

DECATUR PUBLIC SCHOOL DISTRICT #61
BOARD OF EDUCATION
AGENDA

Special Open Session Board Meeting
Keil Administration Building
1st 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 received 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 1st Floor Board Room at the Keil Administration Building.

8.0 ADJOURNMENT

Board of Education Decatur Public School District #61

Date: June 02, 2020	Subject: O'Shea Builders Guaranteed Maximum Price (GMP) and Award Recommendations for Franklin, Muffley and Parsons Elementary Schools as part of the BOLD Facility Plan
Initiated By: Dr. Fred Bouchard, Assistant Superintendent of Support Services	Attachments: The Elementary Schools – Franklin, Muffley, Parsons Guaranteed Maximum Price Amendments from O'Shea Builders
Reviewed By: 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:

- ☒ Approval
- ☐ Information
- ☐ Discussion

BOARD ACTION: _____



AIA® Document A133™ – 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

§ 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 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.

AIA Document A201™–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.

Init.

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.1.1.7 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.

Init.

E-SIGNED by Michael E O'Shea
on 2020-05-21 07:18:48 CDT

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.

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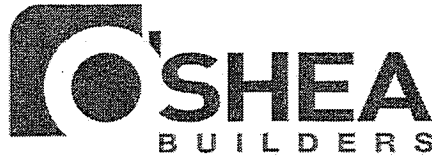
(1731292465)

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 questions or need additional information.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Tim Hickey', written over a horizontal line.

Tim Hickey
O'Shea Builders

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

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

Fire Protection

FP101	Fire Protection Plan
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Plumbing

PD101	Plumbing Demolition Plan West
PD102	Plumbing Demolition Plan East
P101	Plumbing Plan West
P102	Plumbing Plan East
P103	Alternative Plumbing Plan
P601	Plumbing Schedules, Notes & Details
P901	Coordination Plumbing Drawings

Mechanical

MD101	HVAC Demolition Plan West
MD102	HVAC Demolition Plan East
M101	HVAC Plan West
M102	HVAC Plan East
M103	HVAC Roof Plan West
M104	HVAC Roof Plan East
M105	Alternate HVAC Plans
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 Piping Coordination Views

Electrical

ED101	Electrical Demolition Plans
E101	Electrical Power Plan – West
E102	Electrical Power Plan – East
E103	Electrical Alternate Plans
E111	Electrical Lighting Plan
E301	Electrical Schedules
E601	Electrical Notes & Legend

All drawings are dated March 16, 2020.

END 00 0115

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

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

DATE: March 16, 2020

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<u>00</u>		<u>PROCUREMENT AND CONTRACT REQUIREMENTS</u>	
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	00 3132	Geotechnical Data	00 3132-1-51
	00 9100	Reserved for Addenda	00 9100
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	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
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	01 7700	Closeout Procedures	01 7700-1-9
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	05 2100	Steel Joists	05 2100-1-6
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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

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-One Thousand 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

	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			x	reduced to 0 at GMP
Construction Manager's Contingency	x			2%
Owner Contingency	x			3%
INSURANCE & BONDS				
Insurance, Builders Risk		x		
Insurance, GL & Umbrella	x			
Insurance OCIP administration			x	
Insurance, Pollution	x			only as required
Insurance, Professional Liability	x			only as required
Performance & Payment Bond	x			
GENERAL				
Start Up & Training	x			
Commissioning			x	
Consultant Fees: Design, Legal, etc.				
Architectural		x		
Civil		x		
Structural		x		
MEP / FP Design		x		
Special: Auditorium, A/V, Food Service, etc.			x	
Legal			x	
Master Planning			x	
1-Year Warranty	x			
Financing			x	
Hazardous Materials: Testing & Abatement		x		asbestos abatement allowance
Inspection & Testing Fees	x	x		called inspections allowance
Geotechnical Report		x		owner allowance
Site Survey / Topographic Survey		x		owner allowance
Model/BIM Service			x	
Moving/Relocating Existing furniture & Equipment for Storage			x	
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			x	
Peer Review - MEP System			x	
Peer Review - Structural			x	
Permits				
City		x		limited to site - no fee
County			x	N/A
EPA	x			
Regional Office of Education		x		
Preconstruction Fees		x		owner allowance
Printing Costs		x		included in A/E reimbursable fee
Sales tax			x	exempt
Unforeseen Conditions	x			Owner's Contingency
Utility Company charges, including but not limited to, tap and connection	x			
Utility Company charges, including but not limited to, impact or assessment fees			x	
Utilities - Construction consumption			x	
Utilities - Permanent Electrical Service			x	existing
Utilities - Permanent Gas Service			x	existing
Utilities - Other Permanent Service...			x	

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

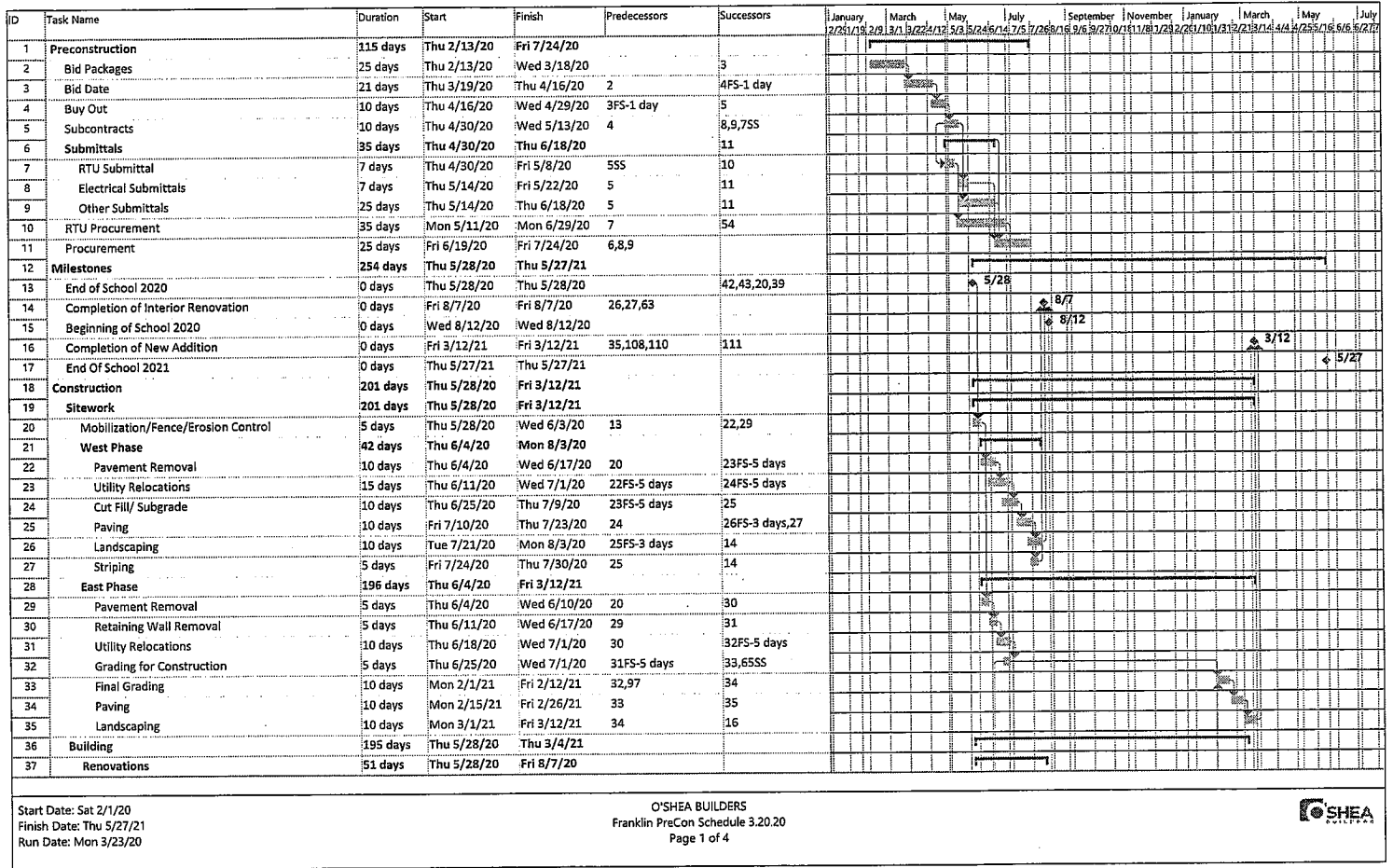
	O'Shea Builders Responsibility (Included in construction budget)	Owner Responsibility (Not included in construction budget)	Not in Project	Comments
FF&E				
Artwork			x	
Athletic Equipment			x	see below
Computer Equipment			x	
Food Service Equipment			x	
Window Treatments	x			
Furniture - Movable		x		FF& E allowance
Fixed Seating			x	
Signage - Interior (other than code required)			x	
Signage - Exterior Building and Site			x	
Environmental Graphics	x			
Tack Boards/Marker boards			x	
Acoustical Treatment	x			
SYSTEMS				
Audio / Visual / Lighting Equipment & Systems			x	
Fire Alarm	x			
Intercom			x	
Networking Equipment			x	
Public Address/Paging			x	
Security CCTV			x	
Access Control Systems			x	with alternates not accepted
Synchronous Clock System			x	
UPS System			x	
Low Voltage Systems (conduit & rough-in)			x	
Voice/Data Systems				
Backbone conduit & rough-in	x			
Cabling		x		
Termination Equipment (Patch panels, Jacks, terminations, etc.			x	
Head End Equipment (PBX, Servers, Switches, etc.			x	
Wireless LAN			x	
EDUCATION SPECIFIC FF&E				
Smart Boards			x	
Athletic Equipment - Fixed	x			BB, VB, curtain, pads
Score Boards			x	
Athletic Equipment - Movable			x	
Bleachers	x			
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	x			

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 style="list-style-type: none"> • <i>Costs associated with areas of the design that are not yet defined.</i> • Originally set at 5% but reduced to 0 as design is completed & GMP finalized.
Pre-Construction	Escalation Contingency	O'Shea	<ul style="list-style-type: none"> • <i>Cost increases due to market changes and projected construction schedule; reflects both material and labor costs.</i>
Construction	Construction Manager's Contingency	O'Shea	<ul style="list-style-type: none"> • <i>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.</i> • Currently set at \$81,050 = 2%
Construction	Owner's Contingency	Owner and O'Shea	<ul style="list-style-type: none"> • <i>Costs associated with unforeseen conditions, errors/omissions, code/regulatory change, work deliberately excluded from Construction Documents, and Owner-initiated changes.</i> • Currently set at \$121,574 = 3%

Exhibit D - Schedule



ID	Task Name	Duration	Start	Finish	Predecessors	Successors	January 2/25/19	March 3/13/20	May 5/3/20	July 7/5/20	September 9/6/20	November 11/8/20	January 1/10/21	March 3/12/21	May 5/14/21	July 7/16/21
38	Abatement	13 days	Thu 5/28/20	Mon 6/15/20												
39	Mezzanine HVAC	10 days	Thu 5/28/20	Wed 6/10/20	13	45FS-5 days,40										
40	Auditorium Floor	1 day	Thu 6/11/20	Thu 6/11/20	43FS-5 days,39	46,41										
41	Plumbing Scheduled to be demolished	2 days	Fri 6/12/20	Mon 6/15/20	40	45FF-3 days										
42	MEP RTU Layout	5 days	Thu 5/28/20	Wed 6/3/20	13	44,49										
43	Demolition	10 days	Thu 5/28/20	Wed 6/10/20	13	40FS-5 days										
44	Roof Curb and Patching	10 days	Thu 6/4/20	Wed 6/17/20	42	54										
45	MEP Demolition	15 days	Thu 6/4/20	Wed 6/24/20	39FS-5 days,41FF-3	50,51										
46	Geofoam Infill	7 days	Fri 6/12/20	Mon 6/22/20	40	47										
47	Framing	3 days	Tue 6/23/20	Thu 6/25/20	46	52										
48	MEP Above Ceiling Rough In	30 days	Thu 6/4/20	Thu 7/16/20												
49	Gas Piping	15 days	Thu 6/4/20	Wed 6/24/20	42	58										
50	Duct Layout	15 days	Thu 6/25/20	Thu 7/16/20	45	58FS-3 days										
51	Plumbing	10 days	Thu 6/25/20	Thu 7/9/20	45	58										
52	In Wall Rough In	2 days	Fri 6/26/20	Mon 6/29/20	47	53										
53	Gypsum Board	2 days	Tue 6/30/20	Wed 7/1/20	52	55										
54	Install RTUs	15 days	Tue 6/30/20	Tue 7/21/20	10,44	60										
55	Finishing & Painting	6 days	Thu 7/2/20	Fri 7/10/20	53	58,56										
56	Casework	2 days	Mon 7/13/20	Tue 7/14/20	55	59										
57	Glazing & Storefront	5 days	Tue 7/14/20	Mon 7/20/20	58SS	59										
58	Ceilings	7 days	Tue 7/14/20	Wed 7/22/20	55,49,50FS-3 days,51	59,57SS										
59	Flooring	5 days	Thu 7/23/20	Wed 7/29/20	58,57,56	61										
60	Final Connections, Testing of HVAC Systems	8 days	Wed 7/22/20	Fri 7/31/20	54	62,63										
61	Doors and Hardware	5 days	Thu 7/30/20	Wed 8/5/20	59	63										
62	Commission and Training	3 days	Mon 8/3/20	Wed 8/5/20	60											
63	Final Cleaning	2 days	Thu 8/6/20	Fri 8/7/20	61,60	14										
64	Addition	175 days	Thu 6/25/20	Thu 3/4/21												
65	Layout	5 days	Thu 6/25/20	Wed 7/1/20	32SS	66										
66	Footings & Foundations	25 days	Thu 7/2/20	Thu 8/6/20	65	67FS-10 days,71FS+										
67	Interior Below Slab Rough In	25 days	Fri 7/24/20	Thu 8/27/20	66FS-10 days	68										
68	Building Slab(If Metal Building Option)	5 days	Fri 8/28/20	Thu 9/3/20	67	70FS+1 day,88										
69	Gymnasium	112 days	Fri 8/21/20	Mon 2/1/21												
70	Prefabricated Metal Building - Structure	10 days	Tue 9/8/20	Mon 9/21/20	68FS+1 day											
71	CMU Walls	15 days	Fri 8/21/20	Fri 9/11/20	66FS+10 days	72										
72	Waterproofing and Insulation	5 days	Mon 9/14/20	Fri 9/18/20	71	73										
73	Brick Veneer	15 days	Mon 10/12/20	Fri 10/30/20	91,72	74										
74	Prefabricated Metal Building - Envelope	20 days	Mon 11/2/20	Tue 12/1/20	73	77,76,75FF										

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

O'SHEA BUILDERS
Franklin PreCon Schedule 3.20.20
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ID	Task Name	Duration	Start	Finish	Predecessors	Successors	January	March	May	July	September	November	January	March	May	July
75	Prefabricated Metal Building - Insulation	10 days	Mon 11/16/20	Tue 12/1/20	74FF		2/23/19	3/2/19	3/23/19	4/2/19	4/23/19	5/2/19	5/23/19	6/2/19	6/23/19	7/2/19
76	Gymnasium Dry In	0 days	Tue 12/1/20	Tue 12/1/20	74											
77	Painting	7 days	Wed 12/2/20	Thu 12/10/20	74	78										
78	MEP Trimout	15 days	Fri 12/11/20	Mon 1/4/21	77	79										
79	Overhead Athletic Equipment	10 days	Tue 1/5/21	Mon 1/18/21	78	80										
80	Atheletic Flooring	5 days	Tue 1/19/21	Mon 1/25/21	79	81										
81	Bleachers	5 days	Tue 1/26/21	Mon 2/1/21	80	108										
82	Pre Cast Gymnasium Alternate	34 days	Tue 9/8/20	Fri 10/23/20												
83	Pre Cast Panel Erection Phase	6 days	Tue 9/8/20	Tue 9/15/20		84										
84	Structural Steel - Deck	8 days	Wed 9/16/20	Fri 9/25/20	83	85										
85	Roof Insulation and Membrane	10 days	Mon 9/28/20	Fri 10/9/20	84	86FS+5 days										
86	Building Slab (Pre Cast)	5 days	Mon 10/19/20	Fri 10/23/20	85FS+5 days											
87	Classrooms	125 days	Fri 9/4/20	Thu 3/4/21												
88	Framing or SIPS	15 days	Fri 9/4/20	Fri 9/25/20	68	90,89FS-5 days										
89	Waterproofing and Insulation	10 days	Mon 9/21/20	Fri 10/2/20	88FS-5 days	91FS-5 days										
90	Roof Trusses	5 days	Mon 9/28/20	Fri 10/2/20	88	92										
91	Brick Veneer	10 days	Mon 9/28/20	Fri 10/9/20	89FS-5 days	93,73										
92	Roof Sheathing & Curbs	10 days	Mon 10/5/20	Fri 10/16/20	90	94,96										
93	Glazing	5 days	Mon 10/12/20	Fri 10/16/20	91	98,95										
94	Roofing - Dry In	10 days	Mon 10/19/20	Fri 10/30/20	92	97,95										
95	Classroom Dry In	0 days	Fri 10/30/20	Fri 10/30/20	93,94											
96	In Wall Rough In	15 days	Mon 10/19/20	Fri 11/6/20	92	98FS-5 days										
97	Set RTU's	15 days	Mon 11/2/20	Fri 11/20/20	94	33										
98	Gyp Board	10 days	Mon 11/2/20	Fri 11/13/20	96FS-5 days,93	99FS-5 days										
99	Finishing	10 days	Mon 11/9/20	Fri 11/20/20	98FS-5 days	100FS-5 days										
100	Painting	10 days	Mon 11/16/20	Tue 12/1/20	99FS-5 days	101										
101	Ceilings	10 days	Wed 12/2/20	Tue 12/15/20	100	104,102										
102	Flooring	10 days	Wed 12/16/20	Wed 12/30/20	101	103										
103	Casework	10 days	Thu 12/31/20	Thu 1/14/21	102	104										
104	Trimout	10 days	Fri 1/15/21	Thu 1/28/21	101,103	107,105										
105	Doors and Hardware	10 days	Fri 1/29/21	Thu 2/11/21	104	106										
106	Toilet Accessories	5 days	Fri 2/12/21	Thu 2/18/21	105	107										
107	Furniture Installation	5 days	Fri 2/19/21	Thu 2/25/21	104,106	108										
108	Final Cleaning	5 days	Fri 2/26/21	Thu 3/4/21	107,81	16										
109	Closeout	40 days	Mon 2/15/21	Fri 4/9/21												
110	ISBE Document Collection	20 days	Mon 2/15/21	Fri 3/12/21		16										
111	ISBE Inspection	20 days	Mon 3/15/21	Fri 4/9/21	16	112SS										

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

O'SHEA BUILDERS
Franklin PreCon Schedule 3.20.20
Page 3 of 4



ID	Task Name	Duration	Start	Finish	Predecessors	Successors	January 1/23/19	March 3/13/20	May 5/3/20	July 7/5/20	September 9/6/20	November 11/11/20	January 1/10/21	March 3/12/21	May 5/14/21	July 7/27/21
112	Closeout Documents	20 days	Mon 3/15/21	Fri 4/9/21	111SS											

Start Date: Sat 2/1/20

Finish Date: Thu 5/27/21

Run Date: Mon 3/23/20

O'SHEA BUILDERS

Franklin PreCon Schedule 3.20.20

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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~~

All Bid Packages: 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~~

All Bid Packages: 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~~

All Bid Packages: 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~~

All Bid Packages: 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: _____

~~Alternate No A14: Provide Secure Entry~~

~~All Bid Packages: 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~~

~~All Bid Packages: 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~~

~~All Bid Packages: 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.~~

~~Bid Package 09200: 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 _____

~~Bid Package 09900: 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.~~

~~Bid Package 09600 & 09640: 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.

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

Add / Deduct Amount: _____ \$34,357 _____

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	BASE BIDS	ALTERNATE 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	\$ -	\$ 206,299	Henson Robinson	
08400 Aluminum & Glass	\$ 99,860	\$ -	\$ 99,860	Illini Glass: Arrow Glass	
09200 Gypsum Board Assemblies	\$ 113,990	\$ 4,300	\$ 118,290	Allied Construction Services	
09600 Flooring * Note - this value should be added to	\$ 101,661	\$ -	\$ 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	\$ -	\$ 192,202	Christy-Foltz	
15300 Fire Protection	\$ 39,250	\$ -	\$ 39,250	Superior Fire Protection	
15400 Plumbing	\$ 139,385	\$ -	\$ 139,385	Burdick Plumbing & Heating	16%
15700 HVAC	\$ 806,500	\$ -	\$ 806,500	King Lar	
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		
	\$ -	\$ -	\$ -		
Direct Construction Costs	\$ 4,086,633	\$ (34,357)	\$ 4,052,276	Total MBE contract value:	3.45%
Sales Tax, Exempt Proj Consumables	\$ 200	\$ -	\$ 200		
CM Fee	\$ 139,471	\$ (1,172)	\$ 138,299		
Construction Contingency (5%)	\$ 204,342	\$ (1,718)	\$ 202,624		
Erosion Control permit	\$ 250	\$ -	\$ 250		
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	\$ 414,303		\$ 414,303		
Allowance: Abatement	\$ 19,985		\$ 19,985		
Allowance: Abatement Alt A-1; Kitchen (not included)	\$ -		\$ -		
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	\$ -		\$ -		
CM Performance Bond	\$ 24,643		\$ 24,643		
Owner Communications (Phone, VOIP) not applicable per Maurice	\$ -		\$ -		
Builder's Risk by Owner		\$ -	\$ -		
Bldg Permit: EXEMPT		\$ -	\$ -		
Owner Costs	\$ 631,923	\$ -	\$ 631,923		
TOTAL PROJECT AMOUNT	\$ 5,062,819	\$ (37,247)	\$ 5,025,572		
ALTERNATE PROPOSALS		ACCEPT / DECLINE			
Alternate No A9: Provide Additional Fire Hydrants		DECLINED			
Alternate No A10: Provide Bus Loop and Staff Parking		DECLINED			
Alternate No A11: Provide Precast Gym in lieu of Pre-Engineered Metal Building Gym		DECLINED			
Alternate No A12: Provide Hard Playground Surface on East Side		DECLINED			
Alternate No A13: Multipurpose and Auditorium Remodel		DECLINED			
Alternate No A14: Provide Secure Entry		DECLINED			
Alternate No A15: Provide TREMCO TPO Roofing Upgrade		DECLINED			
Alternate No A16: Provide TREMCO Therm 100 Built-up Roofing Upgrade		DECLINED			
Alternate No C-1: Provide North Access Drive		DECLINED			
Alternate No CM-1: Gypsum board taping and finishing, corner beads and tear-away bea		DECLINED			
Alternate No CM-2: Delete all flooring subfloor prep exclusive of moisture mitigation.		DECLINED			
Alternate No CM-3: Delete all flooring concrete slab moisture mitigation system.		DECLINED			
Alternate No CM-4 Provide wood frame construction classrm additions in lieu of SIPs.		ACCEPTED			

AIA® Document A133™ – 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 (\$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™–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.

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.

Init.

E-SIGNED by Michael E O'Shea
on 2020-05-21 07:27:53 CDT

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.

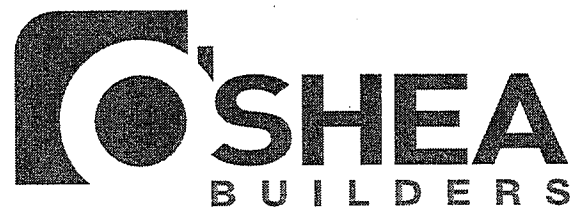
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User Notes:

(1311462512)

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 questions or need additional information.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Tim Hickey', with a stylized flourish at the end.

Tim Hickey
O'Shea Builders

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 SHEET
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 SIGNAGE 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)

M602 MECHANICAL SCHEDULES, NOTES & DETAILS - 2
 M603 MECHANICAL PIPING DIAGRAM
 M604 HVAC DIGITAL CONTROL DIAGRAM AND NOTES
 M901 COORDINATION VIEWS
 M902 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, 2020

DIVISION	SECTION	TITLE	PAGES
<u>00</u>		<u>PROCUREMENT AND CONTRACT REQUIREMENTS</u>	
	00 0115	List of Drawing Sheets	00 0115-1-3
	00 3132	Geotechnical Data	00 3132-1-53
	00 9100	Reserved for Addenda	00 9100
<u>01</u>		<u>GENERAL REQUIREMENTS</u>	
	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
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03 CONCRETE

03 3000	Concrete	03 3000-1-24
03 4500	Precast Architectural Concrete	03 4500-1-16
03 5114	Cementitious Roof Deck	03 5114-1-4

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 1200-1-12
05 2100	Steel Joists	05 2100-1-6
05 5000	Metal Fabrications	05 5000-1-12

06 WOOD, PLASTICS, AND COMPOSITES

06 1000	Rough Carpentry	06 1000-1-6
06 1100	Wood Framing	06 1100-1-10
06 1216	Structural Insulated Panels	06 1216-1-8
06 4000	Architectural Woodwork	06 4000-1-15

07 THERMAL & MOISTURE PROTECTION

07 2100	Building Insulation	07 2100-1-6
07 2700	Air Barriers	07 2700-1-5
07 4213	Metal Wall Panels	07 4213-1-9
07 4214	Metal Soffit Panels	07 4214-1-5
07 5423	Thermoplastic Polyolefin (TPO) Membrane Roofing	07 5423-1-7
07 6200	Sheet Metal Flashing and Trim	07 6200-1-9
07 7200	Roof Accessories	07 7200-1-2
07 8413	Penetration Firestopping	07 8413-1-9
07 8446	Fire-Resistive Joint Systems	07 8446-1-6
07 9200	Joint Sealants	07 9200-1-15
07 9500	Preformed Expansion Seals	07 9500-1-5

08 OPENINGS

08 1100	Metal Doors and Frames	08 1100-1-10
08 1400	Wood Doors	08 1400-1-6
08 3100	Access Panels and Frames	08 3100-1-4
08 3300	Overhead Coiling Doors	08 3300-1-7
08 4113	Aluminum Entrances & Storefronts	08 4113-1-11
08 7100	Hardware	08 7100-1-20
08 8000	Glazing	08 8000-1-15

09 FINISHES

09 2100	Gypsum Board Assemblies	09 2100-1-8
09 3000	Tile	09 3000-1-9
09 5100	Acoustical Ceilings	09 5100-1-6
09 6513	Resilient Base, Stair Accessories, & Flooring Accessories	09 6513-1-7
09 6519	Resilient Tile Flooring	09 6519-1-6
09 6566	Resilient Athletic Flooring	09 6566-1-6
09 6800	Carpet	09 6800-1-7
09 8400	Acoustic Wall Panels	09 8400-1-5
09 9100	Paints and Coatings	09 9100-1-28

10 SPECIALTIES

10 1100	Visual Display Surfaces	10 1100-1-4
10 1420	Interior Environmental Graphics	10 1420-1-5
10 1423	Panel Signage	10 1423-1-11
10 2800	Toilet and Bath Accessories	10 2800-1-6
10 4400	Fire Protection Specialties	10 4400-1-3

11 EQUIPMENT

11 6600	Athletic Equipment	11 6600-1-12
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12 FURNISHINGS

12 2413	Roller Window Shades	12 2413-1-5
12 6600	Telescoping Strands	12 6600-1-5

13 SPECIAL CONSTRUCTION

13 3419	Metal Building Systems	13 3419-1-22
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21 FIRE SUPPRESSION

21 0500	Common Work Results for Fire Suppression	21 0500-1-3
21 0553	Identification for Fire Suppression Piping and Equipment	21 0553-1-2
21 1300	Fire Suppression Sprinkler Systems	21 1300-1-4

22 PLUMBING

22 0553	Identification for Plumbing Piping and Equipment	22 0553-1-1
22 0719	Plumbing Piping Insulation	22 0719-1-2
22 1005	Plumbing Piping	22 1005-1-6
22 1006	Plumbing Piping Specialties	22 1006-1-2
22 1113	Facility Water Distribution Piping	22 1113-1-2
22 1313	Facility Sanitary Sewers	22 1313-1-2
22 4000	Plumbing Fixtures	22 4000-1-5

23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

23 0553	Identification for HVAC Piping and Equipment	23 0553-1-1
23 0593	Testing, Adjusting, and Balancing for HVAC	23 0593-1-4
23 0713	Duct Insulation	23 0713-1-4
23 3100	HVAC Ducts and Casings	23 3100-1-3
23 3300	Air Duct Accessories	23 3300-1-3

23 3700	Air Outlets and Inlets	23 3700-1-3
23 7223	Packaged Air-to-Air Energy Recovery Units	23 7223-1-5
23 7413	Packaged Rooftop HVAC Units	23 7413-1-4
23 8126.13	Ductless Mini-split Heat Pump Systems	23 8126-1-4
23 8200	Convection Heating and Cooling Units	23 8200-1-5

26 ELECTRICAL

26 0505	Selective Demolition for Electrical	26 0505-1-1
26 0519	Low-Voltage Electrical Power Conductors and Cables	26 0519-1-7
26 0526	Grounding and Bonding for Electrical Systems	26 0526-1-3
26 0529	Hangers and Supports for Electrical Systems	26 0529-1-3
26 0533.13	Conduit for Electrical Systems	26 0533.13-1-7
26 0533.16	Boxes for Electrical Systems	26 0533.16-1-4
26 0553	Identification for Electrical Systems	26 0553-1-3
26 0923	Lighting Control Devices	26 0923-1-12
26 2416	Panelboards	26 2416-1-4
26 2726	Wiring Devices	26 2726-1-4
26 2816.16	Enclosed Switches	26 2816.16-1-3
26 2913	Enclosed Controllers	26 2913-1-4
26 4300	Surge Protective Devices	26 4300-1-2
26 5100	Interior Lighting	26 5100-1-5
26 5600	Exterior Lighting	26 5600-1-3

28 ELECTRONIC SAFETY AND SECURITY

28 4600	Fire Detection and Alarm	28 4600-1-6
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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 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 9200-1-8

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 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.

EXHIBIT C - RESPONSIBILITY MATRIX

	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			x	reduced to 0 at GMP
Construction Manager's Contingency	x			2%
Owner Contingency	x			3%
INSURANCE & BONDS				
Insurance, Builders Risk		x		
Insurance, GL & Umbrella	x			
Insurance OCIP administration			x	
Insurance, Pollution	x			only as required
Insurance, Professional Liability	x			only as required
Performance & Payment Bond	x			
GENERAL				
Start Up & Training	x			
Commissioning			x	
Consultant Fees: Design, Legal, etc.				
Architectural		x		
Civil		x		
Structural		x		
MEP / FP Design		x		
Special: Auditorium, A/V, Food Service, etc.			x	
Legal			x	
Master Planning			x	
1-Year Warranty	x			
Financing			x	
Hazardous Materials: Testing & Abatement		x		asbestos abatement allowance
Inspection & Testing Fees	x	x		called inspections allowance
Geotechnical Report		x		owner allowance
Site Survey / Topographic Survey		x		owner allowance
Model/BIM Service			x	
Moving/Relocating Existing furniture & Equipment for Storage			x	
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			x	
Peer Review - MEP System			x	
Peer Review - Structural			x	
Permits				
City		x		limited to site - no fee
County			x	N/A
EPA	x			
Regional Office of Education		x		
Preconstruction Fees		x		owner allowance
Printing Costs		x		included in A/E reimbursable fee
Sales tax			x	exempt
Unforeseen Conditions	x			Owner's Contingency
Utility Company charges, including but not limited to, tap and connection	x			
Utility Company charges, including but not limited to, impact or assessment fees			x	
Utilities - Construction consumption			x	
Utilities - Permanent Electrical Service			x	existing
Utilities - Permanent Gas Service			x	existing
Utilities - Other Permanent Service...			x	

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

 O'SHEA 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			x	
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			
Tack Boards/Marker boards			x	
Acoustical Treatment	x			
SYSTEMS				
Audio / Visual / Lighting Equipment & Systems			x	
Fire Alarm	x			
Intercom			x	
Networking Equipment			x	
Public Address/Paging			x	
Security CCTV			x	
Access Control Systems			x	with alternates not accepted
Synchronous Clock System			x	
UPS System			x	
Low Voltage Systems (conduit & rough-in)			x	
Voice/Data Systems				
Backbone conduit & rough-in	x			
Cabling		x		
Termination Equipment (Patch panels, Jacks, terminations, etc.			x	
Head End Equipment (PBX, Servers, Switches, etc.			x	
Wireless LAN			x	
EDUCATION SPECIFIC FF&E				
Smart Boards			x	
Athletic Equipment - Fixed	x			BB, VB, curtain, pads
Score Boards			x	
Athletic Equipment - Movable			x	
Bleachers	x			
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	x			

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 style="list-style-type: none"> • <i>Costs associated with areas of the design that are not yet defined.</i> • Originally set at 5% but reduced to 0 as design is completed & GMP finalized.
Pre-Construction	Escalation Contingency	O'Shea	<ul style="list-style-type: none"> • <i>Cost increases due to market changes and projected construction schedule; reflects both material and labor costs.</i>
Construction	Construction Manager's Contingency	O'Shea	<ul style="list-style-type: none"> • <i>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.</i> • Currently set at \$79,589 = 2%
Construction	Owner's Contingency	Owner and O'Shea	<ul style="list-style-type: none"> • <i>Costs associated with unforeseen conditions, errors/omissions, code/regulatory change, work deliberately excluded from Construction Documents, and Owner-initiated changes.</i> • Currently set at \$119,383 = 3%

Exhibit D- Schedule

Muffley PreCon Schedule														
ID	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										
2	Bid Packages	28 days	Mon 3/2/20	Wed 4/8/20										
3	Bid Date	16 days	Thu 4/9/20	Thu 4/30/20										
4	Buy Out	9 days	Wed 5/13/20	Tue 5/26/20										
5	Subcontracts	10 days	Wed 5/27/20	Tue 6/9/20										
6	Submittals	55 days	Wed 6/10/20	Wed 8/26/20										
7	RTU Submittal	7 days	Tue 8/18/20	Wed 8/26/20										
8	Electrical Submittals	7 days	Wed 6/10/20	Thu 6/18/20										
9	Other Submittals	25 days	Wed 6/10/20	Wed 7/15/20										
10	RTU Procurement	35 days	Thu 8/27/20	Thu 10/15/20										
11	Procurement	25 days	Thu 7/16/20	Wed 8/19/20										
12	Milestones	307 days	Thu 5/28/20	Wed 8/11/21										
13	End of School 2020	0 days	Thu 5/28/20	Thu 5/28/20										
14	Beginning of School 2020	0 days	Wed 8/12/20	Wed 8/12/20										
15	Completion of New Addition	0 days	Tue 2/16/21	Tue 2/16/21										
16	End Of School 2021	0 days	Thu 5/27/21	Thu 5/27/21										
17	Beginning of School 2021	0 days	Wed 8/11/21	Wed 8/11/21										
18	Construction	271 days	Mon 7/13/20	Wed 8/4/21										
19	Sitework	250 days	Mon 7/13/20	Tue 7/6/21										
20	Mobilization/Fence/Erosion Control	5 days	Mon 7/13/20	Fri 7/17/20										
21	Pavement Removal	10 days	Mon 7/20/20	Fri 7/31/20										
22	Utility Relocations	15 days	Mon 7/27/20	Fri 8/14/20										
23	Cut Fill/ Subgrade	10 days	Thu 5/27/21	Thu 6/10/21										
24	Paving	10 days	Fri 6/11/21	Thu 6/24/21										
25	Landscaping	10 days	Tue 6/22/21	Tue 7/6/21										
26	Striping	5 days	Fri 6/25/21	Thu 7/1/21										
27	Building	266 days	Mon 7/20/20	Wed 8/4/21										
28	Renovations	48 days	Thu 5/27/21	Wed 8/4/21										
29	Abatement	15 days	Thu 5/27/21	Thu 6/17/21										
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										
32	MEP Above Ceiling Rough In	15 days	Fri 6/11/21	Thu 7/1/21										
33	Gas Piping	10 days	Fri 6/11/21	Thu 6/24/21										

Muffley PreCon Schedule														
ID	Task Name	Duration	Start	Finish	2019		2020		2021		2022		2023	
					H1	H2	H1	H2	H1	H2	H1	H2	H1	H2
34	Duct Layout	15 days	Fri 6/11/21	Thu 7/1/21										
35	Plumbing	5 days	Fri 6/18/21	Thu 6/24/21										
36	Geofoam Infill	7 days	Tue 6/8/21	Wed 6/16/21										
37	Framing	3 days	Thu 6/17/21	Mon 6/21/21										
38	In Wall Rough in	2 days	Tue 6/22/21	Wed 6/23/21										
39	Gypsum Board	2 days	Thu 6/24/21	Fri 6/25/21										
40	Finishing & Painting	6 days	Mon 6/28/21	Tue 7/6/21										
41	Casework	2 days	Wed 7/7/21	Thu 7/8/21										
42	Glazing & Storefront	5 days	Fri 7/9/21	Thu 7/15/21										
43	Ceilings	10 days	Wed 7/7/21	Tue 7/20/21										
44	Flooring	10 days	Fri 7/16/21	Thu 7/29/21										
45	Doors and Hardware	5 days	Thu 7/29/21	Wed 8/4/21										
46	MEP RTU Layout	5 days	Fri 6/4/21	Thu 6/10/21										
47	Roof Curb and Patching	10 days	Fri 6/11/21	Thu 6/24/21										
48	Install RTUs	15 days	Fri 6/25/21	Fri 7/16/21										
49	Final Connections, Testing of HVAC System	8 days	Mon 7/19/21	Wed 7/28/21										
50	Commission and Training	3 days	Thu 7/29/21	Mon 8/2/21										
51	Final Cleaning	2 days	Tue 8/3/21	Wed 8/4/21										
52	Addition	147 days	Mon 7/20/20	Tue 2/16/21										
53	Layout	5 days	Mon 7/20/20	Fri 7/24/20										
54	Footings & Foundations	25 days	Mon 7/27/20	Fri 8/28/20										
55	Interior Below Slab Rough In	25 days	Mon 8/17/20	Mon 9/21/20										
56	Building Slab(If Metal Building Option)	5 days	Tue 9/22/20	Mon 9/28/20										
57	Gymnasium	102 days	Tue 9/15/20	Tue 2/9/21										
58	CMU Walls	15 days	Tue 9/15/20	Mon 10/5/20										
59	Prefabricated Metal Building - Structure	10 days	Wed 9/30/20	Tue 10/13/20										
60	Waterproofing and Insulation	5 days	Tue 10/6/20	Mon 10/12/20										
61	Brick Veneer	15 days	Tue 10/20/20	Mon 11/9/20										
62	Prefabricated Metal Building - Envelope	20 days	Tue 11/10/20	Wed 12/9/20										
63	Prefabricated Metal Building - Insulation	10 days	Tue 11/24/20	Wed 12/9/20										
64	Gymnasium Dry In	0 days	Wed 12/9/20	Wed 12/9/20										
65	Painting	7 days	Thu 12/10/20	Fri 12/18/20										
66	MEP Trimout	15 days	Mon 12/21/20	Tue 1/12/21										
Page 2														

Muffley PreCon Schedule														
ID	Task Name	Duration	Start	Finish	2019		2020		2021		2022		2023	
					H1	H2	H1	H2	H1	H2	H1	H2	H1	H2
67	Overhead Athletic Equipment	10 days	Wed 1/13/21	Tue 1/26/21										
68	Atheletic Flooring	5 days	Wed 1/27/21	Tue 2/2/21										
69	Bleachers	5 days	Wed 2/3/21	Tue 2/9/21										
70	Pre Cast Gymnasium Alternate	34 days	Mon 10/26/20	Mon 12/14/20										
71	Pre Cast Panel Erection Phase	6 days	Mon 10/26/20	Mon 11/2/20										
72	Structural Steel - Deck	8 days	Tue 11/3/20	Thu 11/12/20										
73	Roof Insulation and Membrane	10 days	Fri 11/13/20	Mon 11/30/20										
74	Building Slab (Pre Cast)	5 days	Tue 12/8/20	Mon 12/14/20										
75	Classrooms	97 days	Tue 9/29/20	Tue 2/16/21										
76	Framing or SIPS	10 days	Tue 9/29/20	Mon 10/12/20										
77	Waterproofing and Insulation	8 days	Tue 10/6/20	Thu 10/15/20										
78	Roof Trusses	5 days	Tue 10/13/20	Mon 10/19/20										
79	Brick Veneer	7 days	Fri 10/9/20	Mon 10/19/20										
80	Roof Sheathing & Curbs	7 days	Tue 10/20/20	Wed 10/28/20										
81	Glazing	3 days	Tue 10/20/20	Thu 10/22/20										
82	Roofing - Dry In	7 days	Thu 10/29/20	Fri 11/6/20										
83	Classroom Dry In	0 days	Fri 11/6/20	Fri 11/6/20										
84	In Wall Rough In	10 days	Thu 10/29/20	Wed 11/11/20										
85	Set RTU's	10 days	Mon 11/9/20	Fri 11/20/20										
86	Gyp Board	10 days	Thu 11/5/20	Wed 11/18/20										
87	Finishing	10 days	Thu 11/12/20	Wed 11/25/20										
88	Painting	8 days	Thu 11/19/20	Wed 12/2/20										
89	Ceilings	8 days	Thu 12/3/20	Mon 12/14/20										
90	Flooring	8 days	Tue 12/15/20	Thu 12/24/20										
91	Casework	8 days	Mon 12/28/20	Thu 1/7/21										
92	Trimout	8 days	Fri 1/8/21	Tue 1/19/21										
93	Doors and Hardware	5 days	Wed 1/20/21	Tue 1/26/21										
94	Toilet Accessories	2 days	Wed 1/27/21	Thu 1/28/21										
95	Furniture Installation	5 days	Fri 1/29/21	Thu 2/4/21										
96	Final Cleaning	5 days	Wed 2/10/21	Tue 2/16/21										
97	Closeout	144 days	Wed 1/20/21	Wed 8/11/21										
98	ISBE Document Collection	20 days	Wed 1/20/21	Tue 2/16/21										
99	ISBE Inspection	20 days	Wed 2/17/21	Tue 3/16/21										

Page 3

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~~

~~All Bid Packages:~~ 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~~

~~All Bid Packages:~~ 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~~

~~All Bid Packages:~~ Provide a parking lot and associated work as indicated on the construction documents.

Add / Deduct Amount: _____

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

~~All Bid Packages:~~ 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~~

~~All Bid Packages:~~ 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 A23: Provide Multipurpose & Auditorium Remodel~~

All Bid Packages: Remodel the multipurpose room and auditorium as indicated on the construction documents.

Add / Deduct Amount: _____

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

All Bid Packages: 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~~

All Bid Packages: 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.~~

All Bid Packages: 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~~

All Bid Packages: 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.~~

All Bid Packages: 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: _____

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.~~

~~Bid Package 09200: 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: _____

~~Bid Package 09900: 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.~~

~~Bid Package 09600 & 09640: 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.

Bid Package 06000: 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

Exhibit F – Unit Prices

N/A

Exhibit G - Project Bid Summary



5/20/2020

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	BASE BIDS	ALTERNATE BIDS	TOTAL	COMPANY	MBE %
02700 Site Improvement	\$ 334,052	\$ -	\$ 334,052	Christy Foltz	15%
04200 Masonry	\$ 187,300	\$ -	\$ 187,300	JJ Braker	3%
05100 Structural Steel	\$ 68,147	\$ -	\$ 68,147	O'Shea Builders	
06000 General Trades	\$ 800,780	\$ (33,024)	\$ 767,756	O'Shea Builders	1%
07500 Roofing & Sheet Metal	\$ 171,600	\$ -	\$ 171,600	Top Quality	
08400 Aluminum & Glass	\$ 64,850	\$ -	\$ 64,850	Kelly Glass	20%
09200 Gypsum Board Assemblies	\$ 129,000	\$ 3,427	\$ 132,427	Allied	
09600 Flooring	\$ 152,338	\$ -	\$ 152,338	Flooring Systems *	
09640 Gym Flooring	\$ 46,205	\$ -	\$ 46,205	Flooring Systems *	
09900 Painting	\$ 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	\$ -	\$ 299,000	Egzli	
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%
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		
			\$ -		
Indirect Construction Costs Summary					
	\$ 337,718	\$ (2,490)	\$ 335,229		
Subtotal - GMP					
	\$ 4,346,556	\$ (32,087)	\$ 4,314,469		
Owner Costs					
O'Shea Precon Fee	\$ 13,063		\$ 13,063		
A/E Fees & Reimbursables	\$ 425,970	\$ -	\$ 425,970		
Allowance: Abatement	\$ 35,000		\$ 35,000		
Allowance: Called Inspections	\$ 12,500		\$ 12,500		
Allowance: Audio-Visual Equipment	\$ 6,000		\$ 6,000		
Allowance: Owner FF&E	\$ 62,000		\$ 62,000		
Allowance: Owner Safety & Security			\$ -		
CM Performance Bond	\$ 32,037		\$ 32,037		
			\$ -		
Allowance: Owner Communications (Phone, VOIP)			\$ -		
Builder's Risk		\$ -	\$ -		
Bldg Permit: EXEMPT		\$ -	\$ -		
		\$ -	\$ -		
Owner Costs Summary					
	\$ 586,570	\$ -	\$ 586,570		
TOTAL PROJECT AMOUNT					
	\$ 4,933,126	\$ (32,087)	\$ 4,901,039	budget: \$5,053,579	
ALTERNATE PROPOSALS					
Alternate No A-17: Additional Fire Hydrants at Muffley		DECLINED			
Alternate No A-18: Additional Parking on East Side at Muffley		DECLINED			
Alternate No A-19: Additional Parking on West Side of Muffley		DECLINED			
Alternate No A-20: Additional Parking on South Side of Muffley		DECLINED			
Alternate No A-21: Parent Drop-Off Loop at Muffley		DECLINED			
Alternate No A-22: Precast Gym ILO PEMB at Muffley		DECLINED			
Alternate No A-23: Multipurpose and Auditorium Remodel at Muffley		DECLINED			
Alternate No A-24: Secure Existing Entry at Muffley		DECLINED			
Alternate No A-25a: Provide TREMCO TPO Roofing Upgrade		DECLINED			
Alternate No A-25b: Provide TREMCO TPO Roofing Upgrade with Alt A22 Precast Gym		DECLINED			
Alternate No A-26a: Provide TREMCO Therm 100 Built-up Roofing Upgrade		DECLINED			
Alternate No A-26b: Provide TREMCO Therm 100 Built-up Roofing Upgrade with Alt A22 Precast Gym		DECLINED			
Alternate No CM-1: Gypsum board taping & finishing including but not limited to corner beads & tear-away beads		DECLINED			
Alternate No CM-2: Delete all flooring subfloor preparation exclusive of concrete slab moisture mitigation system		DECLINED			
Alternate No CM-3: Delete all flooring concrete slab moisture mitigation system.		DECLINED			
Alternate No CM-4 Provide wood frame construction classroom additions in lieu of SIPs.		ACCEPTED			

AIA® Document A133™ – 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.1.1.1 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™–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.

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.

Init.

E-SIGNED by Michael E O'Shea
on 2020-05-21 07:28:28 CDT

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.

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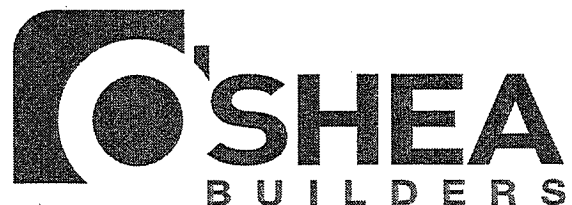
(1951615545)

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,

A handwritten signature in black ink, appearing to read 'Tim Hickey', with a stylized flourish at the end.

Tim Hickey
O'Shea Builders

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
G201 GENERAL - MOUNTING HEIGHTS & PARTITION TYPES
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All drawings are dated March 23, 2020

END 00 0115

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

PROJECT MANUAL FOR: Addition & Air Conditioning
Parsons Elementary School
Decatur Public Schools

DATE: March 23, 2020

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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-Five Thousand 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.
- 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 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			x	reduced to 0 at GMP
Construction Manager's Contingency	x			2%
Owner Contingency	x			3%
INSURANCE & BONDS				
Insurance, Builders Risk		x		
Insurance, GL & Umbrella	x			
Insurance OCIP administration			x	
Insurance, Pollution	x			only as required
Insurance, Professional Liability	x			only as required
Performance & Payment Bond	x			
GENERAL				
Start Up & Training	x			
Commissioning			x	
<u>Consultant Fees: Design, Legal, etc.</u>				
Architectural		x		
Civil		x		
Structural		x		
MEP / FP Design		x		
Special: Auditorium, A/V, Food Service, etc.			x	
Legal			x	
Master Planning			x	
1-Year Warranty	x			
Financing			x	
Hazardous Materials: Testing & Abatement		x		asbestos abatement allowance
Inspection & Testing Fees	x	x		called inspections allowance
Geotechnical Report		x		owner allowance
Site Survey / Topographic Survey		x		owner allowance
Model/BIM Service			x	
Moving/Relocating Existing furniture & Equipment for Storage			x	
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			x	
Peer Review - MEP System			x	
Peer Review - Structural			x	
<u>Permits</u>				
City		x		limited to site - no fee
County			x	N/A
EPA	x			
Regional Office of Education		x		
Preconstruction Fees		x		owner allowance
Printing Costs		x		included in A/E reimbursable fee
Sales tax			x	exempt
Unforeseen Conditions	x			Owner's Contingency
Utility Company charges, including but not limited to, tap and connection	x			
Utility Company charges, including but not limited to, impact or assessment fees			x	
Utilities - Construction consumption			x	
Utilities - Permanent Electrical Service			x	existing
Utilities - Permanent Gas Service			x	existing
Utilities - Other Permanent Service...			x	

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

	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			x	
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			
Tack Boards/Marker boards			x	
Acoustical Treatment	x			
SYSTEMS				
Audio / Visual / Lighting Equipment & Systems			x	
Fire Alarm	x			
Intercom			x	
Networking Equipment			x	
Public Address/Paging			x	
Security CCTV			x	
Access Control Systems			x	with alternates not accepted
Synchronous Clock System			x	
UPS System			x	
Low Voltage Systems (conduit & rough-in)			x	
<u>Voice/Data Systems</u>				
Backbone conduit & rough-in	x			
Cabling		x		
Termination Equipment (Patch panels, Jacks, terminations, etc.			x	
Head End Equipment (PBX, Servers, Switches, etc.			x	
Wireless LAN			x	
EDUCATION SPECIFIC FF&E				
Smart Boards			x	
Athletic Equipment - Fixed	x			BB, VB, curtain, pads
Score Boards			x	
Athletic Equipment - Movable			x	
Bleachers	x			
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	x			

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 style="list-style-type: none"> Costs associated with areas of the design that are not yet defined. Originally set at 5% but reduced to 0 as design is completed & GMP finalized.
Pre-Construction	Escalation Contingency	O'Shea	<ul style="list-style-type: none"> Cost increases due to market changes and projected construction schedule; reflects both material and labor costs.
Construction	Construction Manager's Contingency	O'Shea	<ul style="list-style-type: none"> 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. Currently set at \$85,708 = 2%
Construction	Owner's Contingency	Owner and O'Shea	<ul style="list-style-type: none"> Costs associated with unforeseen conditions, errors/omissions, code/regulatory change, work deliberately excluded from Construction Documents, and Owner-initiated changes. Currently set at \$128,561 = 3%

Exhibit D - Schedule

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	January	March	May	July	September	November	January	March	May	July								
1	Preconstruction	115 days	Thu 2/13/20	Fri 7/24/20			12/21/19	2/9	3/1	3/22/19	5/3	5/24/19	7/5	7/26/19	9/6	9/27/19	11/8	1/23/20	3/1/20	4/14	5/25/20	6/6	6/27/20	
2	Bid Packages	6 days	Mon 3/23/20	Mon 3/30/20		3																		
3	Bid Date	17 days	Wed 4/1/20	Thu 4/23/20	2	4FS-1 day																		
4	Buy Out	10 days	Thu 4/23/20	Wed 5/6/20	3FS-1 day	5																		
5	Subcontracts	10 days	Thu 5/7/20	Wed 5/20/20	4	8,9,7SS																		
6	Submittals	35 days	Thu 5/7/20	Thu 6/25/20		11																		
7	RTU Submittal	7 days	Thu 5/7/20	Fri 5/15/20	5SS	10																		
8	Electrical Submittals	7 days	Thu 5/21/20	Mon 6/1/20	5	11																		
9	Other Submittals	25 days	Thu 5/21/20	Thu 6/25/20	5	11																		
10	RTU Procurement	35 days	Mon 5/18/20	Tue 7/7/20	7	54																		
11	Procurement	25 days	Fri 6/26/20	Fri 7/31/20	6,8,9																			
12	Milestones	254 days	Thu 5/28/20	Thu 5/27/21																				
13	End of School 2020	0 days	Thu 5/28/20	Thu 5/28/20		42,43,20,39																		
14	Completion of Interior Renovation	0 days	Fri 8/7/20	Fri 8/7/20	26,27,64																			
15	Beginning of School 2020	0 days	Wed 8/12/20	Wed 8/12/20																				
16	Completion of New Addition	0 days	Fri 3/12/21	Fri 3/12/21	35,109,111	112																		
17	End Of School 2021	0 days	Thu 5/27/21	Thu 5/27/21																				
18	Construction	201 days	Thu 5/28/20	Fri 3/12/21																				
19	Sitework	201 days	Thu 5/28/20	Fri 3/12/21																				
20	Mobilization/Fence/Erosion Control	5 days	Thu 5/28/20	Wed 6/3/20	13	22,29																		
21	West Phase	42 days	Thu 6/4/20	Mon 8/3/20																				
22	Pavement Removal	10 days	Thu 6/4/20	Wed 6/17/20	20	23FS-5 days																		
23	Utility Relocations	15 days	Thu 6/11/20	Wed 7/1/20	22FS-5 days	24FS-5 days																		
24	Cut Fill/ Subgrade	10 days	Thu 6/25/20	Thu 7/9/20	23FS-5 days	25																		
25	Paving	10 days	Fri 7/10/20	Thu 7/23/20	24	26FS-3 days,27																		
26	Landscaping	10 days	Tue 7/21/20	Mon 8/3/20	25FS-3 days	14																		
27	Striping	5 days	Fri 7/24/20	Thu 7/30/20	25	14																		
28	East Phase	196 days	Thu 6/4/20	Fri 3/12/21																				
29	Pavement Removal	5 days	Thu 6/4/20	Wed 6/10/20	20	30																		
30	Retaining Wall Removal	5 days	Thu 6/11/20	Wed 6/17/20	29	31																		
31	Utility Relocations	10 days	Thu 6/18/20	Wed 7/1/20	30	32FS-5 days																		
32	Grading for Construction	5 days	Thu 6/25/20	Wed 7/1/20	31FS-5 days	33,66SS																		
33	Final Grading	10 days	Mon 2/1/21	Fri 2/12/21	32,98	34																		
34	Paving	10 days	Mon 2/15/21	Fri 2/26/21	33	35																		
35	Landscaping	10 days	Mon 3/1/21	Fri 3/12/21	34	16																		
36	Building	195 days	Thu 5/28/20	Thu 3/4/21																				
37	Renovations and Alternates	54 days	Thu 5/28/20	Wed 8/12/20																				
38	Abatement	15 days	Thu 5/28/20	Wed 6/17/20																				

Start Date: Sat 2/1/20
Finish Date: Thu 5/27/21
Run Date: Wed 4/8/20

O'SHEA BUILDERS
Parsons PreCon Schedule 3.31.20
Page 1 of 3



ID	Task Name	Duration	Start	Finish	Predecessors	Successors	January	March	May	July	September	November	January	March	May	July
39	Mezzanine HVAC	10 days	Thu 5/28/20	Wed 6/10/20	13	45FS-5 days,40										
40	Auditorium Floor	3 days	Thu 6/11/20	Mon 6/15/20	43FS-5 days,39	46,41										
41	Plumbing Demolition	2 days	Tue 6/16/20	Wed 6/17/20	40	45FF-3 days										
42	MEP RTU Layout	5 days	Thu 5/28/20	Wed 6/3/20	13	44,49										
43	Demolition Including Auditorium	10 days	Thu 5/28/20	Wed 6/10/20	13	40FS-5 days										
44	Roof Curb and Patching	10 days	Thu 6/4/20	Wed 6/17/20	42	54										
45	MEP Demolition	15 days	Thu 6/4/20	Wed 6/24/20	39FS-5 days,41FF-3	d50,51										
46	Geofoam Infill and Flatwork	9 days	Tue 6/16/20	Fri 6/26/20	40	47,57FS+5 days										
47	Framing	3 days	Mon 6/29/20	Wed 7/1/20	46	52										
48	MEP Above Ceiling Rough In	30 days	Thu 6/4/20	Thu 7/16/20												
49	Gas Piping	15 days	Thu 6/4/20	Wed 6/24/20	42	59										
50	Duct Layout	15 days	Thu 6/25/20	Thu 7/16/20	45	59FS-3 days										
51	Plumbing	10 days	Thu 6/25/20	Thu 7/9/20	45	59										
52	In Wall Rough in	2 days	Thu 7/2/20	Mon 7/6/20	47	53										
53	Gypsum Board	2 days	Tue 7/7/20	Wed 7/8/20	52	55										
54	Install RTUs	15 days	Wed 7/8/20	Tue 7/28/20	10,44	61										
55	Finishing & Painting	6 days	Thu 7/9/20	Thu 7/16/20	53	59,56										
56	Casework	2 days	Fri 7/17/20	Mon 7/20/20	55	60										
57	General Purpose Room Finishes	13 days	Tue 7/7/20	Thu 7/23/20	46FS+5 days											
58	Glazing & Storefront	5 days	Fri 7/17/20	Thu 7/23/20	59SS	60										
59	Ceilings	7 days	Fri 7/17/20	Mon 7/27/20	55,49,50FS-3 days,5160,58SS											
60	Flooring	5 days	Tue 7/28/20	Mon 8/3/20	59,58,56	62										
61	Final Connections, Testing of HVAC Systems	8 days	Wed 7/29/20	Fri 8/7/20	54	63,64										
62	Doors and Hardware	5 days	Tue 8/4/20	Mon 8/10/20	60	64										
63	Commission and Training	3 days	Mon 8/3/20	Wed 8/5/20	61											
64	Final Cleaning	2 days	Tue 8/11/20	Wed 8/12/20	62,61	14										
65	Addition	175 days	Thu 6/25/20	Thu 3/4/21												
66	Layout	5 days	Thu 6/25/20	Wed 7/1/20	32SS	67										
67	Footings & Foundations	25 days	Thu 7/2/20	Thu 8/6/20	66	68FS-10 days,72FS+										
68	Interior Below Slab Rough In	25 days	Fri 7/24/20	Thu 8/27/20	67FS-10 days	69										
69	Building Slab(If Metal Building Option)	5 days	Fri 8/28/20	Thu 9/3/20	68	71FS+1 day,89										
70	Gymnasium	112 days	Fri 8/21/20	Mon 2/1/21												
71	Prefabricated Metal Building - Structure	10 days	Tue 9/8/20	Mon 9/21/20	69FS+1 day											
72	CMU Walls	15 days	Fri 8/21/20	Fri 9/11/20	67FS+10 days	73										
73	Waterproofing and Insulation	5 days	Mon 9/14/20	Fri 9/18/20	72	74										
74	Brick Veneer	15 days	Mon 10/12/20	Fri 10/30/20	92,73	75										
75	Prefabricated Metal Building - Envelope	20 days	Mon 11/2/20	Tue 12/1/20	74	78,77,76FF										
76	Prefabricated Metal Building - Insulation	10 days	Mon 11/16/20	Tue 12/1/20	75FF											

Start Date: Sat 2/1/20
Finish Date: Thu 5/27/21
Run Date: Wed 4/8/20



ID	Task Name	Duration	Start	Finish	Predecessors	Successors	January	March	May	July	September	November	January	March	May	July		
77	Gymnasium Dry In	0 days	Tue 12/1/20	Tue 12/1/20	75		12/25/19	2/9	3/13/20	4/12/20	5/3	5/24/20	7/5	7/26/20	9/5	9/27/20	11/18/20	12/1
78	Painting	7 days	Wed 12/2/20	Thu 12/10/20	75	79												
79	MEP Trimout	15 days	Fri 12/11/20	Mon 1/4/21	78	80												
80	Overhead Athletic Equipment	10 days	Tue 1/5/21	Mon 1/18/21	79	81												
81	Atheletic Flooring	5 days	Tue 1/19/21	Mon 1/25/21	80	82												
82	Bleachers	5 days	Tue 1/26/21	Mon 2/1/21	81	109												
83	Pre Cast Gymnasium Alternate	34 days	Tue 9/8/20	Fri 10/23/20														
84	Pre Cast Panel Erection Phase	6 days	Tue 9/8/20	Tue 9/15/20		85												
85	Structural Steel - Deck	8 days	Wed 9/16/20	Fri 9/25/20	84	86												
86	Roof Insulation and Membrane	10 days	Mon 9/28/20	Fri 10/9/20	85	87FS+5 days												
87	Building Slab (Pre Cast)	5 days	Mon 10/19/20	Fri 10/23/20	86FS+5 days													
88	Classroom Additions	125 days	Fri 9/4/20	Thu 3/4/21														
89	Framing or SIPs	15 days	Fri 9/4/20	Fri 9/25/20	69	91,90FS-5 days												
90	Waterproofing and Insulation	10 days	Mon 9/21/20	Fri 10/2/20	89FS-5 days	92FS-5 days												
91	Roof Trusses	5 days	Mon 9/28/20	Fri 10/2/20	89	93												
92	Brick Veneer	10 days	Mon 9/28/20	Fri 10/9/20	90FS-5 days	94,74												
93	Roof Sheathing & Curbs	10 days	Mon 10/5/20	Fri 10/16/20	91	95,97												
94	Glazing	5 days	Mon 10/12/20	Fri 10/16/20	92	99,96												
95	Roofing - Dry In	10 days	Mon 10/19/20	Fri 10/30/20	93	98,96												
96	Classroom Dry In	0 days	Fri 10/30/20	Fri 10/30/20	94,95													
97	In Wall Rough In	15 days	Mon 10/19/20	Fri 11/6/20	93	99FS-5 days												
98	Set RTU's	15 days	Mon 11/2/20	Fri 11/20/20	95	33												
99	Gyp Board	10 days	Mon 11/2/20	Fri 11/13/20	97FS-5 days,94	100FS-5 days												
100	Finishing	10 days	Mon 11/9/20	Fri 11/20/20	99FS-5 days	101FS-5 days												
101	Painting	10 days	Mon 11/16/20	Tue 12/1/20	100FS-5 days	102												
102	Ceilings	10 days	Wed 12/2/20	Tue 12/15/20	101	105,103												
103	Flooring	10 days	Wed 12/16/20	Wed 12/30/20	102	104												
104	Casework	10 days	Thu 12/31/20	Thu 1/14/21	103	105												
105	Trimout	10 days	Fri 1/15/21	Thu 1/28/21	102,104	108,106												
106	Doors and Hardware	10 days	Fri 1/29/21	Thu 2/11/21	105	107												
107	Toilet Accessories	5 days	Fri 2/12/21	Thu 2/18/21	106	108												
108	Furniture Installation	5 days	Fri 2/19/21	Thu 2/25/21	105,107	109												
109	Final Cleaning	5 days	Fri 2/26/21	Thu 3/4/21	108,82	16												
110	Closeout	40 days	Mon 2/15/21	Fri 4/9/21														
111	ISBE Document Collection	20 days	Mon 2/15/21	Fri 3/12/21		16												
112	ISBE inspection	20 days	Mon 3/15/21	Fri 4/9/21	16	11355												
113	Closeout Documents	20 days	Mon 3/15/21	Fri 4/9/21	11255													

Start Date: Sat 2/1/20
Finish Date: Thu 5/27/21
Run Date: Wed 4/8/20



Exhibit E – Alternate Prices

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

~~All Bid Packages: 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~~

~~All Bid Packages: 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~~

~~All Bid Packages: Remodel the multipurpose room as indicated on the construction documents.~~

Add / Deduct Amount: _____

~~Alternate No A30: Provide Secure Entry~~

~~All Bid Packages: 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~~

~~All Bid Packages: 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.~~

~~All Bid Packages: 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: _____

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

All Bid Packages: 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.

All Bid Packages: 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.

Bid Package 09200: 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: _____

Bid Package 09900: 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.~~

~~Bid Package 09600: 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.~~

~~Bid Package 06000: 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: _____

~~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: _____

Exhibit F – Unit Prices

N/A

Exhibit G - Project Bid Summary



5/21/2020

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	BASE BIDS	ALTERNATE BIDS	TOTAL	COMPANY	MBE %
					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	\$ 103,297	\$ -	\$ 103,297	Flooring Systems *	
09640 Gym Flooring	\$ 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	\$ -	\$ 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:	<1%
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		\$ -	\$ -		
Bldg Permit: EXEMPT		\$ -	\$ -		
		\$ -	\$ -		
Owner Costs	\$ 627,540	\$ -	\$ 627,540		
TOTAL PROJECT AMOUNT	\$ 5,273,684	\$ -	\$ 5,273,684		
					budget: \$5,490,083
ALTERNATE PROPOSALS		ACCEPT / DECLINE			
Alternate No A27: Provide Additional Fire Hydrants		DECLINED			
Alternate No A28: Provide Precast Gym in lieu of Pre-Engineered Metal Building		DECLINED			
Alternate No A29: Multipurpose Remodel		DECLINED			
Alternate No A30: Provide Secure Entry		DECLINED			
Alternate No A31a: Provide TREMCO TPO Roofing Upgrade		DECLINED			
Alternate No A31b: Provide TREMCO TPO Roofing Upgrade with Alternate A28		DECLINED			
Alternate No A32a: Provide TREMCO Therm 100 Built-up Roofing Upgrade		DECLINED			
Alternate No A32b: Provide TREMCO Therm 100 Built-up Roofing Upgrade w/ alt A28 Precast Gym		DECLINED			
Alternate No CM-1: Gypsum board taping and finishing including but not limited to		DECLINED			
Alternate No CM-2: Delete all flooring subfloor prep exclusive of concrete slab moisture mitigation system		DECLINED			
Alternate No CM-3: Delete all flooring concrete slab moisture mitigation system.		DECLINED			
Alternate No CM-4: Provide wood frame construction classroom additions in lieu of SIPs.		DECLINED			