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January 26, 2024

Mr. Sam Kitchens
Assistant Superintendent of Operations
Bibb County School District
4580 Cavalier Drive
Macon, Georgia 31204

Re: 24-019 CM at Risk Butler Project
2122 Eisenhower Parkway
Macon Georgia 31206

Dear Mr. Kitchens:

We propose to complete all work for Phase 1 in accordance with the plan and specifications dated 12/14/23 by WM2A Architects including addenda's 1-3 for the GMP of: \$3,620,609.00

Please note the following clarifications:

I. The following items are included:

1. Allowances:
 - a. Construction Contingency : \$350,000.00
 - b. Landscaping: \$ 50,000.00
 - c. Site Light Repair: \$ 10,000.00
2. Labor to install the 3Form Panels.
3. Install 2 each, owner furnished 85'' touch screen TV's.
4. Install 6 each, owner furnished telephones.
5. Replacing metal siding panels included in Phase 1.
6. The exterior concrete green space islands, sidewalks, and HVAC pads.
7. Davis Bacon Wages.

II. The Following items are not included:

1. Work shown as Phase 2 or 3. This includes the shop bays, parking lot patching, repairs, seal coating, or line stripping.
2. Building Permit cost and changes due to plan review/ governmental inspections.
3. OCP Insurance.
4. Insurance to cover the cost of existing structures.
5. Classroom floor power/ data.
6. Tap fees.
7. Irrigation meter.
8. Abatement or disposal of hazardous materials.
9. Floor moisture mitigation.

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10. F.F.&E.
11. Roof Repairs.
12. Ardex underlayment.
13. Removal and replacement of unsuitable soils.

Thank you for the opportunity to provide this proposal. We look forward to working with you.

Sincerely,
Warren Associates, Inc.

Mason R. Selby

Mason R. Selby
Project Manager