planning         1-Year Warranty       Master Planning         Financing       Master Planning         Hazardous Materials: Testing & Abatement       Master Planning         Inspection & Testing Fees       Master Planning         Geotechnical Report       Master Planning         Site Survey / Topographic Survey       Model/BIM Service         Moving/Relocating Existing furniture & Equipment for Storage       Master Planning         Land Costs       Maintenance Contract         Mock-ups - On-Site       Master Planning         Mock-ups - Off-Site       Master Planning	×		x x x	
Master Planning         1-Year Warranty         Financing         Hazardous Materials: Testing & Abatement         Inspection & Testing Fees         Geotechnical Report         Site Survey / Topographic Survey         Moving/Relocating Existing fumiture & Equipment for Storage         Land Costs         Landscaping & Irrigation         Maintenance Contract         Mock-ups - On-Site         Mock-ups - Off-Site	<u>x</u>		<b>X</b>	······································
1-Year Warranty         Financing         Hazardous Materials: Testing & Abatement         Inspection & Testing Fees         Geotechnical Report         Site Survey / Topographic Survey         Moving/Relocating Existing fumiture & Equipment for Storage         Land Costs         Landscaping & Irrigation         Maintenance Contract         Mock-ups - On-Site         Mock-ups - Off-Site	×			
1-Year Warranty         Financing         Hazardous Materials: Testing & Abatement         Inspection & Testing Fees         Geotechnical Report         Site Survey / Topographic Survey         Moving/Relocating Existing furniture & Equipment for Storage         Land Costs         Landscaping & Irrigation         Maintenance Contract         Mock-ups - On-Site         Mock-ups - Off-Site	<u>x</u>			
1-Year Warranty         Financing         Hazardous Materials: Testing & Abatement         Inspection & Testing Fees         Geotechnical Report         Site Survey / Topographic Survey         Model/BIM Service         Moving/Relocating Existing furniture & Equipment for Storage         Land Costs         Landscaping & Irrigation         Maintenance Contract         Mock-ups - On-Site         Mock-ups - Off-Site	<u>x</u>			
1-Year Warranty       Image: Constraint of the second	x			
Financing       Hazardous Materials: Testing & Abatement         Inspection & Testing Fees       Sector         Geotechnical Report       Site Survey / Topographic Survey         Model/BIM Service       Moving/Relocating Existing furniture & Equipment for Storage         Land Costs       Land costs         Landscaping & Irrigation       Kase         Mok-ups - On-Site       Sector         Mock-ups - Off-Site       Sector			Sec. 2 Landson	
Hazardous Materials: Testing & Abatement         Inspection & Testing Fees         Geotechnical Report         Site Survey / Topographic Survey         Model/BIM Service         Moving/Relocating Existing furniture & Equipment for Storage         Land Costs         Landscaping & Irrigation         Maintenance Contract         Mock-ups - On-Site         Mock-ups - Off-Site			x	
Inspection & Testing Fees       Setemation         Geotechnical Report       Setemation         Site Survey / Topographic Survey       Model/BIM Service         Model/BIM Service       Setemation         Moving/Relocating Existing furniture & Equipment for Storage       Setemation         Land Costs       Setemation         Landscaping & Irrigation       Setemation         Maintenance Contract       Setemation         Mock-ups - On-Site       Setemation         Mock-ups - Off-Site       Setemation		x		asbestos abatement allowance
Geotechnical Report       Site Survey / Topographic Survey         Model/BIM Service       Moving/Relocating Existing furniture & Equipment for Storage         Land Costs       Site Survey         Landscaping & Irrigation       Site Survey         Mock-ups - On-Site       Site Survey	x	×		called inspections allowance
Site Survey / Topographic Survey       Model/BIM Service       Moving/Relocating Existing furniture & Equipment for Storage       Land Costs       Landscaping & Irrigation       Maintenance Contract       Mock-ups - On-Site       Mock-ups - Off-Site	Sansa ya wa sa	×		owner allowance
Model/BIM Service     Moving/Relocating Existing furniture & Equipment for Storage       Land Costs     Landscaping & Irrigation       Maintenance Contract     Mock-ups - On-Site       Mock-ups - Off-Site     Salar		x		owner allowance
Moving/Relocating Existing furniture & Equipment for Storage       Image: Constant Storage         Land Costs       Image: Constant Storage         Landscaping & Irrigation       Image: Constant Storage         Maintenance Contract       Image: Constant Storage         Mock-ups - On-Site       Image: Constant Storage         Mock-ups - Off-Site       Image: Constant Storage	0.000.000	~ ~ ~	×	
Land Costs Landscaping & Irrigation Maintenance Contract Mock-ups - On-Site Mock-ups - Off-Site			x	· · ·
Landscaping & Irrigation Maintenance Contract Mock-ups - On-Site Mock-ups - Off-Site			×	
Maintenance Contract           Mock-ups - On-Site           Mock-ups - Off-Site			X	
Mock-ups - On-Site			x	
Mock-ups - Off-Site	x			as required by architect
0.00100.0024515-00	~~		× ,	
Linear Bowlow, Epologuro			x	
ACCEPTION OF A DESCRIPTION OF A DESCRIPR	<u> </u>		x	
			x	
DITABLE VALUE AND A DITABLE AND A DITAB			A CONTRACTOR	
			A State of the second se	limited to site - no fee
March 2010 and 2010		x	×	N/A
	x		X	
	×			
		×		
		×		owner allowance
		×		included in A/E reimbursable fee
	and all the second s		x	exempt
Unforeseen Conditions	<u>x</u>			Owner's Contingency
Utility Company charges, including but not limited to, tap and connection	x			- -
Utility Company charges, including but not limited to,			×	
			X	
			x	existing
			and had an annual state of a set of a set	existing
Utilities - Other Permanent Service			×	

x = costs included f = furnish only included i = install only included p = partial scope included

<b>SHEA</b> BUILDERS	O'Shea Builders Responsibility (Included in construction budget)	Owner Responsibility (Not included in construction budget)	Not in Project	Comments
FF&E	Selection Parts			
Artwork			×	
Athletic Equipment			×	see below
Computer Equipment		· · · · · · · · · · · · · · · · · · ·	×	
Food Service Equipment			x	
Window Treatments	x			
Furniture - Movable		x		FF& E allowance
Fixed Seating			X	
Signage - Interior (other than code required)			x	
Signage - Exterior Building and Site			x	
Environmental Graphics	x		Exercise and the first	
Tack Boards/Marker boards			×	
Acoustical Treatment	x			
SYSTEMS				
Audio / Visual / Lighting Equipment & Systems			x	
Fire Alarm	×			
Intercom		· · · · · · · · · · · · · · · · · · ·	×	
Networking Equipment			x	
Public Address/Paging			x	
Security CCTV			x	
Access Control Systems				with alternates not accepted
Synchronous Clock System			×	
UPS System			X	
Low Voltage Systems (conduit & rough-in)	Starting and start		x	
Voice/Data Systems				
Backbone conduit & rough-in	Store x			
Cabling		x		
Termination Equipment (Patch panels, Jacks, terminations, etc.			x	
Head End Equipment (PBX, Servers, Switches, etc.			×	· · · · · · · · · · · · · · · · · · ·
Wireless LAN		1	x	
EDUCATION SPECIFIC FF&E				
Smart Boards	The second second		x	
Athletic Equipment - Fixed	x			BB, VB, curtain, pads
Score Boards			x	
Athletic Equipment - Movable			x	
Bleachers	x		202 (Des 2	
Shop Equipment			x	
Theater Equipment	San Para an an an		×	
Theater Lighting	Sec. Sec. Phys. Rev. D		x	
Classroom Furniture (Desks, Tables, Chairs)		x		FF&E allowance
Lab Equipment			x	
TVs		×		see allowance
TV and Monitor Brackets	x			

# Budget Contingency Definitions for Pre-Construction & Construction Phases as Construction Manager

PHASE	NAME	RESPONSIBLE PARTY	DESCRIPTION
Pre-Construction	Estimating Contingency	O'Shea	<ul> <li>Costs associated with areas of the design that are not yet defined.</li> <li>Originally set at 5% but reduced to 0 as design is completed &amp; GMP finalized.</li> </ul>
Pre-Construction	Escalation Contingency	O'Shea	• Cost increases due to market changes and projected construction schedule; reflects both material and labor costs.
Construction	Construction Manager's Contingency	O'Shea	<ul> <li>The Construction Manager's Contingency is reserved for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order.</li> <li>Currently set at \$81,050 = 2%</li> </ul>
Construction	Owner's Contingency	Owner and O'Shea	<ul> <li>Costs associated with unforeseen conditions, errors/omissions, code/regulatory change, work deliberately excluded from Construction Documents, and Owner-initiated changes.</li> <li>Currently set at \$121,574 = 3%</li> </ul>



#### Exhibit D - Schedule

| d Packages<br>d Date<br>boots<br>y Out<br>bicontracts<br>bibmittals<br>FIU Submittals<br>Cither Submittals<br>Other Submittals<br>UP Procurement<br>occurement<br>stones<br>d of School 2020<br>pompletion of Interior Renovation  | 115 days<br>25 days<br>21 days<br>10 days<br>35 days<br>7 days<br>7 days<br>25 days<br>35 days<br>25 days<br>25 days<br>25 days<br>0 days   | Thu 4/16/20<br>Thu 4/30/20  | Fri 7/24/20<br>Wed 3/18/20<br>Thu 4/15/20<br>Wed 4/29/20<br>Wed 5/13/20<br>Thu 6/18/20<br>Fri 5/8/20<br>Fri 5/8/20<br>Fri 5/8/20<br>Thu 6/18/20<br>Mon 6/29/20<br>Fri 7/24/20   | 2<br>3FS-1 day<br>4<br>5555<br>5<br>7  | 3<br>4F5-1 day<br>5<br>8,9,7SS<br>11<br>10<br>11<br>11  |  
   
   
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| d Date<br>ay Out<br>bicontracts<br>bimittals<br>RTU Submittal<br>Electrical Submittals<br>Other Submittals<br>Other Submittals<br>TU Procurement<br>stones<br>ad of School 2020<br>completion of Interior Renovation   | 21 days<br>10 days<br>35 days<br>7 days<br>7 days<br>25 days<br>35 days<br>25 days<br>25 days<br>25 days  | Thu 3/19/20<br>Thu 4/16/20<br>Thu 4/30/20<br>Thu 4/30/20<br>Thu 4/30/20<br>Thu 5/14/20<br>Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20   | Thu 4/16/20<br>Wed 4/29/20<br>Wed 5/13/20<br>Thu 6/18/20<br>Fri 5/8/20<br>Fri 5/22/20<br>Thu 6/18/20<br>Mon 6/29/20   | 3FS-1 day<br>4<br>5555<br>5<br>5<br>5  | 5<br>8,9,755<br>11<br>10<br>11  |  
   
   
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| y Out<br>bcontracts<br>bbmittals<br>RTU Submittal<br>Electrical Submittals<br>Other Submittals<br>Other Submittals<br>Other Submittals<br>Other Submittals<br>Other Submittals<br>Other Submittals<br>ocurement<br>stones<br>d of School 2020<br>pmpletion of Interior Renovation  | 10 days<br>10 days<br>35 days<br>7 days<br>7 days<br>25 days<br>25 days<br>25 days<br>25 days<br>25 days  | Thu 4/16/20<br>Thu 4/30/20<br>Thu 4/30/20<br>Thu 4/30/20<br>Thu 5/14/20<br>Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20  | Wed 4/29/20<br>Wed 5/13/20<br>Thu 6/18/20<br>Fri 5/8/20<br>Fri 5/22/20<br>Thu 6/18/20<br>Mon 6/29/20  | 3FS-1 day<br>4<br>5555<br>5<br>5<br>5  | 5<br>8,9,755<br>11<br>10<br>11  |  
   
   
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| A constraints of the second se           | 10 days<br>35 days<br>7 days<br>7 days<br>25 days<br>25 days<br>25 days<br>25 days<br>25 days   | Thu 4/30/20<br>Thu 4/30/20<br>Thu 4/30/20<br>Thu 5/14/20<br>Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20   | Wed 5/13/20<br>Thu 6/18/20<br>Fri 5/8/20<br>Fri 5/22/20<br>Thu 6/18/20<br>Mon 6/29/20   | 4<br>555<br>5<br>5<br>5  | 11<br>10<br>11  |  
   
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| Ibmittals RTU Submittal Electrical Submittals Other Submittals U Procurement scones ad of School 2020 ampletion of Interior Renovation   | 35 days<br>7 days<br>7 days<br>25 days<br>35 days<br>25 days<br>25 days<br>254 days   | Thu 4/30/20<br>Thu 4/30/20<br>Thu 5/14/20<br>Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20  | Thu 6/18/20<br>Fri 5/8/20<br>Fri 5/22/20<br>Thu 6/18/20<br>Mon 6/29/20  | 5555<br>5<br>5   | 11<br>10<br>11  |  
   
   
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| RTU Submittal<br>Electrical Submittals<br>Other Submittals<br>UP Procurement<br>occurement<br>stones<br>ad of School 2020<br>ampletion of Interior Renovation  | 7 days<br>7 days<br>25 days<br>35 days<br>25 days<br>25 days  | Thu 4/30/20<br>Thu 5/14/20<br>Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20   | Fri 5/8/20<br>Fri 5/22/20<br>Thu 6/18/20<br>Mon 6/29/20   | 5  | 10<br>11  |  
   
   
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| Electrical Submittals<br>Other Submittals<br>1U Procurement<br>scorement<br>stones<br>of of School 2020<br>ampletion of Interior Renovation  | 7 days<br>25 days<br>35 days<br>25 days<br>254 days   | Thu 5/14/20<br>Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20  | Fri 5/22/20<br>Thu 6/18/20<br>Mon 6/29/20   | 5  | 11  |  
   
   
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| Other Submittals<br>IU Procurement<br>stores<br>d of School 2020<br>ampletion of Interior Renovation   | 25 days<br>35 days<br>25 days<br>254 days   | Thu 5/14/20<br>Mon 5/11/20<br>Fri 6/19/20   | Thu 6/18/20<br>Mon 6/29/20  | 5  |   |  
   
   
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| U Procurement<br>ocurement<br>stones<br>nd of School 2020<br>ompletion of Interior Renovation  | 35 days<br>25 days<br>254 days  | Mon 5/11/20<br>Fri 6/19/20  | Mon 6/29/20   |  | 11  |  
   
   
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| ocurement<br>stones<br>nd of School 2020<br>ompletion of Interior Renovation   | 25 days<br>254 days   | Fri 6/19/20   |   | 7  | 11  |  
   
   
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| stones<br>nd of School 2020<br>ompletion of Interior Renovation  | 254 days  |   | Fri 7/24/20   | ·  | 54  |  
   
   
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| nd of School 2020<br>ompletion of Interior Renovation  |   | Thu 5/28/20   |   | 6,8,9  |   |  
   
   
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| ompletion of Interior Renovation   | 0 days  |   | Thu 5/27/21   |  |   |  
   
   
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  |   |  |
| <ul> <li>The second se<br/>Second second sec</li></ul> |   | Thu 5/28/20   | Thu 5/28/20   |  | 42,43,20,39   |  
   
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  |   | ×   | 5/28  |  |   
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   |
| <ul> <li>A second sec<br/>second second sec</li></ul>  | 0 days  | Fri 8/7/20  | Fri 8/7/20  | 26,27,63   |   |  
   
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| eginning of School 2020  | 0 days  | Wed 8/12/20   | Wed 8/12/20   |  |   |  
   
   
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| ompletion of New Addition  | 0 days  | Fri 3/12/21   | Fri 3/12/21   | 35,108,110   | 111   |  
   
   
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| nd Of School 2021  | 0 days  | Thu 5/27/21   | Thu 5/27/21   |  |   |  
   
   
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  | *   | 5/27   |
| struction  | 201 days  | Thu 5/28/20   | Fri 3/12/21   |  |   |  
   
   
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   | <u>i ic</u>   | 1   | 11 1  | <u></u>  | -   | 1   |  
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| tework   | 201 days  | Thu 5/28/20   | Fri 3/12/21   |  |   |  
   
   
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  | Щ   |  |
| Mobilization/Fence/Erosion Control   | 5 days  | Thu 5/28/20   | Wed 6/3/20  | 13   | 22,29   |  
   
   
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   |   |   |   |  |   |   |  
  |   |  |
| West Phase   | 42 days   | Thu 6/4/20  | Mon 8/3/20  |  |   |  
   
   
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  | Щ   | Щ.   |
| Pavement Removal   | 10 days   | Thu 6/4/20  | Wed 6/17/20   | 20   | 23FS-5 days   |  
   
   
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   |   |   |   |  |   |   |  
  |   | 4  |
| Utility Relocations  | 15 days   | Thu 6/11/20   | Wed 7/1/20  | 22FS-5 days  | 24FS-5 days   |  
   
   
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   |   |   |   |  |   |   |  
  |   |  |
| Cut Fill/ Subgrade   | 10 days   | Thu 6/25/20   | Thu 7/9/20  | 23FS-5 days  | 25  |  
   
   
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   |   |   |   |  |   |   |  
  | Щ   | ⊢╟   |
| Paving   | 10 days   | Fri 7/10/20   | Thu 7/23/20   | 24   | 26FS-3 days,27  |  
   
   
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   |   |   |   |  |   | ЦЩ_   |  
  |   | ╧  |
| Landscaping  | 10 days   | Tue 7/21/20   | Mon 8/3/20  | 25FS-3 days  | 14  |  
   
   
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  | $\downarrow \downarrow \downarrow$  | Щ.   |
| Striping   | 5 days  | Fri 7/24/20   | Thu 7/30/20   | 25   | 14  |  
   
   
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| East Phase   | 196 days  | Thu 6/4/20  | Fri 3/12/21   |  |   |  
   
   
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| Pavement Removal   | 5 days  | Thu 6/4/20  | Wed 6/10/20   | 20 .   | 30  |  
   
   
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| Retaining Wall Removal   | 5 days  | Thu 6/11/20   | Wed 6/17/20   | 29   | 31  |  
   
   
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| Utility Relocations  | 10 days   | Thu 6/18/20   | Wed 7/1/20  | 30   | 32FS-5 days   |  
   
   
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   |   |   |   |  |   |   |  
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| Grading for Construction   | 5 days  | Thu 6/25/20   | Wed 7/1/20  | 31FS-5 days  | 33,65SS   |  
   
   
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| Final Grading  | 10 days   | Mon 2/1/21  | Fri 2/12/21   | 32,97  | 34  |  
   
   
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| Paving   | 10 days   | Mon 2/15/21   | Fri 2/26/21   | 33   | 35  |  
   
   
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   |   |   |   |  |   |   | 14   
  | Щ.  | ЩĻ   |
| Landscaping  | 10 days   | Mon 3/1/21  | Fri 3/12/21   | 34   | 16  |  
   
   
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  | Щ   | Щ  |
| uilding  | 195 days  | Thu 5/28/20   | Thu 3/4/21  |  |   |  
   
   
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   | 11  |   |   |  |   | <b>n</b>  |  
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| Renovations  | 51 days   | Thu 5/28/20   | Fri 8/7/20  |  |   |  
   
   
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  |   | шl   |
|  | truction awork Mobilization/Fence/Erosion Control West Phase Pavement Removal Utility Relocations Cut Fill/ Subgrade Paving Landscaping Striping East Phase Pavement Removal Utility Relocations Grading for Construction Final Grading Paving Landscaping ilding | truction 201 days ework 201 days ework 201 days Mobilization/Fence/Erosion Control 5 days West Phase 42 days Utility Relocations 15 days Utility Relocations 15 days Landscaping 10 days Striping 5 days East Phase 196 days Pavement Removal 5 days Retaining Wall Removal 5 days Retaining Wall Removal 5 days Grading for Construction 5 days Grading for Construction 5 days Landscaping 10 days Landscaping 10 days Landscaping 10 days Striping 5 days Retaining Wall Removal 5 days Retaining Wall Removal 5 days Grading for Construction 5 days Itilding 10 days Landscaping | Truction         201 days         Thu 5/28/20           awork         201 days         Thu 5/28/20           Mobilization/Fence/Erosion Control         5 days         Thu 5/28/20           West Phase         42 days         Thu 6/4/20           Pavement Removal         10 days         Thu 6/4/20           Utility Relocations         15 days         Thu 6/4/20           Quitily Relocations         15 days         Thu 6/11/20           Cut Fill/ Subgrade         10 days         Thu 6/25/20           Paving         10 days         Thu 6/25/20           Striping         5 days         Fri 7/24/20           East Phase         196 days         Thu 6/4/20           Pavement Removal         5 days         Thu 6/4/20           Pavement Removal         5 days         Thu 6/4/20           Retaining Wall Removal         5 days         Thu 6/25/20           Grading for Construction         5 days         Thu 6/25/20           Final Grading         10 days         Mon 2/1/21           Paving         10 days         Mon 2/1/21           Landscaping         10 days         Mon 2/1/21           Paving         10 days         Mon 2/1/21           Paving         10 days | Truction         201 days         Thu 5/28/20         Fri 3/12/21           awork         201 days         Thu 5/28/20         Fri 3/12/21           Mobilization/Fence/Erosion Control         5 days         Thu 5/28/20         Fri 3/12/21           Mobilization/Fence/Erosion Control         5 days         Thu 5/28/20         Wed 6/3/20           Pavement Removal         10 days         Thu 6/4/20         Wed 6/3/20           Utility Relocations         15 days         Thu 6/1/20         Wed 7/1/20           Utility Relocations         10 days         Thu 6/1/20         Wed 7/1/20           Cut Fill/ Subgrade         10 days         Thu 6/2/20         Thu 7/2/20           Paving         10 days         Tru 6/2/120         Thu 7/2/20           Landscaping         10 days         Tru 6/4/20         Thu 7/2/2/20           Striping         5 days         Tri 1/2/20         Wed 6/10/20           Pavement Removal         5 days         Thu 6/4/20         Fri 3/12/21           Pavement Removal         5 days         Thu 6/2/20         Wed 6/17/20           Utility Relocations         10 days         Thu 6/2/20         Wed 7/1/20           Grading for Construction         5 days         Thu 6/2/20         Wed 7/1/20 | Truction         201 days         Thu 5/28/20         Fri 3/12/21           awork         201 days         Thu 5/28/20         Fri 3/12/21           Mobilization/Fence/Erosion Control         5 days         Thu 5/28/20         Fri 3/12/21           Mobilization/Fence/Erosion Control         5 days         Thu 5/28/20         Wed 6/3/20         13           Pavement Removal         10 days         Thu 6/4/20         Wed 6/3/20         20           Utility Relocations         15 days         Thu 6/1/20         Wed 6/3/20         22Fs-5 days           Cut Fill/ Subgrade         10 days         Thu 6/1/20         Wed 7/1/20         22Fs-5 days           Paving         10 days         Tru 6/2/20         Thu 7/2/20         23Fs-5 days           Striping         5 days         Tru 6/4/20         Thu 7/30/20         25Fs-3 days           Striping         5 days         Tru 6/4/20         Thu 7/30/20         25           East Phase         196 days         Thu 6/4/20         Wed 6/10/20         20           Retaining Wall Removal         5 days         Thu 6/2/20         Wed 6/10/20         20           Utility Relocations         10 days         Thu 6/2/20         Wed 7/1/20         31Fs-5 days           Final Grading         < | truction         201 days         Thu 5/28/20         Fri 3/12/21           awork         201 days         Thu 5/28/20         Fri 3/12/21           Mobilization/Fence/Erosion Control         5 days         Thu 5/28/20         Fri 3/12/21           Mobilization/Fence/Erosion Control         5 days         Thu 6/4/20         Weed 6/3/20         13         22,29           West Phase         42 days         Thu 6/4/20         Weed 6/3/20         23F5-5 days         23F5-5 days           Pavement Removal         10 days         Thu 6/1/20         Weed 7/1/20         23F5-5 days         24F5-5 days           Cut Fill/ Subgrade         10 days         Thu 6/25/20         Thu 7/9/20         23F5-5 days         25           Paving         10 days         Tri 7/0/20         Thu 7/3/20         24F5-5 days         24F5-5 days           Landscaping         10 days         Tri 7/2/20         Thu 7/3/20         24F5-3 days         24F5-5 days           Striping         5 days         Tri 7/2/20         Thu 7/3/20         25F-3 days         14           Striping         5 days         Thu 6/4/20         Fri 3/12/21         30         32F5-5 days           Utility Relocations         10 days         Thu 6/4/20         Weed 7/1/20         20 <t< td=""><td>truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: Strip and Strip</td><td>truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: strain st</td><td>Truction       201 days       Tru 5/28/20       Fri 3/12/21       Image: Solution of Solution o</td><td>truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: strain and str</td><td>Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21       Fri 3/12/21         awork       201 days       Thu 5/28/20       Fri 3/12/21       Image: Strip 1/2/21       Image: Strip 1/2/21</td><td>truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21</td><td>truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: strain of the st</td><td>Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21</td><td>Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21       Fri 3/12/21         ework       201 days       Thu 5/28/20       Fri 3/12/21       Ima 5/28/20       Fri 3/12/20       Z2       Z2       Z2       Ima 5/28/20       Fri 3/12/20       Z2       Z2</td><td>Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21</td><td>Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21</td><td>Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21</td><td>truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21</td><td>GOTSCH02/221       Ordersy Thus/27/22       Thu</td></t<> | truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: Strip and Strip | truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: strain st | Truction       201 days       Tru 5/28/20       Fri 3/12/21       Image: Solution of Solution o | truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: strain and str   | Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21       Fri 3/12/21         awork       201 days       Thu 5/28/20       Fri 3/12/21       Image: Strip 1/2/21       Image: Strip 1/2/21 | truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21 | truction       201 days       Thu 5/28/20       Fri 3/12/21       Image: strain of the st | Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21 | Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21       Fri 3/12/21         ework       201 days       Thu 5/28/20       Fri 3/12/21       Ima 5/28/20       Fri 3/12/20       Z2       Z2       Z2       Ima 5/28/20       Fri 3/12/20       Z2       Z2 | Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21 | Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21 | Truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21 | truction       201 days       Thu 5/28/20       Fri 3/12/21       Fri 3/12/21 | GOTSCH02/221       Ordersy Thus/27/22       Thu |

Finish Date: Thu 5/27/21 Run Date: Mon 3/23/20

klin PreCon Schedule Page 1 of 4 Fran 3.20.20

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	Janu 2/291	ary /19 2/9	March 3/1 3/2	24/12	vlay 5/3 5/2	45/14	July 7/5	/268/	Sept 69/6	ember 9/2710	Nov 1811	ember /8i1/29	Jan 2/261	nuary /10-1/	112/2	larch 13/14	 4/4 4/4	May 25 5/1/	6 6/6	Ju 6/2
38	Abatement	13 days	Thu 5/28/20	Mon 6/15/20				1.1		ΠT		7	1.1.1	1	I		1	1	TT	1.1.1	T	1	1		1.4.4.	T
39	Mezzanine HVAC	10 days	Thu 5/28/20	Wed 6/10/20	13	45FS-5 days,40					¢.	8			11		П	T	Ш	1					T	Τ
40	Auditorum Floor	1 day	Thu 6/11/20	Thu 6/11/20	43FS-5 days,39	46,41						×.			1		П			1	T		T	T	1	
41	Plumbing Scheduled to be demolished	2 days	Fri 6/12/20	Mon 6/15/20	40	45FF-3 days		11							11		П		Π							1
42	MEP RTU Layout	5 days	Thu 5/28/20	Wed 6/3/20	13	44,49		11			4	)Î			1		П			Τ					Τ	Π
43	Demolition	10 days	Thu 5/28/20	Wed 6/10/20	13	40FS-5 days								1	Π		П			1					Τ	Π
44	Roof Curb and Patching	10 days	Thu 6/4/20	Wed 6/17/20	42	54									11		Π									
45	MEP Demolition	15 days	Thu <del>6</del> /4/20	Wed 6/24/20	39FS-5 days,41FF-3	d50,51				12222		Ň					ТГ		П	T						1
46	Geofoam Infill	7 days	Fri 6/12/20	Mon 6/22/20	40	47					1	10			1		П				П		1		T	Т
47	Framing	3 days	Tue 6/23/20	Thu 6/25/20	46	52											Т									
48	MEP Above Ceiling Rough In	30 days	Thu 6/4/20	Thu 7/16/20							1	IL I	1				П								Τ	
49	Gas Piping	15 days	Thu 6/4/20	Wed 6/24/20	42	58				contract		Xq	ΗĪ		11		П								1	
50	Duct Layout	15 days	Thu 6/25/20	Thu 7/16/20	45	58FS-3 days							Ξ'n,							Τ					Τ	
51	Plumbing	10 days	Thu 6/25/20	Thu 7/9/20	45	58		T	TT	T		1	9		1		11		Π	1	П.		.			
52	In Wall Rough in	2 days	Fri 6/26/20	Mon 6/29/20	47	53				utter		1	П	-	11		Π				П			T	T	Т
53	Gypsum Board	2 days	Tue 6/30/20	Wed 7/1/20	52	55		11					1				П				Π			Π	Γ	I
54	Install RTUs	15 days	Tue 6/30/20	Tue 7/21/20	10,44	60							Ĵæ I		11		П									
55	Finishing & Painting	6 days	Thu 7/2/20	Fri 7/10/20	53	58,56							₿¶	1	Π											
56	Casework	2 days	Mon 7/13/20	Tue 7/14/20	55	59				IĬ			FI		11				Π	1						
57	Glazing & Storefront	5 days	Tue 7/14/20	Mon 7/20/20	58SS	59		11					*		11											
58	Ceilings	7 days	Tue 7/14/20	Wed 7/22/20	55,49,50FS-3 days,5	159,5755																				1
59	Flooring	5 days	Thu 7/23/20	Wed 7/29/20	58,57,56	61								5	1				П	1						
60	Final Connections, Testing of HVAC Systems	8 days	Wed 7/22/20	Fri 7/31/20	54	62,63		Т						4	Π		П	1						TI	Γ	
61	Doors and Hardware	5 days	Thu 7/30/20	Wed 8/5/20	59	63								ă, I	Π		П									
62	Commission and Training	3 days	Mon 8/3/20	Wed 8/5/20	60												П			-						-
63	Final Cleaning	2 days	Thu 8/6/20	Fri 8/7/20	61,60	14								1	Π											
64	Addition	175 days	Thu 6/25/20	Thu 3/4/21				11		1		Г			ii	i i	T	-	T	-	$\neg \uparrow$					
65	Layout	5 days	Thu 6/25/20	Wed 7/1/20	3255	66		T				*	-		1		11				П			TT		T
66	Footings & Foundations	25 days	Thu 7/2/20	Thu 8/6/20	65	67FS-10 days,71FS+						Π	Ĭ	₩ <del>\\</del>	11		11					lí I			Γ	T
67	Interior Below Slab Rough In	25 days	Fri 7/24/20	Thu 8/27/20	66FS-10 days	68		T					4	and in	4			T		Ì						I
68	Building Slab(If Metal Building Option)	5 days	Fri 8/28/20	Thu 9/3/20	67	70FS+1 day,88		Π							Ĩ,		11								1	T
69	Gymnasium	112 days	Fri 8/21/20	Mon 2/1/21								Π		r	11-	+	ŤŤ.			-						Τ
70	Prefabricated Metal Building - Structure	10 days	Tue 9/8/20	Mon 9/21/20	68FS+1 day										) in the second se											
71	CMU Walls	15 days	Fri 8/21/20	Fri 9/11/20	66FS+10 days	72								ľ	iiin ii					1						T
72	Waterproofing and Insulation	5 days	Mon 9/14/20	Fri 9/18/20	71	73									11.2	h	Π		T					Π		T
73	Brick Veneer	15 days	Mon 10/12/20	Fri 10/30/20	91,72	74										X	sh			T	0					I
74	Prefabricated Metal Building - Envelope	20 days	Mon 11/2/20	Tue 12/1/20	73	77,76,75FF		1									Ňm	άD							1	

Finish Date: Thu 5/27/21 Run Date: Mon 3/23/20

Franklin PreCon Schedule 3.20.20 Page 2 of 4

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	isk Name	Duration	Start	Finish	Predecessors	Successors	Jan 12/24	uary 1/19 <sup>1</sup> 2/	Ma 9 3/1	rch 13/22 <sup>1</sup> 4	Ma /12 5/	iy 3 15/244	Ju 5/14 7	ly /5 7/2	6 <sup>1</sup> 8/16	Septe	nber /27in	Nov 1811	embe: 811/24	Ja 2/20	inuan 1/101	/ /312	Man /213/	ch /14:4/4	Ma 4 4/25	ay 5/16	6/6¥	July /27
75	Prefabricated Metal Building - Insulation	10 days	Mon 11/16/20	Tue 12/1/20	74FF			Sector A					1	-e-inte					81.172. 1947	(#/#)	1.19	u.x.15		a.n.a/2		<i>a</i>	-/.	<i>.</i> #!
76	Gymnasium Dry In	0 days	Tue 12/1/20	Tue 12/1/20	74													П	\$ 1	2/1				Τ	TT	П		
77	Painting	7 days	Wed 12/2/20	Thu 12/10/20	74	78			Ι						T			Π	ι Kh				III	T	Π			
78	MEP Trimout	15 days	Fri 12/11/20	Mon 1/4/21	77	79			1		1							11	1 å	111-				1				_
79	Overhead Athletic Equipment	10 days	Tue 1/5/21	Mon 1/18/21	78	80			Τ						Í			11		11	25.				$\Pi$			_
80	Atheletic Flooring	5 days	Tue 1/19/21	Mon 1/25/21	79	81			1		l							Π		Π	N.							
81	Bleachers	5 days	Tue 1/26/21	Mon 2/1/21	80	108								Τ	Π					Π	100	h						
82	Pre Cast Gymnasium Alternate	34 days	Tue 9/8/20	Fri 10/23/20					1				1			1		11				Π			17			
83	Pre Cast Panel Erection Phase	6 days	Tue 9/8/20	Tue 9/15/20		84					Ĩ		1		T	23 h		П										_
84	Structural Steel - Deck	8 days	Wed 9/16/20	Fri 9/25/20	83	85			1							ă		Π			Ì					Π		_
85	Roof Insulation and Membrane	10 days	Mon 9/28/20	Fri 10/9/20	84	86FS+5 days			Τ			T		Τ	Π		18-H	11	Τ			Π			$\square$			_
86	Building Slab (Pre Cast)	5 days	Mon 10/19/20	Fri 10/23/20	85FS+5 days				Τ						Î		102	11	T				TIT	Т				
87	Classrooms	125 days	Fri 9/4/20	Thu 3/4/21					Τ					T		. 1	Ŧ	IT	+	FH		- 11	7		T			
88	Framing or SIPS	15 days	Fri 9/4/20	Fri 9/25/20	68	90,89FS-5 days									Π	ľon;		11		Π					Π			
89	Waterproofing and insulation	10 days	Mon 9/21/20	Fri 10/2/20	88FS-5 days	91FS-5 days			1		T		l	Τ			hl	Π				П	П		TT			
90	Roof Trusses	5 days	Mon 9/28/20	Fri 10/2/20	88	92			T		1	T	1				41	П				Ĩ	Ш		Π	Π		
91	Brick Veneer	10 days	Mon 9/28/20	Fri 10/9/20	89FS-5 days	93,73			-					Τ		473.	Ĩ(	П	Τ									_
92	Roof Sheathing & Curbs	10 days	Mon 10/5/20	Fri 10/16/20	90	94,96			Τ								Хł,	Π	1			Ì		T				_
93	Glazing	5 days	Mon 10/12/20	Fri 10/16/20	91	98,95							1				۹H	11							T			
94	Roofing - Dry In	10 days	Mon 10/19/20	Fri 10/30/20	92	97,95			1								10					1			Π			
95	Classroom Dry In	0 days	Fri 10/30/20	Fri 10/30/20	93,94														1/30									_
96	in Wall Rough in	15 days	Mon 10/19/20	Fri 11/6/20	92	98FS-5 days			T		I	TI	1	Т	T		<u>"</u>	h	1			1			T	Π		
97	Set RTU's	15 days	Mon 11/2/20	Fri 11/20/20	94	33			1									N/s							T	Ш		
98	Gyp Board	10 days	Mon 11/2/20	Fri 11/13/20	96FS-5 days,93	99FS-5 days			1		1	1.1						Ϊĥ	1									
99	Finishing	10 days	Mon 11/9/20	Fri 11/20/20	98FS-5 days	100FS-5 days			-									1										
100	Painting	10 days	Mon 11/16/20	Tue 12/1/20	99FS-5 days	101												l s	Ň,									
101	Ceilings	10 days	Wed 12/2/20	Tue 12/15/20	100	104,102		Π			-		1	1				П	1.						1			
102	Flooring	10 days	Wed 12/16/20	Wed 12/30/20	101	103			1									11										
103	Casework	10 days	Thu 12/31/20	Thu 1/14/21	102	104														X	h							
104	Trimout	10 days	Fri 1/15/21	Thu 1/28/21	101,103	107,105											1				<b>X</b>	Ń						
105	Doors and Hardware	10 days	Fri 1/29/21	Thu 2/11/21	104	106											Т	П				æ.]]						
106	Toilet Accessories	5 days	Fri 2/12/21	Thu 2/18/21	105	107	Γ		1	L T								Π	1			X,						
107	Furniture Installation	5 days	Fri 2/19/21	Thu 2/25/21	104,106	108	1		1									П.				N.						
108	Final Cleaning	5 days	Fri 2/26/21	Thu 3/4/21	107,81	16							1					П					<b>P</b>			Ш		
109 (	loseout	40 days	Mon 2/15/21	Fri 4/9/21														11	1			r	ht	-				
110	ISBE Document Collection	20 days	Mon 2/15/21	Fri 3/12/21		16																sp.						
111	ISBE Inspection	20 days	Mon 3/15/21	Fri 4/9/21	16	11255			1					1	1		-	11		T	1		10	mia	T	П		

Finish Date: Sat 2/1/20 Finish Date: Thu 5/27/21 Run Date: Mon 3/23/20

Franklin PreCon Schedule 3.20.20 Page 3 of 4

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ID	Fask Name			Finish	1	Successors	January 2/291/19	2/9 3	March //1 3/224/	May 12 5/3 5/2	July 4 6/14 7/5	7/268/	September 16 9/6 9/271	November 0/1(11/8)1/29	January 2/201/101/31	March 2/213/14 4/4	May 4/255/10	July 6.6/6.6/277
112	Closeout Documents	20 days	Mon 3/15/21	Fri 4/9/21	11155											<b>Y</b>		
1																		
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Start	Date: Sat 2/1/20				O'SHEA BUI	LDERS											<b>(</b> 6):	SHEA
Finish   Run [	Date: Thu 5/27/21 Date: Mon 3/23/20				Franklin PreCon Sch Page 4 o	f 4											- •	
	· ·																	
	-																	

Decatur Public Schools #61, Franklin Elementary School

## **Exhibit E – Alternate Prices**

#### Alternate No A9: Provide Additional Fire Hydrants

All Bid Packages: Provide additional fire hydrants as indicated on the construction documents.

#### Add / Deduct Amount:

#### Alternate No A10: Provide Bus Loop and Staff-Parking

<u>All Bid Packages</u>: Provide asphalt pavement bus loop drive, staff parking lot and associated work as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A11: Provide Precast Gym in lieu of Pre-Engineered Metal Building Gym

<u>All Bid Packages</u>: Provide a precast concrete panel gymnasium in lieu of the pre-engineered metal building gymnasium as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A12: Provide Hard Playground Surface on East Side

<u>All Bid Packages</u>: Provide a hard playground surface on the east side as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A13: Multipurpose and Auditorium Remodel

<u>All Bid Packages</u>: Remodel the multipurpose room and auditorium. Includes minor wall demolition, and the addition of acoustical treatments within the existing multi-purpose room as indicated on the construction documents. Additional work and finishes adjacent to this area are affected by this alternate.

Add / Deduct Amount:

Decatur Public Schools #61, Franklin Elementary School

#### Alternate No A14: Provide Secure Entry

<u>All Bid Packages</u>: Remodel the existing entry vestibule to provide a secure area with doors and door access control as indicated on the construction documents. Additional work and finishes adjacent to this area are affected by this alternate.

Add-/-Deduct Amount:

#### Alternate No A15: Provide TREMCO TPO Roofing Upgrade

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the base bid as indicated on the construction documents.

Add / Deduct Amount:

### Alternate No A16: Provide TREMCO Therm 100-Built-up Roofing Upgrade

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the base bid as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No C-1: Provide North Access Drive

All-Bid Packages: Provide a north access drive as indicated on the construction documents.

Add / Deduct Amount:

#### CONSTRUCTION MANAGER ALTERNATES

For purposes of the Construction Manager, the bidder will perform Construction Manager alternate bid Work associated with the bid package or combination of bid packages. Additions and deductions include all modifications of Work or additional Work that the bidder may be required to perform by reason of the acceptance of alternate bids. Circle "Add" or "Deduct" according to the alternate cost in relation to base bid. Note if the alternate below does not affect bid indicate "\$0.00", or if not relative to specific base bid indicate Not Applicable by "N/A".

Alternate No-CM-1: Gypsum-board taping and finishing including but not limited to corner beads and tear-away beads.

<u>Bid Package 09200</u>: Delete gypsum board taping and finishing including but not limited to corner beads and tear away beads.

Add /-Deduct-Amount:

Alternate A14: Add / Deduct Amount \_\_\_\_

<u>Bid Package 09900</u>: Provide gypsum board taping and finishing including but not limited to corner beads and tear away beads.

Add / Deduct Amount:

Alternate-A14: Add / Deduct Amount

Alternate No-CM-2: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system.

<u>Bid Package 09600 & 09640</u>: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system.

Add / Deduct Amount:

Alternate No CM-3: Delete all flooring concrete slab moisture mitigation system.

Bid Package 09600 & 09640: Delete all flooring concrete slab moisture mitigation system.

Add / Deduct Amount:

Alternate No CM-4 Provide wood frame construction classroom additions in lieu of SIPs.

<u>Bid Package 06000</u>: In lieu of Structural Insulated Panels provide traditional wood frame, insulated construction as detailed in the Construction Documents.

Add / Deduct Amount: \$34,357

Decatur Public Schools #61, Franklin Elementary School

# Exhibit F – Unit Prices

N/A

## Exhibit G - Project Bid Summary



5/14/2020

-

Owner:	Decatur Public Schools	
Location:	Franklin Elementary	
Bid Time:	4/16/2020 2:00PM	
Project #:		

Ver 1.3

## Decatur Public Schools #61 - Franklin Elementary School

BID PACKAGE	В/	ASE BIDS	AL	TERNATE BIDS		TOTAL	COMPANY	MBE %
02700 Site Improvement	\$	321,181	\$	-	\$	321,181	O'Shea Builders	15%
04200 Masonry	\$	186,100		-	\$	186,100	JJ Braker	
05100 Structural Steel	\$	75,200		-	\$	75,200	Christy-Foltz	
06000 General Trades	\$	993,250		(38,657)	\$	954,593	O'Shea Builders	1%
07500 Roofing & Sheet Metal	\$	206,299 99,860		-	\$ \$	206,299 99,860	Henson Robinson Illini Glass: Arrow Glass	
08400 Aluminum & Glass 09200 Gypsum Board Assemblies	\$	113,990	·	4,300	<del>9</del> \$	118,290	Allied Construction Services	
09600 Flooring * Note - this value should be added to	\$	101,661		-,500	\$	101,661	Flooring Systems, Inc.	
09640 Gym Flooring the Gym Flooring value to = combo bid.	\$	53,370		-	\$	53,370	Flooring Systems, Inc.	
09900 Painting	\$	51,310	\$	-	\$	51,310	Mid Illinois	
11480 Athletic & Recreation Equipment	\$	43,890		-	\$	43,890	H2I Group	
12660 Telescoping Stands	\$	15,216		-	\$	15,216	Irwin Seating	
13120 Pre-Engineered Metal Building	\$	192,202	<u> </u>	-	\$ \$	192,202	Christy-Foltz	
15300 Fire Protection	\$	39,250 139,385		-	3 5	39,250 139,385	Superior Fire Protection Burdick Plumbing & Heating	16%
15400 Plumbing 15700 HVAC	\$	806,500			\$	806,500	King Lar	10 %
16000 Electrical	\$	279,410			\$	279,410	Egizii Electric	
03400 Early Pre-Cast Bid: Alt A-11	\$		\$	-	\$	-		
CM General Conditions	\$	331,165	\$	-	\$	331,165		
Testing & Inspection	\$	36,727	\$	-	\$	36,727		
Allowances: Temp Floor Protection	\$	667	\$	-	\$	667		
	\$	-	\$	-	\$	-	Total MDE contract values	
Direct Construction Costs	\$	4,086,633	\$	(34,357)	\$	4,052,276	Total MBE contract value:	3.45%
Cales Tay, Event Brei Consumption	\$	200	e		\$	200		
Sales Tax, Exempt Proj Consumables CM Fee	\$	139,471		(1,172)		138,299		
Construction Contingency (5%)	\$	204,342		(1,718)	_	202,624		
Erosion Control permit	\$	250	÷	(1,710)	š	250		
	Ť				Ť.			
Indirect Construction Costs	\$	344,263	\$	(2,890)	\$	341,373		
Subtotal - GMP	\$	4,430,896	\$	(37,247)	\$	4,393,649		
O'Shea Precon Fee	\$	13,063		·····	\$	13,063		
A/E Fees, printing & reimbursables Allowance: Abatement	\$	414,303 19,985			\$ \$	414,303 19,985		
Allowance: Abatement Alt A-1; Kitchen (not included)	\$	19,905	<u> </u>		\$	19,905		
Allowance: Called Inspections	\$	12,500			\$	12,500		
Allowance: Site Survey, Soils testing fees	\$	7,429			\$	7,429		
Allowance: Audio-Visual Equipment	\$	12,000			\$	12,000		
Allowance: Owner FF&E	\$	128,000			\$	128,000		
Allowance: Owner Safety & Security	\$		ļ		\$	-		
CM Performance Bond	\$	24,643	Į		\$ \$	24,643		
Owner Communications (Phone, VOIP) not applicable per Maurice Builder's Risk by Owner	\$	~	\$	-	3 \$			
Bldg Permit: EXEMPT			\$		\$	-		
	+				t -			
Owner Costs	\$	631,923	\$	-	\$	631,923		
TOTAL PROJECT AMOUNT	\$	5,062,819		(37,247)	\$	5,025,572	,	
				ACCEPT /				
ALTERNATE PROPOSALS				DECLINE				
Alternate No A9: Provide Additional Fire Hydrants					<u> </u>			
Alternate No A10: Provide Bus Loop and Staff Parking Alternate No A11: Provide Precast Gym in lieu of Pre-Engineered Met	l Ru	ilding Gym						
Alternate No A11: Provide Precast Gym in field of Pre-Engineered Well Alternate No A12: Provide Hard Playground Surface on East Side		nang Gym			1			
Alternate No A13: Multipurpose and Auditorium Remodel	1			DECLINED	$\mathbf{t}$			
Alternate No A14: Provide Secure Entry	1			DECLINED	Ľ			
Alternate No A15: Provide TREMCO TPO Roofing Upgrade				DECLINED				
Alternate No A16: Provide TREMCO Therm 100 Built-up Roofing Upg	rade			DECLINED				
Alternate No C-1: Provide North Access Drive	L.,			DECLINED	<u> </u>			
Alternate No CM-1: Gypsum board taping and finishing, corner beads				DECLINED				
Alternate No CM-2: Delete all flooring subfloor prep exclusive of mois Alternate No CM-3: Delete all flooring concrete slab moisture mitigation				DECLINED	1			
Alternate No CM-3: Delete all flooring concrete slab moisture mitigate Alternate No CM-4 Provide wood frame construction classrm addition					-			
Citemate No ON-4 Fronce wood frame construction classifi addition	3 II I		15626-032		1		l	

# ATA<sup>°</sup> Document A133<sup>°</sup> – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

#### for the following PROJECT:

(Name and address or location)

Decatur Public Schools #61 Muffley Elementary School 88 S. Country Club Rd. Decatur, IL 62521

#### THE OWNER:

(Name, legal status and address)

Decatur Public Schools District #61 101 W Cerro Gordo Street Decatur IL 62523

#### THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Harold O'Shea Builders, Inc., d/b/a O'Shea Builders 3401 Constitution Drive Springfield, IL 62711

#### **ARTICLE A.1**

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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 this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million Three Hundred Fourteen Thousand Four Hundred Sixty-Nine dollars (S 4,314,469), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price. (Provide below or reference an attachment.)

See Exhibit G in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: (State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

#### 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<sup>™</sup>-2007, 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.

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init.

See Exhibit E in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

## § A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:

*(Identify allowance and state exclusions, if any, from the allowance price.)* See Exhibit B in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Exhibit C in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: N/A

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications: (Either list the Specifications here, or refer to an exhibit attached to this Agreement.) See Exhibit A in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings: (Either list the Drawings here, or refer to an exhibit attached to this Agreement.) See Exhibit A in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

§ A.1.1.9 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 Agreement.)

See attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

#### ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

July 1, 2021 as noted in Exhibit D in the attached 5/20/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Muffley Elementary School.

lnit. / AIA Document A133<sup>\*\*</sup> – 2009 Exhibit A. Copyright © 1991, 2003 and 2009 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was produced by AIA software at 08:19:07 ET on 05/21/2020 under Order No.3874280665 which expires on 07/22/2020, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents<sup>®</sup> Terms of Service. To report copyright violations, e-mail copyright@aia.org. User Notes: (1311462512)

2

### **OWNER** (Signature)

Beth Nolan, President, Board of Education, Decatur Public Schools District #61 (Printed name and title)



### CONSTRUCTION MANAGER (Signature)

Michael E. O'Shea, President of Harold O'Shea Builders, Inc., d/b/a O'Shea Builders (Printed name and title)

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3

# O'Shea Guaranteed Maximum Price Summary Document

Decatur Public Schools #61 Muffley Elementary School

5/20/20





May 20, 2020

Dr. Fred Bouchard Assistant Superintendent Decatur Public Schools #61 101 Cerro Gordo Street Decatur, IL 62523

Re: Decatur Public Schools #61, Muffley Elementary School

Dear Fred:

This letter serves as a summary of the Final Guaranteed Maximum Price (GMP) for the Project referenced above. The Project Costs are as follows:

Base Bid with indirect construction costs: Four Million Three Hundred Fourteen Thousand Four Hundred Sixty-Nine Dollars: \$4,314,469

This Project Scope of Work includes Work associated with the four classroom addition, gymnasium addition, remodeling and incorporation of air conditioning. Please see Exhibit E for the description of Alternates.

For your consideration we have included Exhibits A through G with this letter. The Exhibits will become part of the Contract and further define the Scope of Work.

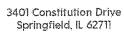
- Exhibit A Drawings, Specifications, and Addenda
- Exhibit B Allowances
- Exhibit C Assumptions & Clarifications, Responsibility Matrix, Contingency Definitions
- Exhibit D Schedule of Work
- Exhibit E Alternate Prices
- Exhibit F Unit Prices
- Exhibit G Project Bid Summary

Thank you very much for the opportunity to serve you, and please let us know if you have any guestions or need additional information.

Sincerely Yours,

Qin Hickey

Tim Hickey O'Shea Builders



2400 N. Main Street, Ste. D East Peoria, IL 61611 502 W. Clark Street Champaign, IL 61820

## Exhibit A – Drawings, Specifications and Addenda

1) Drawings and Specifications prepared by BLDD Architects, dated April 6, 2020:

#### List of Drawing Sheets

#### GENERAL

G101	COVER SH	IEET
------	----------	------

- G201 GENERAL MOUNTING HEIGHTS & PARTITION TYPES
- G301 LIFE SAFETY PLAN

#### CIVIL

- C001 COVER SHEET
- C002 GENERAL NOTES & SPECIFICATIONS
- C100 TOPOGRAPHY & REMOVAL PLAN
- C101 OVERALL SITE PLAN
- C102 SITE PLAN
- C103 UTILITY & SWPPP PLAN
- C104 GRADING PLAN
- C105 DETAILS
- C106 DETAILS
- C107 ALTERNATIVE COMPLIANCE LANDSCAPING PLAN

#### DEMOLITION

D101 FIRST FLOOR DEMOLITION PLAN – NORTH

D102 DEMOLITION FLOOR PLANS

#### STRUCTURAL

- S001 STRUCTURAL GENERAL NOTES
- S101 FOUNDATION PLAN AND DETAILS
- S102 AUDITORIUM INFILL
- S201 ROOF FRAMING AND DETAILS
- S202 RTU FRAMING
- S203 ALT. BID A-22 PLANS AND DETAILS

#### ARCHITECTURAL

- A101 FLOOR PLAN OVERALL
- A102 ADDITION FLOOR PLAN
- A103 FIRST FLOOR PLAN NORTH & ALT. BIDS
- A104 FIRST FLOOR PLAN SOUTH
- A201 BUILDING ELEVATIONS
- A202 BUILDING SECTIONS
- A203 PRECAST PLAN, ELEVATIONS & DETAILS
- A301 OVERALL ROOF PLAN
- A302 ROOF PLAN & DETAILS
- A401 DOOR SCHEDULE & DETAILS
- A402 WINDOW ELEVATIONS & DETAILS, WASTE ENCLOSURE DWGS
- A501 WALL SECTIONS & HORIZ. DETAILS
- A502 WALL SECTIONS & HORIZONTAL DETAILS

#### **ARCHITECTURAL** (Continued)

A503	WALL SECTIONS - ALT. BID
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS
A703	INTERIOR ELEVATIONS – ALT. BID A-23
A704	INTERIOR ELEVATIONS – ALT. BID A-23
A705	INTERIOR ELEVATIONS – ALT. BID A-24
A706	CASEWORK DETAILS – ALT. BID
A801	REFLECTED CEILING PLAN - OVERALL
A802	REFLECTED CEILING PLAN - NORTH
A803	REFLECTED CEILING PLAN - SOUTH & LOWER LEVEL
A804	REFLECTED CEILING PLAN – ADDITION
A805	REFLECTED CEILING PLAN – ALT. BIDS
A901	FINISH FLOOR PLAN – OVERALL FIRST FLOOR PLAN
A902	FINISH FLOOR PLAN – NORTH
A903	FINISH FLOOR PLAN – SOUTH & LOWER LEVEL
A904	FINISH AND SIGNAGE SCHEDULES, FINISH PLAN - ADDITION
A905	FINISH AND SIGANGE SCHEDULES, FINISH PLANS - ALT. BIDS
F101	FURNITURE LAYOUT – ALT. BID

#### FIRE PROTECTION

FP101 FIRST FLOOR FIRE PROTECTION PLAN – ADDITION

#### PLUMBING

- PD101 LOWER LEVEL PLUMBING DEMOLITION PLANS
- PD102 FIRST FLOOR PLUMBING DEMOLITION PLAN NORTH
- PD103 FIRST FLOOR PLUMBING DEMOLITION PLAN SOUTH
- P101 LOWER LEVEL PLUMBING PLAN & BOILER ROOM
- P102 FIRST FLOOR PLUMBING PLAN NORTH
- P103 FIRST FLOOR PLUMBING PLAN SOUTH
- P104 FIRST FLOOR PLUMBING PLAN ADDITION
- P601 PLUMBING SCHEDULES, NOTES & DETAILS
- P901 PLUMBING ISOMETRICS VIEWS

#### MECHANICAL

- MD101 LOWER LEVEL MECHANICAL DEMOLITION PLANS
- MD102 FIRST FLOOR MECHANICAL DEMOLITION PLAN NORTH
- MD103 FIRST FLOOR MECHANICAL DEMOLITION PLAN SOUTH
- M101 LOWER LEVEL MECHANICAL PLAN & BOILER ROOM
- M102 FIRST FLOOR MECHANICAL PLAN NORTH
- M103 FIRST FLOOR MECHANICAL PLAN SOUTH
- M104 FIRST FLOOR MECHANICAL PLAN ADDITION
- M105 ROOF MECHANICAL PLAN NORTH
- M106 ROOF MECHANICAL PLAN SOUTH
- M107 ROOF MECHANICAL PLAN ADDITION
- M108 ALTERNATE BID
- M601 MECHANICAL SCHEDULES, NOTES, & DETAILS 1

#### MECHANICAL (Continued)

MECHANICAL SCHEDULES, NOTES & DETAILS - 2
MECHANICAL PIPING DIAGRAM
HVAC DIGITAL CONTROL DIAGRAM AND NOTES
COORDINATION VIEWS
NATURAL GAS PIPING COORDINATION VIEW

#### ELECTRICAL

- ED101 ELECTRICAL DEMOLITION PLAN NORTH
- ED102 ELECTRICAL DEMOLITION PLAN SOUTH
- E100 ELECTRICAL SITE PLAN
- E101 ELECTRICAL POWER PLANS LOWER LEVEL & NORTH
- E102 ELECTRICAL POWER PLAN SOUTH & ADDITION
- E111 ELECTRICAL LIGHTING PLAN NORTH
- E112 ELECTRICAL LIGHTING PLAN SOUTH & ADDITION
- E121 ELECTRICAL ALTERNATE PLANS
- E301 ELECTRICAL SCHEDULES
- E601 ELECTRICAL NOTES & LEGEND

All drawings are dated April 6, 2020

END 00 0115

#### List of Specifications

#### PROJECT MANUAL TOC - Table of Contents

BLDD ARCHITECTS, INC. 100 Merchant Street Decatur, IL 62523 (844) 784-4440

#### PROJECT MANUAL FOR: Addition & Air Conditioning Muffley Elementary Schools Decatur Public Schools

DATE: April 6, 2	.020		
DIVISION SECT	TION TIT	ILE PAG	SES
00	PROCUREMENT A	AND CONTRACT REQUIREMENTS	
00 0 00 3 00 9	132 Geotechnical Dat	ta 00 313	2-1-53
01	GENERAL REQUI	REMENTS	
01 1 01 2 01 3 01 3 01 3 01 4 01 4	300Alternates100Project Coordina119Project Meetings300Submittal Proced000Quality Requiren	01 230         tion       01 310         01 311         dures       01 330         nents       01 400	0-1-1 0-1-7 9-1-4 0-1-13 0-1-8

	01 5000 01 6000 01 7329 01 7700	Temporary Facilities and Controls Product Requirements Cutting and Patching Closeout Procedures	01 5000-1-13 01 6000-1-7 01 7329-1-3 01 7700-1-9
02		EXISTING CONDITIONS	
	02 4119	Selective Demolition	02 4119-1-7
03		CONCRETE	
	03 3000 03 4500 03 5114	Concrete Precast Architectural Concrete Cementitious Roof Deck	03 3000-1-24 03 4500-1-16 03 5114-1-4
04		MASONRY	
	04 2000 04 7200	Unit Masonry Cast Stone Masonry	04 2000-1-21 04 7200-1-8
05		METALS	
	05 1200 05 2100 05 5000	Structural Steel Steel Joists Metal Fabrications	05 1200-1-12 05 2100-1-6 05 5000-1-12
06		WOOD, PLASTICS, AND COMPOSITES	
	06 1000 06 1100 06 1216 06 4000	Rough Carpentry Wood Framing Structural Insulated Panels Architectural Woodwork	06 1000-1-6 06 1100-1-10 06 1216-1-8 06 4000-1-15
07		THERMAL & MOISTURE PROTECTION	
	07 2100 07 2700 07 4213 07 4214 07 5423 07 6200 07 7200 07 8413 07 8446 07 9200 07 9500	Building Insulation Air Barriers Metal Wall Panels Metal Soffit Panels Thermoplastic Polyolefin (TPO) Membrane Roofing Sheet Metal Flashing and Trim Roof Accessories Penetration Firestopping Fire-Resistive Joint Systems Joint Sealants Preformed Expansion Seals	07 2100-1-6 07 2700-1-5 07 4213-1-9 07 4214-1-5 07 5423-1-7 07 6200-1-9 07 7200-1-2 07 8413-1-9 07 8446-1-6 07 9200-1-15 07 9500-1-5
08		OPENINGS	
	08 1100 08 1400 08 3100 08 3300 08 4113 08 7100 08 8000	Metal Doors and Frames Wood Doors Access Panels and Frames Overhead Coiling Doors Aluminum Entrances & Storefronts Hardware Glazing	08 1100-1-10 08 1400-1-6 08 3100-1-4 08 3300-1-7 08 4113-1-11 08 7100-1-20 08 8000-1-15

09		FINISHES	
	09 2100 09 3000 09 5100 09 6513 09 6519 09 6566 09 6800 09 8400 09 9100	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Tile Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings	09 2100-1-8 09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6519-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5 09 9100-1-28
10		SPECIALTIES	
	10 1100 10 1420 10 1423 10 2800 10 4400	Visual Display Surfaces Interior Environmental Graphics Panel Signage Toilet and Bath Accessories Fire Protection Specialties	10 1100-1-4 10 1420-1-5 10 1423-1-11 10 2800-1-6 10 4400-1-3
11		EQUIPMENT	
	11 6600	Athletic Equipment	11 6600-1-12
12		FURNISHINGS	
	12 2413 12 6600	Roller Window Shades Telescoping Strands	12 2413-1-5 12 6600-1-5
13		SPECIAL CONSTRUCTION	
	13 3419	Metal Building Systems	13 3419-1-22
21		FIRE SUPPRESSION	
	21 0500 21 0553 21 1300	Common Work Results for Fire Suppression Identification for Fire Suppression Piping and Equipment Fire Suppression Sprinkler Systems	21 0500-1-3 21 0553-1-2 21 1300-1-4
<u>22</u>		PLUMBING	
	22 0553 22 0719 22 1005 22 1006 22 1113 22 1313 22 4000	Identification for Plumbing Piping and Equipment Plumbing Piping Insulation Plumbing Piping Plumbing Piping Specialties Facility Water Distribution Piping Facility Sanitary Sewers Plumbing Fixtures	22 0553-1-1 22 0719-1-2 22 1005-1-6 22 1006-1-2 22 1113-1-2 22 1313-1-2 22 4000-1-5
23		HEATING, VENTILATING, AND AIR-CONDITIONING (HVA	<u>C)</u>
	23 0553 23 0593 23 0713 23 3100 23 3300	Identification for HVAC Piping and Equipment Testing, Adjusting, and Balancing for HVAC Duct Insulation HVAC Ducts and Casings Air Duct Accessories	23 0553-1-1 23 0593-1-4 23 0713-1-4 23 3100-1-3 23 3300-1-3

	23 3700 23 7223 23 7413 23 8126.13 23 8200	Air Outlets and Inlets Packaged Air-to-Air Energy Recovery Units Packaged Rooftop HVAC Units Ductless Mini-split Heat Pump Systems Convection Heating and Cooling Units	23 3700-1-3 23 7223-1-5 23 7413-1-4 23 8126-1-4 23 8200-1-5
26		ELECTRICAL	
	26 0533.16 26 0553 26 0923 26 2416 26 2726	Selective Demolition for Electrical Low-Voltage Electrical Power Conductors and Cables Grounding and Bonding for Electrical Systems Hangers and Supports for Electrical Systems Conduit for Electrical Systems Boxes for Electrical Systems Identification for Electrical Systems Lighting Control Devices Panelboards Wiring Devices Enclosed Switches Enclosed Controllers Surge Protective Devices Interior Lighting Exterior Lighting	$\begin{array}{c} 26 \ 0505\text{-}1\text{-}1\\ 26 \ 0519\text{-}1\text{-}7\\ 26 \ 0526\text{-}1\text{-}3\\ 26 \ 0529\text{-}1\text{-}3\\ 26 \ 0529\text{-}1\text{-}3\\ 26 \ 0533\text{.}13\text{-}1\text{-}7\\ 26 \ 0553\text{-}1\text{-}3\\ 26 \ 0923\text{-}1\text{-}12\\ 26 \ 2416\text{-}1\text{-}4\\ 26 \ 2726\text{-}1\text{-}4\\ 26 \ 2816\text{.}16\text{-}1\text{-}3\\ 26 \ 2913\text{-}1\text{-}4\\ 26 \ 4300\text{-}1\text{-}2\\ 26 \ 5100\text{-}1\text{-}5\\ 26 \ 5600\text{-}1\text{-}3\\ \end{array}$
28		ELECTRONIC SAFETY AND SECURITY	
	28 4600	Fire Detection and Alarm	28 4600-1-6
31		EARTHWORK	
	31 1000 31 2000 31 2323 31 3116	Site Clearing Earthwork EPS Geofoam Termite Control	31 1000-1-4 31 2000-1-11 31 2323-1-4 31 3116-1-4
32		EXTERIOR IMPROVEMENTS	
	32 1216 32 1313 32 3100 32 9200	Asphalt Paving Concrete Paving Fences and Gates Turf and Grasses	32 1216-1-2 32 1313-1-2 32 3100-1-4 32 9200-1-8
33	, ,	UTILITIES	
	33 0500 33 4100	Common Work Results for Utilities Storm Utility Drainage Piping	33 0500-1-2 33 4100-1-2

#### END TOC

- 2) Project Bidders Manual prepared by O'Shea Builders, dated April 6, 2020.
- 3) O'Shea Builders has issued five addenda:
  - O'Shea Builders Addendum 1 dated 4/20/20
  - O'Shea Builders Addendum 2 dated 4/23/20
  - O'Shea Builders Addendum 3 dated 4/28/20
  - O'Shea Builders Addendum 4 dated 4/29/20
  - O'Shea Builders Addendum 5 dated 4/29/20

#### Exhibit B – Allowances

- O'Shea Builders has included *Fifteen Thousand Dollars (\$15,000)* Staging Area Maintenance Allowance in the Site Improvement package.
- O'Shea Builders has included *Two Thousand Five Hundred Dollars (\$2,500)* Construction Sign Allowance in the General Trades package.
- O'Shea Builders has included *Two Thousand Five Hundred Dollars (\$2,500)* Misc. Flooring Repair Allowance in the Flooring package.
- O'Shea Builders has included *Ten Thousand Dollars (\$10,000)* Allowance in the Electrical package to be used as needed for electrician labor.
- O'Shea Builders has included *Ten Thousand Dollars (\$10,000)* Allowance in the Electrical package to be used as needed for low voltage relocations.
- O'Shea Builders has included *Three Thousand Dollars (\$3,000)* Allowance in the Electrical package to be used to provide electrical service to the Construction Manager's jobsite office trailer.

#### EXCLUSIONS

- Sales tax
- Builders Risk Insurance (provided by Owner)
- Building Permit (assumed DPS will receive ISBE building permit & waiver of costs for City Site permit)
- Premium Time / After-Hours Shift Work required by Owner-requested change.
- Temporary Utility Consumables water and electricity used during construction.
- Owner Costs managed by Owner included in the total Project Sum but not in the GMP per Exhibit G:
  - A/E design fee includes design services value provided by BLDD;
  - Preconstruction fee includes O'Shea Builders services as prescribed in the Standard Form of Agreement Between Owner and Construction Manager as Constructor;
  - Asbestos abatement allowance includes hazardous material abatement contracted directly by Owner at a value provided by Jeff Shourd of Alliance Illinois, abatement consultant to the Owner;
  - ISBE called inspections allowance;
  - Site survey and soils testing fees allowance;
  - Audio-Visual equipment allowance;
  - FF&E (furniture, fixtures and equipment) allowance includes furniture value provided by BLDD; and
  - Construction Manager Performance Bond.

#### QUALIFICATIONS

- The Owner's Contingency amount is One Hundred Nineteen Thousand Three Hundred Eighty-Three Dollars (\$119,383) to be used in accordance with the included Contingency Definition guidelines.
- The Construction Manager's Contingency amount is Seventy Nine Thousand Five Hundred Eighty-Nine Dollars (\$79,589) to be used in accordance with the included Contingency Definition guidelines.

#### CLARIFICATIONS

- Payment and Performance Bonds are included with subcontractor bids and for the construction management services, as requested by the Owner.
- Normal working hours, Monday Friday 7:00am to 3:30pm
- This Guaranteed Maximum Price includes bid packages for Site Improvement, Masonry, Structural Steel, General Trades, Roofing & Sheet Metal, Aluminum & Glass, Gypsum Board Assemblies, Flooring, Gym Flooring, Painting, Athletic & Recreation Equipment, Telescoping Stands, Pre-Engineered Metal Building, Fire Protection, Plumbing, HVAC, and Electrical.
- Our Guaranteed Maximum Price includes a lump sum amount of Three Hundred Thirty-One Thousand One Hundred Sixty-Five Dollars (\$331,165) for General Conditions expenses which includes all applicable Project expense for the following O'Shea Builders staff members:
  - Project Manager;
  - Project Superintendent;
  - Project Engineer;
  - Contract Administrator; and
  - Safety Officer.
  - Additionally, it includes charges for:
    - Cell Phones;
    - Jobsite internet services;
    - IT equipment and services;
    - Temporary office trailers and furniture; and
    - Transportation and travel expenses for O'Shea staff members.
- The lump-sum amount of the General Conditions provided by the Construction Manager in the Guaranteed Maximum Price proposal shall be included in the Cost of the Work, and except for amounts which shall be added to the lump-sum amount for Costs beyond the control of the Construction Manager, said lump-sum amount shall not be subject to further modification other than that which may be mutually-agreed upon by the parties.
- Should this Project at any time be eligible for any federal tax credits or deductions, the Owner shall assign the same in their entirety to the Construction Manager.
- Payments for the Work of this Amendment shall not be comingled with or tied to the work of any other amendment to the Owner/Construction Manager Agreement. Reduction of retainage and final payment for this Work shall become due to the

Construction Manager in accordance with the terms and conditions of the Owner/Construction Manager Agreement upon substantial completion and final completion of the Work of this Amendment.

- Each party acknowledges that they have read this Agreement, understand its terms, have had the opportunity to consult with independent legal counsel in connection with the Agreement and knowingly and voluntarily agree to all of the terms of the Agreement.
- The total value of Work, included in our Guaranteed Maximum Price, that will be awarded to Ethnic Minority Business Enterprises is Thirty- Five Thousand Four Hundred Two Dollars (\$35,402), which represents approximately four percent (4%) of the Contract Sum attributable to subcontracting opportunities available. The Owner acknowledges the good faith effort made by O'Shea Builders to comply with the goal of fifteen percent (15%), and consequently, agrees that no penalty will be imposed as a result of not meeting this goal.

EXH	IBIT C - RESP	ONSIBILITY IN	IAIRIX	
<b>SHEA</b> BUILDERS	O'Shea Builders Responsibility (Included in construction budget)	Owner Responsibility (Not included in construction budget)	Not in Project	Comments
CONTRACT TYPE: CM AT RISK				
CONTINGENCIES				
Estimating Contingency			×x	reduced to 0 at GMP
Escalation Contingency				reduced to 0 at GMP
Construction Manager's Contingency	x			2%
Owner Contingency	x			3%
INSURANCE & BONDS				
Insurance, Builders Risk		x		
Insurance, GL & Umbrella	×			
Insurance OCIP administration			×	
Insurance, Pollution	×x			only as required
	×		A STREET A STREET AND A ST	only as required
Insurance, Professional Liability	x			
Performance & Payment Bond	×			
GENERAL				
Start Up & Training	x			
Commissioning			x	<u> </u>
Consultant Fees; Design, Legal, etc.				
Architectural	0.022	x		
Civil		<u>x</u>		
Structural		x		
MEP / FP Design		x		
Special: Auditorium, A/V, Food Service, etc.			x	
Legal			X	
Master Planning			x	
	to de Mandalancia			
1-Year Warranty	×			
			x	
Financing		x		asbestos abatement allowance
Hazardous Materials: Testing & Abatement	×	x		called inspections allowance
Inspection & Testing Fees		× ×		owner allowance
Geotechnical Report				owner allowance
Site Survey / Topographic Survey		×	x	
Model/BIM Service Moving/Relocating Existing furniture & Equipment for				
Storage			×	2 2
Land Costs			X	
Landscaping & Irrigation			x	
Maintenance Contract			x	
Mock-ups - On-Site	X			as required by architect
Mock-ups - Off-Site			x	
Peer Review - Enclosure			× - ×	
Peer Review - MEP System			x	8
Peer Review - Structural			x	4
Permits				
City	10. 1949 (A. 1997)	x		limited to site - no fee
County		· · · · · · · · · · · · · · · · · · ·	x	N/A
EPA	×		10-10-10-10-10-10-10-10-10-10-10-10-10-1	
Regional Office of Education	A.	x		
Preconstruction Fees	Contraction of the	x	(1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	and the second se
		×		included in A/E reimbursable fee
Printing Costs		<u> </u>	x	exempt
Sales tax	x		<b>x</b>	Owner's Contingency
Unforeseen Conditions Utility Company charges, including but not limited to, tap and connection	x			
Utility Company charges, including but not limited to, impact or assessment fees			**************************************	
Utilities - Construction consumption			x	š
			×	existing
Utilities - Permanent Electrical Service	the state of the s			
Utilities - Permanent Electrical Service Utilities - Permanent Gas Service	Unique Constanting		X	existing

## EXHIBIT C - RESPONSIBILITY MATRIX

x = costs included f = furnish only included i = install only included p = partial scope included

<b>SHEA</b> BUILDERS	O'Shea Builders Responsibility (Included in construction budget)	Owner Responsibility (Not included in construction budget)	Not in Project	Comments
FF&E				
Artwork			x	
Athletic Equipment			x	see below
Computer Equipment	200 (17. 1985) 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		×	
Food Service Equipment	Contraction of the second		x	
Window Treatments	x	<u>.</u>		
Furniture - Movable		x		FF& E allowance
Fixed Seating			X	
Signage - Interior (other than code required)			x	
Signage - Exterior Building and Site			x	
Environmental Graphics	x		12820-0010-20072	
Tack Boards/Marker boards	<b>^</b>		×	
Acoustical Treatment	x		<b>~</b>	
				· · · · · · · · · · · · · · · · · · ·
SYSTEMS Audio / Visual / Lighting Equipment & Systems			x	
	x			
Fire Alarm	<b>A</b>		x	
Intercom			x	
Networking Equipment			x	
Public Address/Paging			x	
Security CCTV				*//
Access Control Systems				with alternates not accepted
Synchronous Clock System			x	
UPS System			<b>x</b>	
Low Voltage Systems (conduit & rough-in)			x	
Voice/Data Systems		····		
Backbone conduit & rough-in	×			
Cabling		x		
Termination Equipment (Patch panels, Jacks, terminations, etc.			×	
Head End Equipment (PBX, Servers, Switches, etc.			×	
Wireless LAN			x	
EDUCATION SPECIFIC FF&E				
Smart Boards			×	
Athletic Equipment - Fixed	x			BB, VB, curtain, pads
Score Boards		· · · · · · · · · · · · · · · · · · ·	x	
Athletic Equipment - Movable			x	
Bleachers	x		Self - and Add	
Shop Equipment			x	
Theater Equipment			x	
Theater Lighting			x	
Classroom Furniture (Desks, Tables, Chairs)		x		FF&E allowance
Lab Equipment			x	
TVs		x		see allowance
TV and Monitor Brackets	×	^		

# Budget Contingency Definitions for Pre-Construction & Construction Phases as Construction Manager

PHASE	NAME	RESPONSIBLE PARTY	DESCRIPTION
Pre-Construction	Estimating Contingency	O'Shea	<ul> <li>Costs associated with areas of the design that are not yet defined.</li> <li>Originally set at 5% but reduced to 0 as design is completed &amp; GMP finalized.</li> </ul>
Pre-Construction	Escalation Contingency	O'Shea	<ul> <li>Cost increases due to market changes and projected construction schedule; reflects both material and labor costs.</li> </ul>
Construction	Construction Manager's Contingency	O'Shea	<ul> <li>The Construction Manager's Contingency is reserved for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order.</li> <li>Currently set at \$79,589 = 2%</li> </ul>
Construction	Owner's Contingency	Owner and O'Shea	<ul> <li>Costs associated with unforeseen conditions, errors/omissions, code/regulatory change, work deliberately excluded from Construction Documents, and Owner- initiated changes.</li> <li>Currently set at \$119,383 = 3%</li> </ul>



#### Exhibit D- Schedule

)	Task Name	Duration	Start	Finish	2019 2020 2021 2022 2023 H1 H2 H1 H2 H1 H2 H1 H2 H1 H2
1	Preconstruction	161 days	Mon 3/2/20	Thu 10/15/20	H1 H2 H1 H2 H1 H2 H1 H2 H1 H2 H1 H2 H1 H
2	Bid Packages	28 days	Mon 3/2/20	Wed 4/8/20	Bid Packages
3	Bid Date	16 days	Thu 4/9/20	Thu 4/30/20	Bid Date
4	Buy Out	9 days	Wed 5/13/20	Tue 5/26/20	Buy Out
 5	Subcontracts	10 days	Wed 5/27/20	Tue 6/9/20	Subcontracts
5  6	Submittals	55 days	Wed 6/10/20	Wed 8/26/20	Submittals
7	RTU Submittal	7 days	Tue 8/18/20	Wed 8/26/20	RTU Submittal
, 8	Electrical Submittals	7 days	Wed 6/10/20	Thu 6/18/20	Electrical Submittals
9	Other Submittals	25 days	Wed 6/10/20	Wed 7/15/20	👗 Other Submittals
10	RTU Procurement	35 days	Thu 8/27/20	Thu 10/15/20	and the second s
11	Procurement	25 days	Thu 3/2//20	Wed 8/19/20	A Procurement
12	Milestones		Thu 5/28/20	Wed 8/11/21	Milestones
13	End of School 2020	0 days	Thu 5/28/20	Thu 5/28/20	nd of School 2020 & 5/28
14	Beginning of School 2020	0 days 0 days	Wed 8/12/20	Wed 8/12/20	ning of School 2020 💊 8/12
5	Completion of New Addition	0 days 0 days	Tue 2/16/21	Tue 2/16/21	ompletion of New Addition 🐟 2/16
		0 days 0 days	Thu 5/27/21	Thu 5/27/21	End Of School 2021 🛦 5/27
16	End Of School 2021	0 days 0 days	Wed 8/11/21	Wed 8/11/21	Beginning of School 2021 & 8/11
17	Beginning of School 2021			Wed 8/11/21 Wed 8/4/21	Construction
18	Construction		Mon 7/13/20		Sitework
19	Sitework		Mon 7/13/20	Tue 7/6/21	Mobilization/Fence/Erosion Control
20	Mobilization/Fence/Erosion Control	5 days	Mon 7/13/20	Fri 7/17/20	Pavement Removal
21	Pavement Removal	10 days	'Mon 7/20/20	Fri 7/31/20	Utility Relocations
22	Utility Relocations	15 days	Mon 7/27/20	Fri 8/14/20	Cut Fill/ Subgrade
23	Cut Fill/ Subgrade	10 days	Thu 5/27/21	Thu 6/10/21	Raving
24	Paving	10 days	Fri 6/11/21	Thu 6/24/21	Tiandscaping
25	Landscaping	10 days	Tue 6/22/21	Tue 7/6/21	
26	Striping	5 days	Fri 6/25/21	Thu 7/1/21	*Striping
27	Building	266 days		Wed 8/4/21	Building
28	Renovations	48 days	Thu 5/27/21	Wed 8/4/21	Renovations
29.	Abatement	15 days	Thu 5/27/21	Thu 6/17/21	Abatement
30	Demolition	10 days	Fri 6/4/21	Thu 6/17/21	
31	MEP Demolition	10 days	Fri 6/4/21	Thu 6/17/21	MEP Demolition
32	MEP Above Ceiling Rough In	15 days	Fri 6/11/21	Thu 7/1/21	MEP Above Ceiling Rough Ir
33	Gas Píping	10 days	Fri 6/11/21	Thu 6/24/21	Gas Piping

D	Task Name	Duration	Start	Finish	2019 H1	H2	2020 H1	H2	202 H		H2	2022 H1	H2	2023 H1	H2
34	Duct Layout	15 days	Fri 6/11/21	Thu 7/1/21	1	<u>116</u>	1			× P	uct	ayout			
35	Plumbing	5 days	Fri 6/18/21	Thu 6/24/21							umł				
36	Geofoam Infill	7 days	Tue 6/8/21	Wed 6/16/21						`∳~ G	eofo	am Inf	ill	1	
37	Framing	3 days	Thu 6/17/21	Mon 6/21/21						89.19	ami	-		1	
38	in Wall Rough in	2 days	Tue 6/22/21	Wed 6/23/21	1		1			n C	Wa	ll Roug	yh in		
39	Gypsum Board	2 days	Thu 6/24/21	Fri 6/25/21			1			ĬĢ	ypsı	m Boa	rd	1	
40		6 days	Mon 6/28/21	Tue 7/6/21			T			F	inish	ing &	Paintin	g	
41	Casework	2 days	Wed 7/7/21	Thu 7/8/21	-					<b>Y</b>	ase	vork	,,		
42		5 days	Fri 7/9/21	Thu 7/15/21			1				Glazi	ng & S	torefro	nt	
43		10 days	Wed 7/7/21	Tue 7/20/21			1				Ceilin	ngs			
44		10 days	Fri 7/16/21	Thu 7/29/21			**************************************			×	Floo	ring		1	
45		5 days	Thu 7/29/21	Wed 8/4/21	·		1			1	Doo	rs and	Hardw	are	
46	MEP RTU Layout	5 davs	Fri 6/4/21	Thu 6/10/21			1			۳M	EP R	TU Lay	out	1	
47		, 10 days	Fri 6/11/21	Thu 6/24/21			11						nd Pato	hing	
48		15 days	Fri 6/25/21	Fri 7/16/21			11			-	nsta	II RTU	5	1	
49	Final Connections, Testing of HVAC System		Mon 7/19/21	Wed 7/28/21			$\dagger$			*	Fina	Conn	ections	, Testin	g of I
50	Commission and Training	3 days	Thu 7/29/21	Mon 8/2/21	1		11			Ż	Con	missic	n and "	Frainin	g
51	4	2 days	Tue 8/3/21	Wed 8/4/21	1						Fina	l Clear	ing	1	
52	<u> </u>	147 days	Mon 7/20/20	Tue 2/16/21			11	r		Addit	ion			1	
53	Lavout	5 days	Mon 7/20/20	Fri 7/24/20			T	Lay	yout						
54	de la calencia de la	25 days	Mon 7/27/20	Fri 8/28/20			1	F	ootin	gs & F	oun	dation	5	1	
55		25 days	Mon 8/17/20	Mon 9/21/20	1			⇒¶1	nterio	or Bel	ow S	lab Ro	ugh In		
56	1	5 days	Tue 9/22/20	Mon 9/28/20				Ř	Buildi	ng Sla	b(lf	Metal	Buildin	g Opti	on)
57		102 days	Tue 9/15/20	Tue 2/9/21			1			Gymn	asiu	m			
58		15 days	Tue 9/15/20	Mon 10/5/20			1	- X	сми	Walls		1			
59	Prefabricated Metal Building - Structur	10 days	Wed 9/30/20	Tue 10/13/20				Ň	Prefa	bricat	ed N	/letal B	uilding	- Struc	cture
60	Waterproofing and Insulation	5 days	Tue 10/6/20	Mon 10/12/20		*******			Wate	rproo	fing	and In	sulatio	n .	
61		15 days	Tue 10/20/20	Mon 11/9/20			-		նեսվ է է	k Ven		1		-	
62	Prefabricated Metal Building - Envelop	20 davs	Tue 11/10/20	Wed 12/9/20									Buildi		
63	Prefabricated Metal Building - Insulatio		Tue 11/24/20	Wed 12/9/20						efabrio	ateo	l Meta	Buildi	ng - Ins	sulati
64	Gymnasium Dry In	0 days	Wed 12/9/20	Wed 12/9/20		Gymna	isium l	Dry In	<b>a</b> 12	2/9		Ì			
65	Painting	7 days	Thu 12/10/20	Fri 12/18/20			1		Pa	inting		İ		1	
66		15 days	Mon 12/21/20				1			IEP Tr	imo	it			

)	Task Name	Duration	Start	Finish	2019 H1 H2	2020 H1 H	-12	2021 H1	H2	2022 H1	Нг	2023 H1	н
67	Overhead Athletic Equipment	10 days	Wed 1/13/21	Tue 1/26/21	HI HZ				nead /	thletic	Equipn		
68	Atheletic Flooring	5 davs	Wed 1/27/21	Tue 2/2/21				Athe	letic F	looring	ļ		
69	Bleachers	5 days	Wed 2/3/21	Tue 2/9/21				Blea	chers			<b></b>	
70	Pre Cast Gymnasium Alternate	34 days	Mon 10/26/20				Part	Pre Ca	ist Gyi	nnasiu	m Alter	nate	
71	Pre Cast Panel Erection Phase	6 days		Mon 11/2/20	-		* 0	%	1	-			
, . 72	Structural Steel - Deck	8 days	Tue 11/3/20	Thu 11/12/20	-		Ś	tructu	al Ste	el - De	ck		•••••
73	Roof Insulation and Membrane	10 days	Fri 11/13/20	Mon 11/30/20	-		×	Roof In	sulati	on and	Membr	ane	
74	Building Slab (Pre Cast)	5 days	Tue 12/8/20	Mon 12/14/20	-		7	Buildir	ig Sla	o (Pre C	Cast)		
75	Classrooms	97 days	Tue 9/29/20	Tue 2/16/21			1	- Clas	sroor	ns			
76	Framing or SIPS	10 days	Tue 9/29/20	Mon 10/12/20				aming	or SIP	s		†	
77	Waterproofing and insulation	8 days	Tue 10/6/20	Thu 10/15/20			×w	aterpro	ofing	and In	sulation	1	
78	Roof Trusses	5 days	Tue 10/13/20	Mon 10/19/20			R	oof Tru	sses			1	
79	Brick Veneer	7 davs	Fri 10/9/20	Mon 10/19/20	-		×В	rick Vei	neer	-			••••••
80	Roof Sheathing & Curbs	7 days 7 days	Tue 10/20/20	Wed 10/28/20			R	oof She	eathin	g & Cu	rbs		······
81	Glazing	3 days	Tue 10/20/20	Thu 10/22/20			G	lazing		-		<u></u>	
82	Roofing - Dry In	7 days	Thu 10/29/20	Fri 11/6/20	-		R	loofing	- Dry	In		1	
83	Classroom Dry In	0 days	Fri 11/6/20	Fri 11/6/20	Classr	oom Dry In	1	11/6				1	
84	In Wall Rough In	10 days	Thu 10/29/20	Wed 11/11/20	-		315	n Wall	Rougi	1 In			
85	Set RTU's	10 days	Mon 11/9/20	Fri 11/20/20			*	Set RTL	J's –			-	
86	Gyp Board	10 days	Thu 11/5/20	Wed 11/18/20				Syp Bo	ard	-			
87	Finishing	10 days	Thu 11/12/20	Wed 11/25/20				Finishis	ng			+	
88		8 days	Thu 11/12/20	Wed 11/25/20			×	Paintin	q	-		+	
89	Painting Ceilings	8 days	Thu 12/3/20	Med 12/2/20 Mon 12/14/20				Ceiling	<b>T</b> 11		-,,,,	+	••••
90		8 days	Tue 12/15/20	Thu 12/24/20				Floori		-		+	
90 91	Flooring	8 days	Mon 12/28/20		-			Casev				-	
	Casework	8 days	Fri 1/8/21	Tue 1/19/21	-			Trim	out			+	
92	Trimout	5 days	Wed 1/20/21	Tue 1/19/21					· 11	Hardw	are		
93	Doors and Hardware		Wed 1/20/21 Wed 1/27/21	The 1/28/21					11	ssorie			
94	Toilet Accessories	2 days		Thu 2/4/21				11	11	Installa		+	
95	Furniture Installation	5 days	Fri 1/29/21					Fina				+	
96	Final Cleaning	5 days	Wed 2/10/21	Tue 2/16/21						oseout		-	
97	Closeout	144 days		Wed 8/11/21							Collectio		
98	ISBE Document Collection	20 days	Wed 1/20/21	Tue 2/16/21						pection			
99	ISBE Inspection	20 days	Wed 2/17/21	Tue 3/16/21				(** <b>1</b> 36	- Insl				

ID	Task Name	Duration	Start	Finish	2019 H1 H2	2020 H1 H2	2021 H1 H2	2022 H1 H2 seout Docume	2023 H1 H2
100	Closeout Documents	20 days	Thu 7/15/21	Wed 8/11/21			`∳≃ 'Clo	seout Docume	nts
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		<u> </u>		Page 4					
L	and the second se								

Decatur Public Schools #61, Muffley Elementary School

# Exhibit E – Alternate Prices

#### Alternate No A17: Provide Additional Fire-Hydrants

All Bid Packages: Provide additional fire hydrants as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A18: Provide Additional Parking on the East Side

<u>All-Bid-Packages</u>: Provide a parking lot and associated work as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A19: Provide Additional Parking on the West Side

<u>All Bid Packages</u>: Provide a parking lot and associated work as indicated on the construction documents.

Add / Deduct-Amount:

#### Alternate No A20: Provide Additional Parking on the South Side

<u>All Bid Packages</u>: Provide a parking lot and associated work as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A21: Provide Parent Drop-Off Loop

<u>All Bid Packages</u>: Provide a drop-off-lane and associated work as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A22: Provide Precast Gym in lieu of Pre-Engineered Metal Building Gym

<u>All-Bid-Packages</u>: Provide a precast concrete panel gymnasium in lieu of the pre-engineered metal building gymnasium as indicated on the construction documents.

#### Alternate No A23: Provide Multipurpose & Auditorium Remodel

<u>All-Bid-Packages</u>: Remodel the multipurpose room and auditorium as indicated on the construction documents.

#### Add / Deduct Amount:

#### Alternate No A24: Provide a Secure Existing Entry

<u>All Bid Packages</u>: Remodel the existing entry vestibule to provide a secure area with doors and door access control as indicated on the construction documents. Additional work and finishes adjacent to this area are affected by this alternate.

Add / Deduct Amount:

#### Alternate No A25a: Provide TREMCO TPO Roofing Upgrade

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the base bid as indicated on the construction documents.

Add / Deduct-Amount:

#### Alternate No A25b: Provide TREMCO TPO Roofing Upgrade with Alt No 22 Precast Gym.

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the Alternate No. A22 Precast Gym bid as indicated on the construction documents.

Add / Deduct Amount: -

#### Alternate No A26a: Provide TREMCO Therm 100 Built-up Roofing Upgrade

<u>All-Bid-Packages</u>: Provide alternative roofing product in-lieu of that included in the base bid as indicated on the construction documents.

Add / Deduct Amount:

Alternate No-A26b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt No 22 Precast Gym.

<u>All-Bid Packages</u>: Provide alternative roofing product in lieu of that included in the Alternate No. A22 Precast Gym bid as indicated on the construction documents.

#### CONSTRUCTION MANAGER ALTERNATES

For purposes of the Construction Manager, the bidder will perform Construction Manager alternate bid Work associated with the bid package or combination of bid packages. Additions and deductions include all modifications of Work or additional Work that the bidder may be required to perform by reason of the acceptance of alternate bids. Circle "Add" or "Deduct" according to the alternate cost in relation to base bid. Note if the alternate below does not affect bid indicate "\$0.00", or if not relative to specific base bid indicate Not Applicable by "N/A".

# Alternate No CM-1: Gypsum board taping and finishing including but not limited to corner beads and tear-away beads.

<u>Bid Package 09200</u>: Delete gypsum board taping and finishing including but not limited to corner beads and tear away beads.

Add / Deduct Amount:

Alternate A30: Add / Deduct Amount:

<u>Bid Package 09900</u>: Provide gypsum board taping and finishing including but not limited to corner beads and tear-away beads.

Add / Deduct Amount:

Alternate A30: Add / Deduct Amount:

# Alternate No-CM-2: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system.

<u>Bid Package 09600 & 09640</u>: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system.

Add / Deduct Amount:

Alternate No CM-3: Delete all flooring concrete slab moisture mitigation system.

Bid Package 09600 & 09640: Delete all flooring concrete slab moisture mitigation system.

#### Alternate No CM-4 Provide wood frame construction classroom additions in lieu of SIPs.

<u>Bid Package 06000</u>: In lieu of Structural Insulated Panels provide traditional wood frame, insulated construction as detailed in the Construction Documents (see 8L on A503 and Alternate CM-4 Detail).

Add / Deduct Amount: \$33,024

Bid Package 09200: In lieu of Structural Insulated Panels provide traditional wood frame, insulated construction as detailed in the Construction Documents (see 8L on A503 and Alternate CM-4 Detail).

Add / Deduct Amount:

\$3,427

Decatur Public Schools #61, Muffley Elementary School

# Exhibit F – Unit Prices

N/A

# Exhibit G - Project Bid Summary



Owner:	Decatur Public Schools	
Location:	Muffley Elementary School	
Bid Time:	4/30/2020 2:00PM	
Project #:		

Ver 1.3

## Decatur Public Schools #61 - Muffley Elementary School

BID PACKAGE	ВА	SEBIDS	Section of the sectio	TERNATE BIDS		TOTAL	COMPANY	MBE %
	<u> </u>	004.055	-		e	334,052	Christy Foltz	15%
02700 Site Improvement	5	334,052 187,300		-	\$ \$	187,300	JJ Braker	3%
04200 Masonry	ŝ		\$ \$		s	68,147	O'Shea Builders	
05100 Structural Steel	s	800,780		(33,024)	ŝ	767,756	O'Shea Builders	1%
07500 Roofing & Sheet Metal	s	171,600			\$	171,600	Top Quality	
08400 Aluminum & Glass	s	64,850		-	\$	64,850	Kelly Glass	20%
09200 Gypsum Board Assemblies	\$		S	3,427	\$	132,427	Allied	
09600 Flooring * Note - this value should be add		152,338	\$	-	\$	152,338	Flooring Systems *	
09640 Gym Flooring the Gym Flooring value to = combo			\$	-	\$	46,205	Flooring Systems *	
09900 Painting	S	45,950	\$	-	\$	45,950	Midwest Commercial Coatings	
11480 Athletic & Recreation Equipment	\$	46,484	\$	-	\$	46,484	H2I	
12660 Telescoping Stands	\$	15,731	\$	-	\$	15,731	Irwin	
13120 Pre-Engineered Metal Building	\$	188,963	\$	-	\$	188,963	O'Shea Builders	
15300 Fire Protection	\$	34,890	\$	-	\$	34,890	Illini Fire Service	15%
15400 Plumbing	\$	93,350	\$	-	\$	93,350	Henson Robinson	
15700 HVAC	\$	964,281	\$	-	\$	964,281	EL Pruitt	
16000 Electrical	\$	299,000	ŝ	-	\$	299,000	Egzii	
03400 Early Pre-Cast Bid (With Alternate No A-22)	\$	-	\$	-	\$			
CM General Conditions	\$	331,165	\$	-	\$	331,165		
Testing & Inspection	\$	34,084	\$	-	\$	34,084		
Temp Floor Protection	\$	668	\$	-	\$	668		
	\$	4,008,838	\$	(29,597)	\$	3,979,241	Total MBE Contract Value	: 4%
	Τ							
Indirect Construction Costs								
Sales Tax, Exempt Proj Consumables	\$	200	\$	-	\$	200		
CM Fee	\$	136,817	\$	(1,010)	\$	135,807		
Construction Contingency (5%)	\$	200,452	\$	(1,480)	\$	198,972		
Erosion Control permit	\$	250			\$	250		
	1				s	-		
	Ť.				I		1	
Indirect Construction Costs Summary	\$	337,718	s	(2,490)	5	335,229		
Indirect construction costs commany	<u> </u>				Ľ.			
Subtotal - GMP	5	4,346,556	ŝ	(32,087)	s	4,314,469		
	+ř-			(	<u> </u>			
Owner Costs	+						1	
O'Shea Precon Fee	\$	13,063			s	13,063	1	
A/E Fees & Reimbursables	\$	425,970	s		\$	425,970	1	
Allowance: Abatement	s	35,000			\$	35,000		
Allowance: Called Inspections	\$	12,500			\$	12,500		
Allowance: Audio-Visual Equipment	s	6,000			\$	6,000		
Allowance: Owner FF&E	S	62,000			\$	62,000		
Allowance: Owner Safety & Security	1				\$	-	]	
CM Performance Bond	\$	32,037			\$	32,037		
	$\mathbf{T}$				S	-		
Allowance: Owner Communications (Phone, VOIP)					\$	-		
Builder's Risk			\$		\$	-		
Bidg Permit: EXEMPT			\$	-	S	-		
			\$	-	\$	-		
			Ľ				ł	
Owner Costs Summary	\$	586,570	\$		\$	586,570	4	
			<u> </u>		L			<b>o</b> .
TOTAL PROJECT AMOUNT	\$	4,933,126		(32,087)	\$	4,901,039	budget: \$5,053,57	9
				ACCEPT /	1			
ALTERNATE PROPOSALS				DECLINE				
Alternate No A-17: Additional Fire Hydrants at Muffley				DECLINED			4	
Alternate No A-18: Additional Parking on East Side at Muffley				DECLINED				
Alternate No A-19: Additional Parking on West Side of Muffley				DECLINED			4	
Alternate No A-20: Additional Parking on South Side of Muffley				DECLINED	<u> </u>		4	
Alternate No A-21: Parent Drop-Off Loop at Muffley				DECLINED	1		4	
Alternate No A-22; Precast Gym ILO PEMB at Muffley				DECLINED			4	
Alternate No A-23: Multipurpose and Auditorium Remodel at Muffley				DECLINED	<u> </u>		4	
Alternate No A-24: Secure Existing Entry at Muffley	1			DECLINED	1		4	
Alternate No A-25a: Provide TREMCO TPO Roofing Upgrade				DECLINED			4	
Alternate No A-25b; Provide TREMCO TPO Roofing Upgrade with Alt A22 Precas	t Gym	<u>ا</u>		DECLINED	1		4	
			168083	DECLINED	4		1	
Alternate No A-26a: Provide TREMCO Therm 100 Built-up Roofing Upgrade		-						
Alternate No A-26b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt A22 P				DECLINED				
Alternate No A-26b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt A22 P Alternate No CM-1: Gypsum board taping & finishing including but not limited to corner bea	ads & t	ear-away bead	s :				-	
Alternate No A-26b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt A22 P Alternate No CM-1: Gypsum board taping & finishing including but not limited to corner bea Alternate No CM-2: Delete all flooring subfloor preparation exclusive of concrete slab moiss	ads & t	ear-away bead	s	DECLINED				
Alternate No A-26b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt A22 P Alternate No CM-1: Gypsum board taping & finishing including but not limited to corner bea	ads & to ture mi	ear-away bead itigation system	s					

# ${\ensuremath{\overline{\oplus}}} AIA^\circ$ Document A133 $^\circ$ – 2009 Exhibit A

# Guaranteed Maximum Price Amendment

#### for the following PROJECT:

(Name and address or location)

Decatur Public Schools #61 Parsons Elementary School 3591 N. MacArthur Rd. Decatur, IL 62526

#### THE OWNER:

(Name, legal status and address)

Decatur Public Schools District #61 101 W Cerro Gordo Street Decatur IL 62523

#### THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Harold O'Shea Builders, Inc., d/b/a O'Shea Builders 3401 Constitution Drive Springfield, IL 62711

#### ARTICLE A.1

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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 this Agreement.

**§ A.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million Six Hundred Forty-Six Thousand One Hundred Forty-Four dollars (\$ 4,646,144), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price. (Provide below or reference an attachment.)

See Exhibit G in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: (State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

#### 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<sup>™</sup>–2007, 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.

AlA Document A133<sup>TM</sup> – 2009 Exhibit A. Copyright @ 1991, 2003 and 2009 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was produced by AIA software at 08:24:38 ET on 05/21/2020 under Order No.3874280665 which expires on 07/22/2020, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents<sup>®</sup> Terms of Service. To report copyright violations, e-mail copyright@aia.org. (1951615545)

Init.

See Exhibit E in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any: (*Identify allowance and state exclusions, if any, from the allowance price.*) See Exhibit B in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Exhibit C in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: N/A

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications: (Either list the Specifications here, or refer to an exhibit attached to this Agreement.) See Exhibit A in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings: (Either list the Drawings here, or refer to an exhibit attached to this Agreement.) See Exhibit A in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

§ A.1.1.9 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 Agreement.)

See attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

#### ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

July 1, 2021 as noted in Exhibit D in the attached 5/21/20 O'Shea Guaranteed Maximum Price Summary Document, Decatur Public Schools #61 Parsons Elementary School.

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2

#### **OWNER** (Signature)

Beth Nolan, President, Board of Education, Decatur Public Schools District #61

(Printed name and title)



#### CONSTRUCTION MANAGER (Signature)

Michael E. O'Shea, President of Harold O'Shea Builders, Inc., d/b/a O'Shea Builders (Printed name and title)

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3

# O'Shea Guaranteed Maximum Price Summary Document

Decatur Public Schools #61 Parsons Elementary School

5/21/20





May 21, 2020

Dr. Fred Bouchard Assistant Superintendent Decatur Public Schools #61 101 Cerro Gordo Street Decatur, IL 62523

Re: Decatur Public Schools #61, Parsons Elementary School

Dear Fred:

This letter serves as a summary of the Final Guaranteed Maximum Price (GMP) for the Project referenced above. The Project Costs are as follows:

Base Bid with indirect construction costs: Four Million Six Hundred Forty-Six Thousand One Hundred Forty-Four Dollars: \$4,646,144

This Project Scope of Work includes Work associated with the eight classroom addition, gymnasium addition, remodeling and incorporation of air conditioning. Please see Exhibit E for the description of Alternates.

For your consideration we have included Exhibits A through G with this letter. The Exhibits will become part of the Contract and further define the Scope of Work.

- Exhibit A Drawings, Specifications, and Addenda
- Exhibit B Allowances
- Exhibit C Assumptions & Clarifications, Responsibility Matrix, Contingency Definitions
- Exhibit D Schedule of Work
- Exhibit E Alternate Prices
- Exhibit F Unit Prices
- Exhibit G Project Bid Summary

Thank you very much for the opportunity to serve you, and please let us know if you have any questions or need additional information.

Sincerely Yours,

Qin Hicks

Tim Hickey O'Shea Builders

3401 Constitution Drive Springfield, IL 62711 2400 N. Main Street, Ste. D East Peoría, IL 61611 502 W. Clark Street Champaign, IL 61820

#### Exhibit A – Drawings, Specifications and Addenda

1) Drawings and Specifications prepared by BLDD Architects, dated March 23, 2020:

DIVISION 00 - PROCUREMENT AND CONTRACT REQUIREMENTS Document 00 0115 - List of Drawing Sheets

#### GENERAL

G101 COVER	SHEET
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- G201 GENERAL MOUNTING HEIGHTS & PARTITION TYPES
- G301 LIFE SAFETY PLAN

#### CIVIL

- C001 COVER SHEET
- C002 GENERAL NOTES & SPECIFICATIONS
- C100 TOPOGRAPHY & REMOVAL PLAN
- C101 OVERALL SITE PLAN
- C102 SITE PLAN
- C103 UTILITY & SWPPP PLAN
- C104 GRADING PLAN
- C105 DETAILS
- C106 DETAILS
- C107 ALTERNATIVE COMPLIANCE LANDSCAPING PLAN

#### DEMOLITION

- D101 DEMOLITION FLOOR PLAN SOUTH
- D102 DEMOLITION FLOOR PLAN NORTH

#### STRUCTURAL

- S001 STRUCTURAL GENERAL NOTES
- S101 FOUNDATION PLAN AND DETAILS
- S102 AUDITORIUM INFILL
- S201 ROOF FRAMING AND DETAILS
- S202 RTU FRAMING
- S203 ALT. BID A-28 PLANS AND DETAILS

#### ARCHITECTURAL

- A101 FLOOR PLAN OVERALL
- A102 FIRST FLOOR PLAN ADDITION
- A103 ALTERNATE BID FLOOR PLANS
- A201 BUILDING ELEVATIONS & WASTE ENCLOSURE DRAWINGS
- A202 BUILDING SECTIONS
- A203 PRECAST PLANS AND ELEVATIONS
- A301 ROOF PLAN OVERALL
- A302 ROOF PLAN
- A303 ROOF DETAILS
- A401 DOOR SCHEDULE & DETAILS
- A402 WINDOW ELEVATIONS & DETAILS
- A501 WALL SECTIONS
- A502 WALL SECTIONS & HORIZONTAL DETAILS
- A503 WALL SECTIONS ALT. BID A-28
- A701 ALTERNATE INTERIOR ELEVATIONS
- A702 ALTERNATE INTERIOR ELEVATIONS
- A703 ALTERNATE INTERIOR ELEVATIONS

- A704 ALTERNATE INTERIOR ELEVATIONS
- A705 ALTERNATE INTERIOR ELEVATIONS
- A707 MILLWORK
- A708 MILLWORK
- A709 ELEVATIONS AND DETAILS
- A710 INTERIOR ELEVATIONS AND SIGNAGE SCHEDULE
- A801 REFLECTED CEILING PLAN OVERALL
- A802 REFLECTED CEILING PLAN NORTH
- A803 REFLECTED CEILING PLAN SOUTH
- A804 REFLECTED CEILING PLAN ALTERNATE BID
- A901 FIRST FLOOR FINISH PLAN AND ROOM FINISH SCHEDULES
- F101 ALT. FIRST FLOOR CORE REMODEL FURNITURE PLAN

#### FIRE PROTECTION

FP101 FIRE PROTECTION PLAN

#### PLUMBING

- PD101 PLUMBING DEMOLITION PLAN NORTH
- PD102 PLUMBING DEMOLITION PLAN SOUTH
- P101 PLUMBING PLAN NORTH
- P102 PLUMBING PLAN SOUTH
- P103 ALTERNATE A-29 PLUMBING PLANS
- P601 PLUMBING SCHEDULES, NOTES & DETAILS
- P901 COORDINATION PLUMBING DRAWINGS

#### MECHANICAL

- MD101 HVAC DEMOLITION PLAN NORTH
- MD102 HVAC DEMOLITION PLAN SOUTH
- M101 HVAC PLAN NORTH
- M102 HVAC PLAN SOUTH
- M103 HVAC ROOF PLAN NORTH
- M104 HVAC ROOF PLAN SOUTH
- M105 ALTERNATE HVAC PLAN
- M601 MECHANICAL NOTES & DETAILS
- M602 MECHANICAL SCHEDULES
- M603 HVAC DIGITAL CONTROL DIAGRAM & NOTES
- M901 MECHANICAL MEZZANINE COORDINATION VIEWS
- M902 MECHANICAL ADDITION COORDINATION VIEWS
- M903 NATURAL GAS COORDINATION VIEW

#### ELECTRICAL

- ED101 ELECTRICAL DEMOLITION PLAN
- E101 ELECTRICAL POWER PLAN NORTH
- E102 ELECTRICAL POWER PLAN SOUTH
- E111 ELECTRICAL LIGHTING PLAN
- E121 ELECTRICAL ALTERNATE PLANS CORE REMODEL
- E301 ELECTRICAL SCHEDULES
- E601 ELECTRICAL NOTES & LEGEND

All drawings are dated March 23, 2020

END 00 0115

May 21, 2020

#### List of Specifications

List of Spec	<u>cifications</u>			
			тос	PROJECT MANUAL - Table of Contents
	HITECTS, IN	IC.	100	
100 Merch				
Decatur, Il				
(844) 784-				
PROJECT M	IANUAL FOR	At Addition & Air Conditioning Parsons Elementary School		
		Decatur Public Schools		
DATE: Ma	rch 23, 2020			
DIVISION	SECTION	TITLE		PAGES
00		PROCUREMENT AND CONTRACT REQUIREMENTS		
	00 0115	List of Drawing Sheets		00 0115-1-3
	00 3132	Geotechnical Data		00 3132-1-85
	00 9100	Reserved for Addenda		00 9100
01		GENERAL REQUIREMENTS		
	01 1000	Project Summary		01 1000-1-4
	01 2300	Alternates		01 2300-1-1
	01 3100	Project Coordination		01 3100-1-7
	01 3119	Project Meetings		01 3119-1-4
	01 3300	Submittal Procedures		01 3300-1-13
	01 4000	Quality Requirements		01 4000-1-8
	01 4001	ISBE Called Inspections		01 4001-1-3
	01 5000	Temporary Facilities and Controls		01 5000-1-13
	01 6000	Product Requirements		01 6000-1-7
	01 7329	Cutting and Patching		01 7329-1-3
	01 7700	Closeout Procedures		01 7700-1-9
02		EXISTING CONDITIONS		
	02 4119	Selective Demolition		02 4119-1-7
	02 4119	Selective Demontion		02 4119 1 7
03		CONCRETE		
	03 3000	Concrete		03 3000-1-25
	03 4500	Precast Architectural Concrete		03 4500-1-16
	03 5114	Cementitious Roof Deck		03 5114-1-4
		MACONDY		
04		MASONRY		
	04 2000	Unit Masonry		04 2000-1-21
	04 7200	Cast Stone Masonry		04 7200-1-8
05		METALS		
÷ .	05 1200	Structural Steel		05 1200-1-13
	05 2100	Steel Joists		05 2100-1-6
	05 5000	Metal Fabrications		05 5000-1-12
0.5		WOOD DIACTICE AND COMPOSITES		
06		WOOD, PLASTICS, AND COMPOSITES		
	06 1000	Rough Carpentry		06 1000-1-6
	06 1100	Wood Framing		06 1100-1-10

	06 1216 06 2200 06 4000	Structural Insulated Panels Millwork Architectural Woodwork	06 1216-1-8 06 2200-1-8 06 4000-1-14
07		THERMAL & MOISTURE PROTECTION	
	07 2100 07 2700 07 4213 07 4214 07 5423 07 6200 07 7200 07 7216 07 8413 07 8446 07 9200 07 9500	Building Insulation Air Barriers Metal Wall Panels Metal Soffit Panels Thermoplastic Polyolefin (TPO) Membrane Roofing Sheet Metal Flashing and Trim Roof Accessories Rooftop Equipment Screens Penetration Firestopping Fire-Resistive Joint Systems Joint Sealants Preformed Expansion Seals	07 2100-1-6 07 2700-1-5 07 4213-1-9 07 4214-1-5 07 5423-1-7 07 6200-1-9 07 7200-1-2 07 7216-1-3 07 8413-1-9 07 8446-1-6 07 9200-1-15 07 9500-1-4
08		OPENINGS	
	08 1100 08 1400 08 3100 4	Metal Doors and Frames Wood Doors Access Panels and Frames	08 1100-1-10 08 1400-1-6 08 3100-1-
	08 3300 08 4113 08 7100 08 8000	Overhead Coiling Doors Aluminum Entrances & Storefronts Hardware Glazing	08 3300-1-7 08 4113-1-11 08 7100-1-21 08 8000-1-15
09		FINISHES	
09	09 2100 09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400 09 9100	FINISHES Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Tile Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings	09 2100-1-8 09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6519-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5 09 9100-1-28
<u>09</u>	09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Tile Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels	09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6519-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5
	09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Tile Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings	09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6519-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5
	09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400 09 9100 10 1100 10 1420 10 1423 10 2800	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings <u>SPECIALTIES</u> Visual Display Surfaces Interior Environmental Graphics Panel Signage Toilet and Bath Accessories	09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5 09 9100-1-28 10 1100-1-4 10 1420-1-5 10 1423-1-10 10 2800-1-6
10	09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400 09 9100 10 1100 10 1420 10 1423 10 2800	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings <u>SPECIALTIES</u> Visual Display Surfaces Interior Environmental Graphics Panel Signage Toilet and Bath Accessories Fire Protection Specialties	09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5 09 9100-1-28 10 1100-1-4 10 1420-1-5 10 1423-1-10 10 2800-1-6
10	09 3000 09 5100 09 6513 09 6516 09 6519 09 6566 09 6800 09 8400 09 9100 10 1420 10 1420 10 1423 10 2800 10 4400	Gypsum Board Assemblies Tile Acoustical Ceilings Resilient Base, Stair Accessories, & Flooring Accessories Resilient Sheet Flooring Resilient Athletic Flooring Carpet Acoustic Wall Panels Paints and Coatings <u>SPECIALTIES</u> Visual Display Surfaces Interior Environmental Graphics Panel Signage Toilet and Bath Accessories Fire Protection Specialties <u>EOUIPMENT</u>	09 3000-1-9 09 5100-1-6 09 6513-1-7 09 6516-1-6 09 6566-1-6 09 6800-1-7 09 8400-1-5 09 9100-1-28 10 1100-1-4 10 1420-1-5 10 1423-1-10 10 2800-1-6 10 4400-1-3

13		SPECIAL CONSTRUCTION	
	13 3419	Metal Building Systems	13 3419-1-22
21		FIRE SUPPRESSION	
	21 0500 21 0553 21 1300	Common Work Results for Fire Suppression Identification for Fire Suppression Piping and Equipment Fire Suppression Sprinkler Systems	21 0500-1-3 21 0553-1-2 21 1300-1-4
22		PLUMBING	
	22 0553 22 0719 22 1005 22 1006 22 1113 22 1313 22 4000	Identification for Plumbing Piping and Equipment Plumbing Piping Insulation Plumbing Piping Plumbing Piping Specialties Facility Water Distribution Piping Facility Sanitary Sewers Plumbing Fixtures	22 0553-1-1 22 0719-1-2 22 1005-1-6 22 1006-1-2 22 1113-1-2 22 1313-1-2 22 4000-1-5
23		HEATING, VENTILATING, AND AIR-CONDITIONING (HVA	<u>.C)</u>
	23 0553 23 0593 23 0713 23 3100 23 3300 23 3700 23 7223 23 7413 23 8126.13 23 8200	Identification for HVAC Piping and Equipment Testing, Adjusting, and Balancing for HVAC Duct Insulation HVAC Ducts and Casings Air Duct Accessories Air Outlets and Inlets Packaged Air-to-Air Energy Recovery Units Packaged Rooftop HVAC Units Ductless Mini-split Heat Pump Systems Convection Heating and Cooling Units	23 0553-1-1 23 0593-1-4 23 0713-1-4 23 3100-1-3 23 3300-1-3 23 3700-1-3 23 7223-1-5 23 7413-1-4 23 8126-1-4 23 8200-1-5
26		ELECTRICAL	
	26 0505 26 0519 26 0526 26 0529 26 0533.13 26 0553 26 0923 26 2416 26 2726 26 2816.16 26 2913 26 4300 26 5100 26 5600	Selective Demolition for Electrical Low-Voltage Electrical Power Conductors and Cables Grounding and Bonding for Electrical Systems Hangers and Supports for Electrical Systems Conduit for Electrical Systems Boxes for Electrical Systems Identification for Electrical Systems Lighting Control Devices Panelboards Wiring Devices Enclosed Switches Enclosed Controllers Surge Protective Devices Interior Lighting Exterior Lighting	$\begin{array}{c} 26\ 0505\text{-}1\text{-}1\\ 26\ 0519\text{-}1\text{-}7\\ 26\ 0526\text{-}1\text{-}3\\ 26\ 0529\text{-}1\text{-}3\\ 26\ 0533\text{.}13\text{-}1\text{-}7\\ 26\ 0533\text{.}16\text{-}1\text{-}4\\ 26\ 0553\text{-}1\text{-}3\\ 26\ 0923\text{-}1\text{-}12\\ 26\ 2416\text{-}1\text{-}4\\ 26\ 2726\text{-}1\text{-}4\\ 26\ 2816\text{.}16\text{-}1\text{-}3\\ 26\ 2913\text{-}1\text{-}4\\ 26\ 4300\text{-}1\text{-}2\\ 26\ 5100\text{-}1\text{-}5\\ 26\ 5600\text{-}1\text{-}3\\ \end{array}$
28	<u> </u>	ELECTRONIC SAFETY AND SECURITY	
	28 4600	Fire Detection and Alarm	28 4600-1-5
31		EARTHWORK	
	31 1000	Site Clearing	31 1000-1-4

	31 2000	Earthwork	31 2000-1-11
	31 2323	EPS Geofoam	31 2323-1-4
	31 3116	Termite Control	31 3116-1-4
32	<u> </u>	EXTERIOR IMPROVEMENTS	
	32 1216	Asphalt Paving	32 1216-1-2
	32 1313	Concrete Paving	32 1313-1-2
	32 3100	Fences and Gates	32 3100-1-4
	32 9200	Turf and Grasses	32 9200-1-3
33		UTILITIES	
	33 0500	Common Work Results for Utilities	33 0500-1-2
	33 4100	Storm Utility Drainage Piping	33 4100-1-2

END TOC

2) Project Bidders Manual prepared by O'Shea Builders, dated March 23, 2020.

- 3) O'Shea Builders has issued five addenda:
  - O'Shea Builders Addendum 1 dated 4/9/20
  - O'Shea Builders Addendum 2 dated 4/14/20
  - O'Shea Builders Addendum 3 dated 4/21/20
  - O'Shea Builders Addendum 4 dated 4/22/20
  - O'Shea Builders Addendum 5 dated 4/23/20

### Exhibit B – Allowances

- O'Shea Builders has included *Fifteen Thousand Dollars (\$15,000)* Staging Area Maintenance Allowance in the Site Improvement package.
- O'Shea Builders has included *Two Thousand Five Hundred Dollars (\$2,500)* Construction Sign Allowance in the General Trades package.
- O'Shea Builders has included *Ten Thousand Dollars (\$10,000)* Allowance in the Electrical package to be used as needed for low voltage relocations.
- O'Shea Builders has included *Twenty-One Thousand Dollars (\$21,000)* Allowance to be used to as needed to coordinate removal and replacement of existing light fixtures.

#### EXCLUSIONS

- Sales tax
- Builders Risk Insurance (provided by Owner)
- Building Permit (assumed DPS will receive ISBE building permit & waiver of costs for City Site permit)
- Premium Time / After-Hours Shift Work required by Owner-requested change.
- Temporary Utility Consumables water and electricity used during construction.
- Owner Costs managed by Owner included in the total Project Sum but not in the GMP per Exhibit G:
  - A/E design fee includes design services value provided by BLDD;
  - Preconstruction fee includes O'Shea Builders services as prescribed in the Standard Form of Agreement Between Owner and Construction Manager as Constructor;
  - Asbestos abatement allowance includes hazardous material abatement contracted directly by Owner at a value provided by Jeff Shourd of Alliance Illinois, abatement consultant to the Owner;
  - ISBE called inspections allowance;
  - Site survey and soils testing fees allowance;
  - Audio-Visual equipment allowance;
  - FF&E (furniture, fixtures and equipment) allowance includes furniture value provided by BLDD; and
  - Construction Manager Performance Bond.

#### QUALIFICATIONS

- The Owner's Contingency amount is **One Hundred Twenty-Eight Thousand Five Hundred Sixty-One Dollars (\$128,561)** to be used in accordance with the included Contingency Definition guidelines.
- The Construction Manager's Contingency amount is **Eighty-FiveThousand Seven Hundred Eight Dollars (\$85,708)** to be used in accordance with the included Contingency Definition guidelines.

#### CLARIFICATIONS

- Payment and Performance Bonds are included with subcontractor bids and for the construction management services, as requested by the Owner.
- Normal working hours, Monday Friday 7:00am to 3:30pm
- This Guaranteed Maximum Price includes bid packages for Site Improvement, Masonry, Structural Steel, General Trades, Roofing & Sheet Metal, Aluminum & Glass, Gypsum Board Assemblies, Flooring, Gym Flooring, Painting, Athletic & Recreation Equipment, Telescoping Stands, Pre-Engineered Metal Building, Fire Protection, Plumbing, HVAC, and Electrical.
- Our Guaranteed Maximum Price includes a lump sum amount of Three Hundred Thirty-One Thousand One Hundred Sixty-Five Dollars (\$331,165) for General Conditions expenses which includes all applicable Project expense for the following O'Shea Builders staff members:
  - Project Manager;
  - Project Superintendent;
  - Project Engineer;
  - Contract Administrator; and
  - Safety Officer.
  - o Additionally, it includes charges for:
    - Cell Phones;
    - Jobsite internet services;
    - IT equipment and services;
    - Temporary office trailers and furniture; and
    - Transportation and travel expenses for O'Shea staff members.
- The lump-sum amount of the General Conditions provided by the Construction Manager in the Guaranteed Maximum Price proposal shall be included in the Cost of the Work, and except for amounts which shall be added to the lump-sum amount for Costs beyond the control of the Construction Manager, said lump-sum amount shall not be subject to further modification other than that which may be mutually-agreed upon by the parties.
- Should this Project at any time be eligible for any federal tax credits or deductions, the Owner shall assign the same in their entirety to the Construction Manager.
- Payments for the Work of this Amendment shall not be comingled with or tied to the work of any other amendment to the Owner/Construction Manager Agreement. Reduction of retainage and final payment for this Work shall become due to the Construction Manager in accordance with the terms and conditions of the Owner/Construction Manager Agreement upon substantial completion and final completion of the Work of this Amendment.
- Each party acknowledges that they have read this Agreement, understand its terms, have had the opportunity to consult with independent legal counsel in connection with the Agreement and knowingly and voluntarily agree to all of the terms of the Agreement.

• The total value of Work, included in our Guaranteed Maximum Price that will be awarded to Ethnic Minority Business Enterprises is **Five Thousand Dollars (\$5000).** This dollar amount represents under 1% percent (<1%) of the Contract

Sum attributable to subcontracting opportunities available. The Owner acknowledges the good faith effort made by O'Shea Builders to comply with the goal of fifteen percent (15%), and consequently, agrees that no penalty will be imposed as a result of not meeting this goal.

# EXHIBIT C - RESPONSIBILITY MATRIX

	O'Shea Builders	Owner		I
	General Active Section Conference in the State Section			
	Responsibility	Responsibility		_
<b>KOSHEA</b>	(Included in	(Not included in	Not in Project	Comments
<b>NA SULX</b>	construction	construction		
BUILDERS	budget)	budget)		
		Duuget/		
CONTRACT TYPE: CM AT RISK				
CONTINGENCIES				
Estimating Contingency			x	reduced to 0 at GMP
Escalation Contingency			x	reduced to 0 at GMP
Construction Manager's Contingency	X			2%
Owner Contingency	×			3%
INSURANCE & BONDS				
		<u>.</u>	2010-2010-2010-2010-2010-2010-2010-2010	
Insurance, Builders Risk		X		
Insurance, GL & Umbrella	×			
Insurance OCIP administration			x	
Insurance, Pollution	X			only as required
Insurance, Professional Liability	×			only as required
	x		2	
Performance & Payment Bond				
GENERAL				
Start Up & Training	×			
Commissioning	200 - Alexandre Ale		×	l
Consultant Fees; Design, Legal, etc.				
Architectural		x		
		x	Astronomical States	
Civil				
Structural		X		· · · · · · · · · · · · · · · · · · ·
MEP / FP Design		X	84 (S. H. R. S. S. K.	
Special: Auditorium, A/V, Food Service, etc.			×	
Legal			x	
Master Planning			X	
	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		Sec. 2	
1-Year Warranty	x			
Financing			x	
Hazardous Materials: Testing & Abatement		x		asbestos abatement allowance
Inspection & Testing Fees	x	x		called inspections allowance
Geotechnical Report	na z ingeneration and a	x		owner allowance
		x		owner allowance
Site Survey / Topographic Survey		<u> </u>		Owner allowance
Model/BIM Service			x	
Moving/Relocating Existing furniture & Equipment for				
Storage			×	
Land Costs			x	
Landscaping & Irrigation			x	
Maintenance Contract			x	
	x			as required by architect
Mock-ups - On-Site				
Mock-ups - Off-Site			x	
Peer Review - Enclosure			x	·
Peer Review - MEP System			x	
Peer Review - Structural			Sector X and a	
Permits				
		x		limited to site - no fee
City		^	x	N/A
County				
EPA	χ.			*
Regional Office of Education		x		
Preconstruction Fees		x		owner allowance
Printing Costs		x		included in A/E reimbursable fee
Sales tax			x	exempt
	x			Owner's Contingency
Unforeseen Conditions	X States and American States and Ame			a conner o Containgency
				2
Utility Company charges, including but not limited to,				
tap and connection	X		and a second state of the second	
		1		
				2
Utility Company charges, including but not limited to,				
Utility Company charges, including but not limited to, impact or assessment fees			×	7
			<b>X</b> (1) (1)	
impact or assessment fees				existing
impact or assessment fees Utilities - Construction consumption			<b>X</b> (1) (1)	existing
impact or assessment fees Utilities - Construction consumption Utilities - Permanent Electrical Service			x	existing

x = costs included f = furnish only included i = install only included p = partial scope included

<b>SHEA</b>	O'Shea Builders Responsibility (Included in construction budget)	Owner Responsibility (Not included in construction budget)	Not in Project	Comments
FF&E				
Artwork			×	
Athletic Equipment				see below
Computer Equipment			x	
Food Service Equipment			x	
Window Treatments	x			
Furniture - Movable		x		FF& E allowance
Fixed Seating	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		x	
Signage - Interior (other than code required)			x	
Signage - Exterior Building and Site			x	
Environmental Graphics	X			
Tack Boards/Marker boards			x	
Acoustical Treatment	X			
SYSTEMS				
Audio / Visual / Lighting Equipment & Systems			x	
Fire Alarm	x			
Intercom			x	
Networking Equipment			X X	
Public Address/Paging			x	
Security CCTV			x	
Access Control Systems	25		x	with alternates not accepted
Synchronous Clock System			x	
UPS System	2 (p. 1972) - 1973		x	
Low Voltage Systems (conduit & rough-in)			×	
Voice/Data Systems				
Backbone conduit & rough-in	x			
Cabling	and the second second	x		
Termination Equipment (Patch panels, Jacks, terminations, etc.			×	
Head End Equipment (PBX, Servers, Switches, etc.			x	
Wireless LAN			x	
EDUCATION SPECIFIC FF&E				
Smart Boards			x	
Athletic Equipment - Fixed	x			
Score Boards			×	
Athletic Equipment - Movable	a second a second		x	
Bleachers	x			
Shop Equipment			×	
Theater Equipment			×	
Theater Lighting			x	~
Classroom Furniture (Desks, Tables, Chairs)		x		
Lab Equipment			×	
TVs		x	States Sec. 2	
TV and Monitor Brackets	×			š

x = costs included f = furnish only included i = install only included p = partial scope included

# Budget Contingency Definitions for Pre-Construction & Construction Phases as Construction Manager

PHASE	NAME	RESPONSIBLE PARTY	DESCRIPTION
Pre-Construction	Estimating Contingency	O'Shea	<ul> <li>Costs associated with areas of the design that are not yet defined.</li> <li>Originally set at 5% but reduced to 0 as design is completed &amp; GMP finalized.</li> </ul>
Pre-Construction	Escalation Contingency	O'Shea	<ul> <li>Cost increases due to market changes and projected construction schedule; reflects both material and labor costs.</li> </ul>
Construction	Construction Manager's Contingency	O'Shea	<ul> <li>The Construction Manager's Contingency is reserved for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order.</li> <li>Currently set at \$85,708 = 2%</li> </ul>
Construction	Owner's Contingency	Owner and O'Shea	<ul> <li>Costs associated with unforeseen conditions, errors/omissions, code/regulatory change, work deliberately excluded from Construction Documents, and Owner- initiated changes.</li> <li>Currently set at \$128,561 = 3%</li> </ul>



#### Exhibit D - Schedule

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	Janua 12/291/	ary /19 2/4	March 3/1 3/	224/1	i May 2 5/3	5/24	6/14	iuly 7/5	7/26-8/	Sep	tembe 5 9/271	0/181	ovemb	er	Janua	у 1/315	Marc /213/1	h 14 4/4	May	/ 5/16	1
1	Preconstruction	115 days	Thu 2/13/20	Fri 7/24/20				F			egona d				*	1	<i></i>	nus.		mar/s	14.19	61675.5 FU	nieth.	- and	1		
2	Bid Packages	6 days	Mon 3/23/20	Mon 3/30/20		<b>'3</b>		T		ЬÌ	Î		İ		T	Ť	ΤÌ	Π	Ť	ÍÍ	1	l l	Π	Ť	ΠŤ	Ħ	Ť
3	Bid Date	17 days	Wed 4/1/20	Thu 4/23/20	2	4FS-1 day	1			Šiju-	l		Ï		İ	11	1	TT		11			ΠŤ	+	ITT	ŤŤ	Ť
4	Buy Out	10 days	Thu 4/23/20	Wed 5/6/20	3FS-1 day	5	T	T	11		ί»η		Ť	1		Ť	11	T		T	İ		ГŤ	Ť	ht	Ħ	╈
5	Subcontracts	10 days	Thu 5/7/20	Wed 5/20/20	4	8,9,7SS	T	11	ΤŤ		, X		- İİ	İ		Ϊ	11	Ħ		ŤŤ	1		ПŤ	<u>†</u>	ΠŤ	ŤŤ	Ť
6	Submittals	35 days	Thu 5/7/20	Thu 6/25/20		11		11	T T	T	<b>-</b>				T	11-	11	ŤŤ	-	$\uparrow\uparrow$	1-		ΠŤ	+-	ΗT	ŤŤ	Ť
7	RTU Submittal	7 days	Thu 5/7/20	Fri 5/15/20	555	10	$\square$			Τ	<b>.</b>		Ť		-	11-	† †	$^{\dagger\dagger}$		TT	1		1	+	htt	Ħ	1
8	Electrical Submittals	7 days	Thu 5/21/20	Mon 6/1/20	5	11	T	11	Τİ			<b>6</b>	5	Ť		11		Ħ	Ť	TŤ	1		T -	+	ΠŤ	ŤŤ	1
9	Other Submittals	25 ɗays	Thu 5/21/20	Thu 6/25/20	5	11				T	ľ	tan)	alli	İ	T	Π	11	ŤŤ	1	ŤÍ	1	ΙŤ	ГŤ	-	ITT	ŤŤ	Ť
10	RTU Procurement	35 days	Mon 5/18/20	Tue 7/7/20	7	54		1	1	Ť		XIII	20	h	1	T		T		11	1		ΠŤ	-	itt	Ħ	Ť
11	Procurement	25 days	Fri 6/26/20	Fri 7/31/20	6,8,9			T	Ti	$\top$	1		1	ded	1	Ť	$\uparrow$	Ħ		ŤŤ	t	$\vdash$	ΠT	Ť	ĦŦ	Ħ	Ť
12	Milestones	254 days	Thu 5/28/20	Thu 5/27/21				11-	ΤŤ		Ï	-		+			++	÷		+ +	+			+-	Ħ	-	Ť
13	End of School 2020	0 days	Thu 5/28/20	Thu 5/28/20		42,43,20,39	T t	11	++	1	Ï	a 5			Ť	11	11	T			1		Π	+	ht	Ħ	Ť
14	Completion of Interior Renovation	0 days	Fri 8/7/20	Fri 8/7/20	26,27,64		Ħ	Π		1		Ħ	Ϊ		• 8	π	+	ŤŤ	-	11	-	<u> </u>	H-	+	ΠŤ	ŤŤ	Ť
15	Beginning of School 2020	0 days	Wed 8/12/20	Wed 8/12/20			╈	1		1	1	T	Πİ	T	Tio 1	8/12	+ + + + + + + + + + + + + + + + + + +	-++		tt	+	-	H		H	+	╈
16	Completion of New Addition	0 days	Fri 3/12/21	Fri 3/12/21	35,109,111	112	Ħ	T	$\square$	1		Ħ		ήt	ŤΓ	11-	++	Ħ	+	$\uparrow\uparrow$	<u>†</u>		6	3/12	ΗŦ	+	╘
17	End Of School 2021	0 days	Thu 5/27/21	Thu 5/27/21				$\square$			1	Ш	1	ŤÌ	11	11		Ħ	$\neg$		-		n Th	1	H	6 5	/27
18	Construction	201 days	Thu 5/28/20	Fri 3/12/21			H			$\neg$	1	<b>r</b>		┿┿	╫	#	++	┿		++	+		-H	1	Ht	+	Ť
19	Sitework	201 days	Thu 5/28/20	Fri 3/12/21			+	11	$^{++}$	+	1	-		1		#	+ +	井	+	+	-	t t	H	+-	ĦŦ	+	╈
20	Mobilization/Fence/Erosion Control	5 days	Thu 5/28/20	Wed 6/3/20	13	22,29	H	T	++	1	1	ľ,	Ť	Ħ	Ħt	ii -	+-	Ħ		++	+	-+	rttr	+	it t	+	╈
21	West Phase	42 davs	Thu 6/4/20	Mon 8/3/20			$\vdash$	++	+	+-	1			+	1	1		╈	-				Шt	+	Ht	+	╈
22	Pavement Removal	10 days	Thu 6/4/20	Wed 6/17/20	20	23FS-5 days	+	++	++	+	1-	1x	<u>s 1</u>	+	ήt	Ť		Ħ	-		1		ſ₩	+	ĦŦ	$\pm$	╈
23	Utility Relocations	15 days	Thu 6/11/20	Wed 7/1/20	22FS-5 days	24FS-5 days	$\vdash$	11-	++		-			+	Ħ	11-	+	Ħ		1	+		ΠŤ	+	Ht	++	+
24	Cut Fill/ Subgrade	10 days	Thu 6/25/20	Thu 7/9/20	23FS-5 days	25	Ħ	1		1	1		Ś	5	iii -	ti -		Ħ	$\neg$		1		ΠŤ	+	H+	+	╈
25	Paving	10 days	Fri 7/10/20	Thu 7/23/20	24	26FS-3 days,27	+	1		+	1	Ħ	1	1		Π.		Ħ					ШĿ	+	H	+	-4-
26	Landscaping	10 days	Tue 7/21/20	Mon 8/3/20	25FS-3 davs	.14	+	Ť	$\uparrow$	+	1	T			g) –	1		ŤŤ	1		Ť	$\vdash$	ПŤ	+	H	+	+
27	Striping	5 days	Fri 7/24/20	Thu 7/30/20	25	14	H	1	+	1	1	Н		1 2		11-		Ħ	-	11	+		ПŤ	+	itt	+	
28	East Phase	196 days	Thu 6/4/20	Fri 3/12/21			$\square$			-	1	-		+			++			++			-H	+-	$H^+$	+	╣
29	Pavement Removal	5 days	Thu 6/4/20	Wed 6/10/20	20	30	+	+	++	+		1X		11		₩-	++	-++	÷	+	<del>†</del>	H	ſĦ	+	H	+	╈
30	Retaining Wall Removal	5 days	Thu 6/11/20	Wed 6/17/20	29	31	$\square$	+	++	+	1-		ς I	++		#-	1-1	╈		$\frac{1}{1}$	+	$\vdash$	╢╢	+	ht	+	╫
31	Utility Relocations	10 days	Thu 6/18/20	Wed 7/1/20	30	32FS-5 days	-	+	++	+			Ň	+		╫╴		₩			ŀ	$\vdash$	i₩	+	₩	++	╉
32	Grading for Construction	5 days	Thu 6/25/20	Wed 7/1/20	31FS-5 days	33,6655		+	++	+	1.	$\mathbb{H}$				<u> </u>	<b>.</b>	#		+		$\vdash$	HF	+	Ht	++	╣
33	Final Grading	10 days	Mon 2/1/21	Fri 2/12/21	32,98	34		$\mathbb{H}$	++	+	8			++			+	╈	-	+	+		-ff-	-	Ht	+	╈
34	Paving	10 days	Mon 2/15/21	Fri 2/26/21	33	.35	+	╈	++	+	╞	+		++		╢	+	+	+		+	<u></u>		+	$\mathbb{H}^+$	╈	╧╢╋
35	Landscaping	10 days	Mon 3/1/21	Fri 3/12/21	34	16	$\vdash$	+-	++	+	1	+		+			+	╈		+	+	<u> </u>		+	₩	╈	╈
36	Building	195 days	Thu 5/28/20	Thu 3/4/21			+	╈	╈		┢─	-		+	_						÷		1	+	$\mathbb{H}$	++-	╉
37	Renovations and Alternates	54 davs	Thu 5/28/20	Wed 8/12/20	1		$\vdash$	++	++		1	÷–		+		+	+	╉	-		$\vdash$	<u> </u>		╈	╫┼	╈	╋
38	Abatement	15 days	Thu 5/28/20	Wed 6/12/20			-	╫	++	-+	╀	F			-			╫	+	+	+	+	╢	+	╟┼	╋	+
			1110 37 207 20	Wel 0/1//20				<u></u>	<u></u>		J						l					<b>.</b>	<u>lil</u>	<u></u>	<u></u>	<u>_</u>	<u> </u>
Finish	ate: Sat 2/1/20 Jate: Thu 5/27/21 ute: Wed 4/8/20				O'SHEA BU Parsons PreCon So Page 1	chedule 3.31.20																			[0	SH	EA

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	Janua		Marc 3/1	h 1/22 <sup>4</sup> /12	May	124-5/1	July	17/26/20/	Sep	tember 6 9/271	Nov	/ember /811/29	Janu 2/201/1		March		May (255/1)		July
39	Mezzanine HVAC	10 days	Thu 5/28/20	Wed 6/10/20	13	45FS-5 days,40	Π	TT.					11	T.	1	T.	TT.	T				T	TT	T	
40	Auditorum Floor	3 days	Thu 6/11/20	Mon 6/15/20	43FS-5 days,39	46,41		11				5	IIT					TI							
41	Plumbing Demolition	2 days	Tue 6/16/20	Wed 6/17/20	40	45FF-3 days									Π										
42	MEP RTU Layout	5 days	Thu 5/28/20	Wed 6/3/20	13	44,49						$h \parallel$													
43	Demolition Including Auditorium	10 days	Thu 5/28/20	Wed 6/10/20	13	40FS-5 days		11																	
44	Roof Curb and Patching	10 days	Thu 6/4/20	Wed 6/17/20	42	54		Ц					₩.										Ш		1
45	MEP Demolition	15 days	Thu 6/4/20	Wed 6/24/20	39FS-5 days,41FF-3	d50,51						ų jį k			11										Щ
46	Geofoam Infill and Flatwork	9 days	Tue 6/16/20	Fri 6/26/20	40	47,57FS+5 days																	Щ.		Щ
47	Framing	3 days	Mon 6/29/20	Wed 7/1/20	46	52							h_										Ш		Щ
48	MEP Above Ceiling Rough In	30 days	Thu 6/4/20	Thu 7/16/20								<u>r††–</u>					11								
49	Gas Piping	15 days	Thu 6/4/20	Wed 6/24/20	42	:59						Č() X					Ш.								<u> </u>
50	Duct Layout	15 days	Thu 6/25/20	Thu 7/16/20	45	59FS-3 days							Ìth		1										
51	Plumbing	10 days	Thu 6/25/20	Thu 7/9/20	45	59							9H)		Ш_										Щ
52	In Wall Rough in	2 days	Thu 7/2/20	Mon 7/6/20	47	53							ЖШ												Щ
53	Gypsum Board	2 days	Tue 7/7/20	Wed 7/8/20	52	55							<u>I KII</u>												Ш
54	Install RTUs	15 days	Wed 7/8/20	Tue 7/28/20	10,44	61								h l											Ш
55	Finishing & Painting	6 days	Thu 7/9/20	Thu 7/16/20	53	59,56													Ш.						Щ
56	Casework	2 days	Fri 7/17/20	Mon 7/20/20	55	.60																			Ш
57	General Purpose Room Finishes	13 days	Tue 7/7/20	Thu 7/23/20	46FS+5 days			11					Ĩ0						Ц.						Ш
58	Glazing & Storefront	5 days	Fri 7/17/20	Thu 7/23/20	5955	60		11					e al												
59	Ceilings	7 days	Fri 7/17/20	Mon 7/27/20	55,49,50FS-3 days,5	160,5855							192	ΗL											
60	Flooring	5 days	Tue 7/28/20	Mon 8/3/20	59,58,56	62								h			11								
61	Final Connections, Testing of HVAC Systems	8 days	Wed 7/29/20	Fri 8/7/20	54	63,64		Π						Δh											Ш
62	Doors and Hardware	5 days	Tue 8/4/20	Mon 8/10/20	60	:64							1												
63	Commission and Training	3 days	Mon 8/3/20	Wed 8/5/20	61									8											
64	Final Cleaning	2 days	Tue 8/11/20	Wed 8/12/20	62,61	14								1											
65	Addition	175 days	Thu 6/25/20	Thu 3/4/21								ľ	††		tt:	1	Ť			1	1				
66	Layout	5 days	Thu 6/25/20	Wed 7/1/20	32SS	67						<u>الا</u>			11										
67	Footings & Foundations	25 days	Thu 7/2/20	Thu 8/6/20	66	68FS-10 days,72FS+								ի≊ <del>յ</del> ի		1									
68	Interior Below Slab Rough In	25 days	Fri 7/24/20	Thu 8/27/20	67FS-10 days	.69							4	四川	8										
69	Building Slab(If Metal Building Option)	5 days	Fri 8/28/20	Thu 9/3/20	68	71FS+1 day,89				1			1		<b>1</b>										Щ
70	Gymnasium	112 days	Fri 8/21/20	Mon 2/1/21										l Ir	-ii-		<u> </u>								
71	Prefabricated Metal Building - Structure	10 days	Tue 9/8/20	Mon 9/21/20	69FS+1 day								1		_ľ×	<b>a</b>							Ш		
72	CMU Walls	15 days	Fri 8/21/20	Fri 9/11/20	67FS+10 days	73								Ĩ	ί i i i i i i i i i i i i i i i i i i i										Ш
73	Waterproofing and Insulation	5 days	Mon 9/14/20	Fri 9/18/20	72	74										ЬІ									Ш
74	Brick Veneer	15 days	Mon 10/12/20	Fri 10/30/20	92,73	75							1				55h								
75	Prefabricated Metal Building - Envelope	20 days	Mon 11/2/20	Tue 12/1/20	74	78,77,76FF							ll.					sin [					Ш		Щ
76	Prefabricated Metal Building - Insulation	10 days	Mon 11/16/20	Tue 12/1/20	75FF		1				L							sii∳'			Ш.				<u> </u>
Finish	Date: Sat 2/1/20 Date: Thu 5/27/21 ate: Wed 4/8/20				O'SHEA BUIL Parsons PreCon Sch Page 2 o	edule 3.31.20																	<b>(</b> @`s	HE	A

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D	ask Name	Duration	Start	Finish	Predecessors	Successors	Janua 12/291	ny (19 2/9	Marc 3/1	:h 3/224/1	May 2 5/3	5/246	July 14,7/	7/26	s 8/16	epten 9/6 9/	ber 2710/	Nov 1811/	mber 31/29	Jan 2/201/	uary 10,1/	M   12/21	larch 1 <u>3/14</u>	4/4 4/-	лау 155/16	6/6	July (27)
77	Gymnasium Dry In	0 days	Tue 12/1/20	Tue 12/1/20	75			11					1		1				¢ 1	2/1		Ш			Щ	Щ	
78	Painting	7 days	Wed 12/2/20	Thu 12/10/20	75	79									. []			11	Š.	1					$\downarrow \downarrow$	Ц	
79	MEP Trimout	15 days	Fri 12/11/20	Mon 1/4/21	78	-80									1			L	l D	\$\$						Ц	Ц
80	Overhead Athletic Equipment	10 days	Tue 1/5/21	Mon 1/18/21	79	81		TI.										Ц_		Į Čen		Ш			Щ.		Ц
81	Atheletic Flooring	5 days	Tue 1/19/21	Mon 1/25/21	80	:82		11			_							<u> </u>			<u>.</u>	Щ			$\square$	Щ	
82	Bleachers	5 days	Tue 1/26/21	Mon 2/1/21	81	:109												Ц			<u> </u>			_#		Ц	Ш
83	Pre Cast Gymnasium Alternate	34 days	Tue 9/8/20	Fri 10/23/20											1	Ť	71	Ц.			_					Ц	$\square$
84	Pre Cast Panel Erection Phase	6 days	Tue 9/8/20	Tue 9/15/20		85					l.					35		11							Щ.	$\square$	
85	Structural Steel - Deck	8 days	Wed 9/16/20	Fri 9/25/20	84	86		11_								斷		Ц							4	Щ	$\square$
86	Roof Insulation and Membrane	10 days	Mon 9/28/20	Fri 10/9/20	85	87FS+5 days										1	8	1					Ш	_Ц	Щ		
87	Building Slab (Pre Cast)	5 days	Mon 10/19/20	Fri 10/23/20	86FS+5 days								1				k	11_						Щ.	1	Ц	L
88	Classroom Additions	125 days	Fri 9/4/20	Thu 3/4/21		·											1	ÍÌ		ŤŤ		TP.			4		Ľ
89	Framing or SIPS	15 days	Fri 9/4/20	Fri 9/25/20	69	91,90FS-5 days					120003		l		XXX	inad <sub>1</sub>		11					<u></u>		Щ		L
90	Waterproofing and Insulation	10 days	Mon 9/21/20	Fri 10/2/20	89FS-5 days	92FS-5 days			T							S.		11		Ш					Щ	$\square$	Ĺ
91	Roof Trusses	5 days	Mon 9/28/20	Fri 10/2/20	89	.93											11_	11							Щ		Ļ.,
92	Brick Veneer	10 days	Mon 9/28/20	Fri 10/9/20	90FS-5 days	94,74										1	K_	Ц_						Щ	44	$\square$	_
93	Roof Sheathing & Curbs	10 days	Mon 10/5/20	Fri 10/16/20	91	95,97		Π_			1						Шh	Ц_						Щ	4	$\square$	
94	Glazing	5 days	Mon 10/12/20	Fri 10/16/20	92	99,96		П									Σh					Ш		Щ			L
95	Roofing - Dry In	10 days	Mon 10/19/20	Fri 10/30/20	93	98,96		_									N.4			Щ		Ш		Щ	Ц	$\square$	
96	Classroom Dry In	0 days	Fri 10/30/20	Fri 10/30/20	94,95													311	)/30					Щ	Щ		_
97	in Wall Rough In	15 days	Mon 10/19/20	Fri 11/6/20	93	99FS-5 days											ĥ	dh_			_						L
98	Set RTU's	15 days	Mon 11/2/20	Fri 11/20/20	95	33		Π						Τ_				(i) ju		$\rightarrow$							L
99	Gyp Board	10 days	Mon 11/2/20	Fri 11/13/20	97FS-5 days,94	100FS-5 days	$\square$			·								M									
100	Finishing	10 days	Mon 11/9/20	Fri 11/20/20	99FS-5 days	101FS-5 days													<u></u>					Щ			_
101	Painting	10 days	Mon 11/16/20	Tue 12/1/20	100FS-5 days	102					l			1			1	*	Ψ <u>η</u> _					Щ	Щ		L
102	Cellings	10 days	Wed 12/2/20	Tue 12/15/20	101	105,103												11	-	曲				Щ		$\square$	L
103	Flooring	10 days	Wed 12/16/20	Wed 12/30/20	102	104	Π				Ĭ.							11_		×.					Ш		L
104	Casework	10 days	Thu 12/31/20	Thu 1/14/21	103	:105												11_		Ň	1			Щ		$\perp$	L
105	Trimout	10 days	Fri 1/15/21	Thu 1/28/21	102,104	108,105												11_			ßzi-	-11		Щ			L
106	Doors and Hardware	10 days	Fri 1/29/21	Thu 2/11/21	105	107							Π.					<u>   </u>			Ň.	8 <b>\</b>		Щ	$\square$		L
107	Toilet Accessories	5 days	Fri 2/12/21	Thu 2/18/21	106	108	1															a ji	1	Щ			Ĺ
108	Furniture Installation	5 days	Fri 2/19/21	Thu 2/25/21	105,107	109	Π															1		Ш	Ц		Ĺ
109	Final Cleaning	5 days	Fri 2/26/21	Thu 3/4/21	108,82	:16			1									11				Ţ.	1_	Ш			4
110	Closeout	40 days	Mon 2/15/21	Fri 4/9/21				П	1									11	1			<b>r</b>					4
111	ISBE Document Collection	20 days	Mon 2/15/21	Fri 3/12/21		16		П			nu -											ajda					1
112	ISBE Inspection	20 days	Mon 3/15/21	Fri 4/9/21	16	:113SS								T				Π					d in the second se	فنصف			4
113	Closeout Documents	20 days	Mon 3/15/21	Fri 4/9/21	11255			Π			1			T.				Π		III			4	μŪ	Ш		L
Start I	Date: Sat 2/1/20				O'SHEA BU																			5	<b>(</b> @`s	31-1E	۵
Finish	Date: Thu 5/27/21				Parsons PreCon S																			12			

Run Date: Wed 4/8/20

Page 3 of 3

# Exhibit E – Alternate Prices

#### Alternate No A27: Provide Additional Fire Hydrants

<u>All-Bid Packages</u>: Provide additional fire hydrants as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A28: Provide Precast Gym in lieu of Pre-Engineered Metal-Building Gym

<u>All-Bid-Packages</u>: Provide a precast concrete-panel gymnasium in-lieu of the-pre-engineered metal-building gymnasium as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No A29: Multipurpose Remodel

<u>All Bid Packages: Remodel the multipurpose room as indicated on the construction documents.</u>

Add / Deduct Amount:

#### Alternate-No A30: Provide Secure Entry

<u>All Bid Packages</u>: Remodel the existing entry vestibule to provide a secure area with doors and door access control as indicated on the construction documents. Additional work and finishes adjacent to this area are affected by this alternate.

Add / Deduct Amount:

#### Alternate No A31a: Provide TREMCO TPO Roofing Upgrade

<u>All-Bid Packages</u>: Provide alternative roofing product in lieu of that included in the base bid as indicated on the construction documents.

Add / Deduct Amount: \_\_\_\_\_

#### Alternate No A31b: Provide TREMCO TPO Roofing Upgrade with Alt No A28 Precast Gym.

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the Alternate No. A28 Precast Gym bid as indicated on the construction documents.

#### Alternate No A32a: Provide TREMCO Therm 100 Built-up Roofing Upgrade

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the base bid as indicated on the construction documents.

Add / Deduct Amount:

#### Alternate No-A32b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt No A28 Precast Gym.

<u>All Bid Packages</u>: Provide alternative roofing product in lieu of that included in the Alternate No. A28 Precast Gym bid as indicated on the construction documents.

Add / Deduct Amount:

#### **CONSTRUCTION MANAGER ALTERNATES**

For purposes of the Construction Manager, the bidder will perform construction manager alternate bid work associated with the bid package or combination of bid packages. Additions and deductions include all modifications of work or additional work that the bidder may be required to perform by reason of the acceptance of alternate bids. Circle "Add" or "Deduct" according to the alternate cost in relation to base bid. Note if the alternate below does not affect bid indicate "\$0.00" or is not relative to specific base bid indicate Not Applicable by "N/A".

Alternate No CM-1: Gypsum board taping and finishing including but not limited to corner beads and tear-away beads.

<u>Bid Package 09200</u>: Delete gypsum board taping and finishing including but not limited to corner beads and tear away beads.

Add / Deduct Amount:

Alternate A30: Add /-Deduct-Amount:

<u>Bid Package 09900</u>: Provide gypsum board taping and finishing including but not limited to corner beads and tear away beads.

Add / Deduct Amount:

Alternate A30: Add / Deduct Amount:

# Alternate No CM-2: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system.

<u>Bid Package 09600</u>: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system.

Add /-Deduct Amount:

Alternate No-CM-3: Delete all flooring concrete slab moisture mitigation system.

Bid Package 09600: Delete all flooring concrete slab moisture mitigation system.

Add / Deduct Amount:

#### Alternate No CM-4 Provide wood frame construction classroom additions in lieu of SIPs.

<u>Bid Package 06000</u>: In lieu of Structural Insulated Panels provide traditional wood frame, insulated construction as detailed in the construction documents (see 8L on A503 and Alternate CM-4 Detail).

#### Add / Deduct Amount:

<u>Bid Package 09200</u>: In lieu of Structural Insulated Panels provide traditional wood frame, insulated construction as detailed in the construction documents (see 8L on A503 and Alternate CM-4 Detail).

# Exhibit F – Unit Prices

N/A

# Exhibit G - Project Bid Summary



Owner:	Decatur Public Schools	
Location:	Parsons Elementary School	
Bid Time:	4/23/2020 2:00PM	
Project #:		

ver 1.5

# Decatur Public Schools #61 - Parsons Elementary School

BID PACKAGE	ва	SE BIDS	1	LTERNATE - BIDS		TOTAL	COMPANY	MBE %
			3366					15%
02700 Site Improvement	\$	234,156		-	\$	234,156	Entler Excavating	2%
04200 Masonry	\$	195,520	\$		\$	195,520	Otto Baum	
05100 Structural Steel	\$	81,111			\$	81,111	O'Shea Builders	
06000 General Trades	\$	1,095,927		-	\$	1,095,927	Christy-Foltz	
07500 Roofing & Sheet Metal	\$	197,100		-	\$	197,100	Top Quality Roofing	
08400 Aluminum & Glass	\$	84,600		-	\$	84,600	Bacon Van Buskirk	
09200 Gypsum Board Assemblies	\$	143,500		-	\$	143,500	Associated Constructors	
09600 Flooring * Note - this value should be added				-	\$	103,297	Flooring Systems *	
09640 Gym Flooring the Gym Flooring value to = combo b		47,889		-	\$	47,889	Flooring Systems *	
09900 Painting	\$	66,800		-	\$	66,800	Midwest Commercial Coatings	
11480 Athletic & Recreation Equipment	\$	43,400		-	\$	43,400	H2I Group	
12660 Telescoping Stands	\$	15,216		-	\$	15,216	Irwin Telescoping Seating	
13120 Pre-Engineered Metal Building	\$	191,495		-	\$	191,495	O'Shea Builders	
15300 Fire Protection	\$	38,500			\$	38,500	Pipco	
15400 Plumbing	\$		_		\$	149,751	EL Pruitt	
15700 HVAC	\$	929,000	\$	-	\$	929,000	Henson Robinson	
16000 Electrical	\$	281,000	\$	-	\$	281,000	Bodine Electric	
03400 Early Pre-Cast Bid (With Alternate No A28)	\$	-	\$	-	\$	-		
CM General Conditions	\$	331,165	\$		\$	331,165		
Testing & Inspection	\$	34,084	\$	-	\$	34,084		
Temp Floor Protection	\$	668	\$		\$	668		
Allowance for Exist Classroom grid/light replacement - Electrical Bid	\$	21,000			\$	21,000		
Direct Construction Costs	\$	4,285,179	\$	-	\$	4,285,179	Total MBE Contract Value:	
Sales Tax, Exempt Proj Consumables	\$	200	\$	-	\$	200		
CM Fee	\$	146,247		-	\$	146,247		
Construction Contingency (5%)	\$	214,269	\$	-	\$	214,269		
Erosion Control permit	\$	250			\$	250		
					\$	-		
Indirect Construction Costs	\$	360,966	\$	-	\$	360,966		
Subtotal - GMP	\$	4,646,144	\$	-	\$	4,646,144		
O'Shea Precon Fee	\$	13,063			\$	13,063		
A/E Fees & Reimbursables	\$	419,572	\$	-	\$	419,572		
Allowances: Abatement	\$	19,985			\$	19,985		
Allowances: Abatement Alt A-1; Kitchen (not accepted)	\$				\$			
Allowances: Called inspections	\$	12,500			\$	12,500		
Allowances: Audio-Visual Equipment	\$	12,000			\$	12,000		
Allowances: Owner FF&E	\$	128,000			\$	128,000		
Allowances: Owner Safety & Security	\$				\$	-		
CM Performance Bond	\$	22,420		-	\$	22,420		
Owner Communications (Phone, VOIP) not applicable per Maurice 4/27	\$	-			\$	-		
Builder's Risk			\$	-	\$	<u>.</u>		
Bldg Permit: EXEMPT			\$	-	\$			
	Ļ		\$	-	\$	-		
	<u> </u>							
Owner Costs	\$	627,540	<u> \$</u>	-	\$	627,540		
	-				-	F 070 00 1	hud6 65 400 000	
TOTAL PROJECT AMOUNT	\$	5,273,684	1\$		\$	5,273,684	budget: \$5,490,083	
	1		1	ACCEPT /				
ALTERNATE PROPOSALS				DECLINE			Į	
Alternate No A27: Provide Additional Fire Hydrants				DECLINED	<u> </u>		4	
Alternate No A28: Provide Precast Gym in lieu of Pre-Engineered Metal Building	1			DECLINED	<u> </u>		4	
Alternate No A29: Multipurpose Remodel	-		1996	DECLINED				
Alternate No A30: Provide Secure Entry	-		188	DECLINED				
Alternate No A31a: Provide TREMCO TPO Roofing Upgrade	1.			DECLINED			4	
Alternate No A31b: Provide TREMCO TPO Roofing Upgrade with Alternate A28			23	DECLINED			1	
Alternate No A32a: Provide TREMCO Therm 100 Built-up Roofing Upgrade			R	DECLINED			ļ	
Alternate No A32b: Provide TREMCO Therm 100 Built-up Roofing Upgrade w/ alt A	28 Pr	ecast Gym	0.9	DECLINED			4	
Alternate No CM-1: Gypsum board taping and finishing including but not limited to			39	DEGENEED			4	
Alternate No CM-2: Delete all flooring subfloor prep exclusive of concrete slab mois	ture m	nitigation system	e 🛞	DECLINED			4	
Alternate No CM-3: Delete all flooring concrete slab moisture mitigation system.				DECLINED			4	
Alternate No CM-4: Provide wood frame construction classroom additions in lieu of	SIPs.			DECLINED			1	
	1		1		I		1	