

Document 00 63 23 - GMP Amendment (CM at Risk Contract)
State of Ohio Standard Requirements for Public Facility Construction

Exhibit D

The Brecksville-Broadview Heights City School District Board and the CM enter into this Amendment as of the date set forth below to amend the Contract they entered into as of the date set forth below in connection with the Project known as:

Project Name: Brecksville-Broadview Heights CSD Capital Improvement

School District Board ("Owner"): Brecksville-Broadview Heights CSD

Contracting Authority: Brecksville-Broadview Heights CSD

Construction Manager ("CM"): Shook Construction Co.

ARTICLE 1 - CONTRACT SUM AND RELATED ITEMS

1.1 The Contract Sum is **\$347,871.00** which is the sum of the estimated Cost of the Work, plus the CM's Contingency, plus the CM's Fee as follows:

1.1.1 The estimated Cost of the Work is **\$333,872.00** which includes all Allowances (if any) and Unit Prices (if any) defined through this Amendment, and is the sum of:

1.1.1.1 CM's Construction Stage Personnel Costs in the amount of **\$34,232.00** which amount shall not exceed **\$34,232.00**;

1.1.1.2 General Conditions Costs in the amount of **\$5,800.00**, which shall not exceed **\$5,800.00**

1.1.1.3 all Work the CM proposes to provide through Subcontractors in the amount of **\$275,085.00**

1.1.1.4 all Work the CM proposes to self-perform directly or through a CM Affiliated Entity in the amount of **\$0.00** which amount does not include any costs accounted for under the CM's Construction Stage Personnel Costs or General Conditions Costs.

1.1.2 The CM's Contingency in the amount of **\$6,677.00**, which shall not exceed **2** percent of the above-identified Cost of the Work.

1.1.3 The CM's Fee in the amount of **\$7,322.00**, which shall not exceed **2.15** percent of the sum of the above-identified Cost of the Work plus the above-identified CM's Contingency.

ARTICLE 2 - CONTRACT TIMES

2.1 The Contract Times are the periods of time established in the following table for the achievement of the associated Milestones:

Construction Stage Milestone	Contract Time
Substantial Completion of Middle School Secure Entry Project	98 days

ARTICLE 3 - LIST OF EXHIBITS

3.1 This Amendment is based upon the following documents:

3.1.1 **Basis Documents** attached at GMP Exhibit A;

(This exhibit includes a complete list of all of the Drawings, Specifications, and other documents, upon which the CM relied to prepare this Amendment.)

3.1.2 **Assumptions and Clarifications** attached at GMP Exhibit B;

(This exhibit includes a complete list of the assumptions and clarifications made by the CM in the preparation of this Amendment, which list is intended to clarify the information contained in the Basis Documents, but is not intended to otherwise modify the Contract.)

3.1.3 **Project Estimate** attached at GMP Exhibit C;

(This exhibit includes a detailed estimate of the Cost of the Work which (1) allocates the cost of each of item of the Work to labor and materials/equipment organized by trade categories and (2) does not contain a lump-sum estimate for any item other than the CM's Fee and the CM's Contingency. This exhibit is informational only. It is included to provide a tool to evaluate, analyze, and discuss the proposed Contract Sum.)

3.1.4 **Project Schedule** attached at GMP Exhibit D;

3.1.5 **Construction Progress Schedule** attached at GMP Exhibit E;

3.1.6 **Staffing Plan** attached at GMP Exhibit F;

(This exhibit includes the CMs detailed plan for staffing the Project during the Construction Stage and an outline of the qualifications and experience of the CM's proposed project manager and proposed superintendent, including references, unless the CM previously submitted that information and the CM's project manager and superintendent were approved.)

3.1.7 **Subcontractor Work Scopes** attached at GMP Exhibit G;

(This exhibit includes a detailed scope-of-Work description for each anticipated Subcontract.)

3.1.8 **Scope of CM's Self-Performed Work** attached at GMP Exhibit H;

(This exhibit includes a detailed scope-of-Work description for all trade Work the CM proposes to perform itself or through a CM Affiliated Entity if the requirements in the Contract are met; otherwise this scope of Work will be performed by a Subcontractor.)

3.1.9 **Schedule of Allowances** attached at GMP Exhibit I (if applicable);

(This exhibit includes a complete list and detailed description of all Allowance Items with related measurement and payment terms.)

3.1.10 **Schedule of Unit Prices** attached at GMP Exhibit J (if applicable);

(This exhibit includes a complete list and detailed description of all Unit Price items with related measurement and payment terms.)

3.1.11 **Schedule of Alternates** attached at GMP Exhibit K (if applicable); and

(This exhibit includes a complete list and detailed description of all Alternates with related measurement and payment terms.)

3.1.12 **Schedule of Incentives** attached at GMP Exhibit L (if applicable).

(This exhibit includes a detailed description of all performance incentives/bonuses applicable to the Work including related measurement/entitlement and payment terms.)

TREASURER'S CERTIFICATION

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the **Board of Education of the Brecksville-Broadview Heights City School District** under the foregoing Amendment have been lawfully appropriated for such purposes and are in the treasury of the **School District** or are in the process of collection to an appropriate fund, free from any previous encumbrance.

Signature

Printed Name
School District Treasurer

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this GMP Amendment as of the date set forth below:

SHOOK CONSTRUCTION INC.

BRECKSVILLE-BROADVIEW HEIGHTS CSD

Signature

Printed Name

Title

C.B. Halapy

CHRISTOPHER B. HALAPY

PRESIDENT & CEO

Signature

Printed Name
Board President

Signature

Printed Name
Treasurer

Date

END OF DOCUMENT

GMP – Middle School Secure Entry Renovation

Brecksville-Broadview Heights CSD

June 19, 2020



**BRECKSVILLE-BROADVIEW HTS.
CITY SCHOOL DISTRICT**

"where fine education is a heritage"



PREPARED FOR:

Joelle Magyar
Superintendent
6638 Mill Road
Brecksville, OH 44131

PREPARED BY:

Shook Construction
6860 W. Snowville Road,
Suite 100
Brecksville, OH 44141

GMP EXHIBIT A - BASIS DOCUMENTS



Brecksville-Broadview Heights Middle School Secure Entry Renovation

Issues for: Bid and Permit Set

A/E Project Number: 20039

Shook Project Number: 118060

<u>Drawing</u>	<u>Description</u>	<u>Date</u>
CS1	Cover Sheet	5/22/2020
A000	Notes and Legends	5/22/2020
A101.1	First Floor Plan- Area 1	5/22/2020
A150	Roof Plan and Details	5/22/2020
E101	Electrical Plans	5/22/2020
E201	Schedules and Notes	5/22/2020
M001	HVAC Legend	5/22/2020
M002	HVAC Specifications and Notes	5/22/2020
M101	Floor and Roof Plan- HVAC Demolition	5/22/2020
M201	Floor and Roof Plan- HVAC	5/22/2020
M501	HVAC Details	5/22/2020
M601	HVAC Schedules	5/22/2020
T101.1	Technology First Floor Plan- Area 1	5/22/2020

<u>Specification</u>	<u>Description</u>	<u>Date</u>
01322	Photographic Documentation	5/22/2020
024119	Selective Structure Demolition	5/22/2020
061000	Rough Carpentry	5/22/2020
061053	Miscellaneous Rough Carpentry	5/22/2020
070150.19	Preparation for Reroofing	5/22/2020
075216	SBS Roofing	5/22/2020
076200	Sheet Metal Flashing and Trim	5/22/2020
077129	Roof Expansion Joints	5/22/2020
079200	Joint Sealants	5/22/2020
080671	Door Hardware Schedule	5/22/2020
081113	Hollow Metal Doors and Frames	5/22/2020
081416	Flush Wood Doors	5/22/2020
084113	Aluminum Framed Entrances and Storefronts	5/22/2020
087100	Door Hardware	5/22/2020
088000	Glazing	5/22/2020
092216	Non-Load Bearing Metal Framing	5/22/2020
092900	Gypsum Board	5/22/2020
095113	Acoustical Panel Ceiling	5/22/2020
099123	Interior Painting	5/22/2020

Addendum #1		6/3/2020
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GMP EXHIBIT B - ASSUMPTIONS AND CLARIFICATIONS



GMP EXHIBIT B | ASSUMPTIONS AND CLARIFICATIONS

General assumptions and clarification for Middle School Secure Entry Renovation:

1. Hazardous material handling, removal, and disposal is to be performed by others, and is excluded from the GMP. It is assumed any hazardous materials would be removed and final clearance testing prior to mobilization that is scheduled to start on July 16, 2020.
2. Builder's Risk Insurance is by School District.
3. Soft costs, including, but not limited to, AE fees, testing fees, aid to construction, and reprographic services are not included in this estimate.
4. The GMP proposal is coordinated with and based on the project schedule included. This schedule is based on a normal 40-hour work week.
5. Schedule assumes timely city review of drawings and issuance of permit for construction prior to mobilization that is scheduled to start on July 16, 2020
6. No warranties included on existing systems or equipment, only on new work that is installed under this GMP.
7. Contractor will have access to toilet facilities in the school during construction.
8. Shook will have access to an office space, toilet facilities, and wireless internet provided by the School District throughout the project.
9. Contractor will have access to building from 7AM-11PM, with work hours to be 7AM-3:30 PM until 8/16/20 and 3 PM-11 PM from 8/16/20 for the duration of the project.
10. Contractor will have access to all areas of the building throughout the project, with the understanding that this will be coordinated with the custodial staff.
11. Structural bar joist reinforcing per detail 5/A150 is included for two (2) bar joists at the location of the new RTU. Structural bar joist reinforcing is not included for the entire length of the work area as indicated in detail 1/A150 within the dashed area.
12. The main entrance concrete sidewalk may be used for loading/unloading of construction materials and equipment required to complete the scope of work associated with this GMP. Shook Construction and its Subcontractors are not responsible for damage to existing sidewalks as a result of construction activities.
13. Automatic door operators are not identified in the contract documents or included in Shook's base bid amount. A voluntary alternate cost will be provided for the school district's review.
14. The existing spline ceiling within the vestibule will be reused to patch the area around the new drywall bulkhead around the new vestibule footprint.
15. An EPDM roofing system is included as base bid in lieu of the SBS roofing system originally identified in the bid documents.
16. Temporary protection of adjacent finishes that will remain after construction is included.
17. One mobilization is included for the project. It is assumed that the project will not be completed in multiple phases.

GMP EXHIBIT C – PROJECT ESTIMATE



BBHCSD - Secure Entry Renovation**Renovation G.S.F.:** 2,475**Broadview Heights, Ohio****Estimate Type:** GMP**Date:** 06/18/20

<u>Element Description</u>	<u>Amount</u>	<u>\$/SF</u>
01000 GENERAL REQUIREMENTS	\$0.00	\$0.00
02000 EXISTING CONDITIONS	\$0.00	\$0.00
03000 CONCRETE	\$0.00	\$0.00
04000 MASONRY	\$0.00	\$0.00
05000 METALS	\$0.00	\$0.00
06000 WOOD, PLASTICS & COMPOSITES	\$0.00	\$0.00
07000 THERMAL & MOISTURE PROTECTION	\$84,400.00	\$34.10
08000 OPENINGS	\$37,390.00	\$15.11
09000 FINISHES	\$73,263.00	\$29.60
10000 SPECIALTIES	\$0.00	\$0.00
11000 EQUIPMENT	\$0.00	\$0.00
21000 FIRE SUPPRESSION	\$0.00	\$0.00
22000 PLUMBING	\$0.00	\$0.00
23000 HEATING, VENTILATING, & AIR CONDITIONING	\$31,400.00	\$12.69
26000 ELECTRICAL	\$22,490.00	\$9.09
27000 COMMUNICATIONS	\$0.00	\$0.00
31000 EARTHWORK/UTILITIES	\$0.00	\$0.00
32000 EXTERIOR IMPROVEMENTS	\$0.00	\$0.00
ACCEPTED ALTERNATES M-1, A-2, A-3, S-3	\$26,142.00	\$10.56
Subtotal - Building	\$275,085.00	\$111.15

Subtotal - Building Cost from Above	\$275,085.00
Phasing/Working Conditions	N/A
Escalation: 0% Assumed	N/A
Owner Directed Allowance (5%)	\$13,755.00
Building Permit Allowance	\$5,000.00
Construction Contingency: 2% (as proposed)	\$6,677.00
Staffing & General Conditions:	\$40,032.00
CM Fee: 2.15% (as proposed)	\$7,322.00
Total Estimated Project Cost (not including A/E and Owner soft costs)	\$347,871.00

GMP EXHIBIT D & E – SCHEDULE



MS Secure Vestibule + Roof					Classic Schedule Layout - Gradert					17-Jun-20 12:24				
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	2020								
						May	Jun	Jul	Aug	Sep	Oct			
MS Secure Vestibule + Roof						94	22-May-20	30-Sep-20	0					
Preconstruction						29	22-May-20	01-Jul-20	9					
A1020	Recieve Construction Documents from A/E	0		22-May-20*	0	◆ Recieve Construction Documents from A/E								
A1030	Bid document development	3	22-May-20	26-May-20	14	■ Bid document development								
A1060	Shook GMP development	19	22-May-20	17-Jun-20	5	■ Shook GMP development								
A1040	Bid event	8	26-May-20	04-Jun-20	14	■ Bid event								
A1050	Scope review	2	05-Jun-20	08-Jun-20	14	■ Scope review								
A1080	Board GMP Approval	0		24-Jun-20*	0	◆ Board GMP Approval								
A1090	Notice to Proceed	0	25-Jun-20		2	◆ Notice to Proceed								
A1100	Award Contracts	5	25-Jun-20	01-Jul-20	9	■ Award Contracts								
Submittals, Fabrication, & Delivery						45	25-Jun-20	26-Aug-20	9					
A1070	Storefront	45	25-Jun-20	26-Aug-20	2	■ Storefront								
A1290	RTU-1	30	25-Jun-20	05-Aug-20	18	■ RTU-1								
A1300	Light fixtures	38	25-Jun-20	17-Aug-20	10	■ Light fixtures								
A1310	Roof curbs	25	25-Jun-20	29-Jul-20	29	■ Roof curbs								
A1010	General products/materials	20	02-Jul-20	29-Jul-20	9	■ General products/materials								
Construction						55	16-Jul-20	30-Sep-20	0					
A1000	Mobilization / site signage	2	16-Jul-20	17-Jul-20	9	■ Mobilization / site signage								
A1110	Temporary walls / dust protection	1	20-Jul-20	20-Jul-20	9	■ Temporary walls / dust protection								
A1140	Interior demolition	5	21-Jul-20	27-Jul-20	9	■ Interior demolition								
A1270	Wall and soffit framing	2	28-Jul-20	29-Jul-20	9	■ Wall and soffit framing								
A1130	Roofing	7	30-Jul-20	07-Aug-20	29	■ Roofing								
A1250	Mechanical rough-in	5	30-Jul-20	05-Aug-20	9	■ Mechanical rough-in								
A1260	Electrical / technology rough-in	5	30-Jul-20	05-Aug-20	9	■ Electrical / technology rough-in								
A1190	RTU-1	2	06-Aug-20	07-Aug-20	18	■ RTU-1								
A1240	Drywall and finishing	5	06-Aug-20	12-Aug-20	9	■ Drywall and finishing								
A1220	Paint	3	13-Aug-20	17-Aug-20	9	■ Paint								
A1230	Acoustical ceilings	7	14-Aug-20	24-Aug-20	9	■ Acoustical ceilings								
A1280	Students return / Start of 2nd shift work	0	14-Aug-20*		0	◆ Students return / Start of 2nd shift work								
A1200	Mechanical finishes	2	18-Aug-20	19-Aug-20	10	■ Mechanical finishes								
A1210	Electrical / technology finishes	3	18-Aug-20	20-Aug-20	9	■ Electrical / technology finishes								
A1170	Final cleaning	1	25-Aug-20	25-Aug-20	26	■ Final cleaning								
A1180	Storefront	3	27-Aug-20	31-Aug-20	2	■ Storefront								
A1150	Punchlist / TAB / Closeout	20	01-Sep-20	28-Sep-20	2	■ Punchlist / TAB / Closeout								
A1160	Final inspection / substantial completion	1	01-Sep-20	01-Sep-20*	13	■ Final inspection / substantial completion								
A1320	Final completion	0		30-Sep-20*	0	◆ Final completion								

Date	Revision	Checked	Approved	Page 1 of 1	TASK filter: All Activities	© Oracle Corporation

GMP EXHIBIT F – STAFFING PLAN



Shook Construction Staffing Plan						2019													
	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20							
						MS Secure Entry & Roof													
Staffing Plan (HOURS)	Month #01	Month #02	Month #03	Month #04	Month #05	Month #06	Month #07	Month #08	Month #09	Month #10	Month #11	Month #12	Total Hours (Construction)	Dollars (\$)					
Position																			
Preconstruction													40				40	\$ 2,760.00	
Project Manager													24	16	16	16	16	88	\$ 5,456.00
Superintendent														80	80	80		240	\$ 18,720.00
Project Engineer													24	32	32	32	32	152	\$ 7,296.00
TOTAL	0	0	0	0	0	48	128	128	128	48	0	0	520	\$ 34,232.00					
General Conditions																			
Construction Bonds														\$ 4,250.00					
Builder's Risk Insurance - By Owner														\$ -					
Temporary Facilities														\$ -					
Job Site Trailer														\$ -					
Office supplies, communications, equipment, printing, postage, photos, safety, first aid														\$ 1,250.00					
Dumpsters														\$ 300.00					
Construcion fence, access points, washout areas														\$ -					
Subtotal														\$ 5,800.00					
GMP Total for General Conditions and Project Staffing														\$ 40,032.00					

GMP EXHIBIT G – SUBCONTRACTOR WORK SCOPES



GMP EXHIBIT G | SUBCONTRACTOR WORK SCOPES

The bid packages as defined are not intended to be an all-inclusive listing of the specified contract Scope of Work, but merely to highlight the major items of work as shown on the plans and specifications as prepared by ThenDesign Architecture, I.A. Lewin and Associates, J.M. Verostko, and BCL IT:

BP 06A - General Trades

1. Temporary protection of adjacent surfaces that remain and dust control for the project work areas including plastic poly sheeting and grid clips around the new vestibule area.
2. Temporary floor protection all carpeted areas with hardboard sheathing over plastic poly sheeting
3. Temporary weather-tight wall and doors at main entrance, including removal of temporary wall, for replacement of aluminum storefront entrance
4. Demolition of all items identified in demolition keyed notes D1, D2, C1 & E1 for detail 1/A101.1 including dumpster costs
5. Structural steel joist reinforcing per details 5&6/A150
6. Steel X-bracing
7. New and replacement roof blocking
8. New doors, frames, hardware including labor and material
9. Cold-formed framing, in-wall blocking and drywall
10. Acoustical ceilings
11. Painting of Secretary and Vestibule walls
12. Preconstruction and regular weekly progress photos
13. Alternate pricing for new ceilings in offices 3, 4, 5, and clinic 6 including demo and temporary floor protection with hardboard sheathing over plastic poly sheeting (alternate A3)

BP 07A – Roofing

1. Demo of existing ballasted roof system and metal flashing including dumpster costs
2. Roofing fully adhered including any new insulation
3. Expansion joint
4. Hoisting of existing rooftop mechanical units as required to complete this scope of work
5. Roof patching at demolished mechanical equipment locations
6. New RTU curb flashing
7. Adjustment of existing fascia/flashing material as required for installation of new roof and blocking
8. Alternate pricing for installation of new fascia/flashing material at areas that receive new roofing and blocking

BP 08A – Glazing

1. New aluminum storefront entrance, vestibule, and Secretary openings including sliding window
2. Interior and exterior caulking required for this scope of work
3. Alternate pricing for two auto door operators (openings 1D & 1C)
4. Alternate pricing for 8 mil clear security film (alternate A2)

BP 23A - HVAC / Plumbing

1. Relocation of existing equipment
2. New ductwork and duct insulation including rework of existing ductwork as required to complete this scope of work
3. Registers, grilles, and diffusers
4. Cabinet unit heater
5. New rooftop unit
6. Penetrations required to complete this scope of work including acoustical and fire rated joint sealants
7. Alternate pricing for upgraded RTU-1 with hot gas reheat and dehumidification in lieu of base bid RTU-1

(Continued)

BP 26A - Electrical/Technology

1. Demo of electrical items shown to be removed including make-safe for all architectural and mechanical items shown to removed
2. New light fixtures
3. Occupancy and vacancy sensor wiring
4. Pathways, boxes and trim rings for all LV cabling and access controls
5. Power for all mechanical equipment
6. Removal and replacement of fire alarm devices as required for base bid and alternate architectural work
7. Low-voltage cabling Penetrations required to complete this scope of work including acoustical and fire rated joint sealants
8. Coded note 4 on E101 also applies to offices 3 & 5
9. Alternate pricing for new lighting in offices 3, 4, 5, and clinic 6 (alternate A3)
10. Alternate pricing for two auto door operators (openings 1D & 1C)

GMP EXHIBIT H – CM'S SELF-PERFORMED WORK



CMr does not intend to self-perform any work on this project

GMP EXHIBIT I – SCHEDULE OF ALLOWANCES



GMP EXHIBIT I | SCHEDULE OF ALLOWANCES

Allowances included in the following bid packages:

BP #1 - General Trades:

1. \$10,000.00 – Unforeseen conditions allowance

BP #2 - Roofing:

2. \$5,000.00 – Additional flashing allowance

Allowance held by Shook Construction:

Building Permit Allowance - \$5,000.00

Owner Allowance held by Shook Construction:

Owner's Contingency - \$13,755.00

GMP EXHIBIT K – SCHEDULE OF ALTERNATES



GMP EXHIBIT K | SCHEDULE OF ALTERNATES

The following are the included bid alternates:

Alternate A2 – Provide security film on windows as noted on drawings. **(ACCEPTED)**

Alternate A3 – Provide new ceiling and lights as shown on drawings in Offices 3, 4, 5 and Clinic 6. Paint walls. **(ACCEPTED)**

Alternate M1 – Upgraded RTU-1 with hot gas reheat and dehumidification in lieu of Base Bid RTU-1. **(ACCEPTED)**

Alternate S1 – Auto door operators **(NOT ACCEPTED)**

Alternate S3 – Add for SBS roofing membrane. **(ACCEPTED)**