

EXHIBIT M

**GMP AMENDMENT TO AGREEMENT BETWEEN OWNER AND
CONSTRUCTION CONTRACTOR**

**AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND
CONSTRUCTION CONTRACTOR FOR Champion Theme School Major Building Systems Replacement and Renovations
AGREEMENT NO. SP5FACCON.35835.GENCONTR**

Pursuant to Sections 4.B and 7.A of the Construction Management Agreement (“Agreement”), dated 1/18/2024, between The School Board of DeKalb County, Georgia (“Owner”) and Balfour Beatty (“Construction Contractor”), with respect to the construction of Owner’s Champion Theme School Major Building Systems Replacement and Renovations (“Project”), Owner and Construction Contractor hereby agree to amend and modify the Agreement by this Amendment No. 1 and establish a Guaranteed Maximum Price and Contract Time for all the Work as set forth below. All capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement, unless otherwise noted.

ARTICLE 1

SCOPE OF WORK

The scope of the Work consists of the construction of a Major Building Systems Replacement and Renovation, in accordance with the Agreement, this Amendment and the other Contract Documents listed as Attachments 1 through 7 below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attachment No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
List of Drawings, Specifications and Addendums			
1.	Allowances	<u>1</u> through <u>1</u>	<u>3/8/2024</u>
2.	Assumptions and Clarifications	<u>2</u> through <u>9</u>	<u>3/8/2024</u>
3.	Completion Schedule	<u>10</u> through <u>12</u>	<u>1/29/2024</u>
4.	Schedule of Values	<u>13</u> through <u>13</u>	<u>3/8/2024</u>
5.	List of Itemized General Conditions	<u>14</u> through <u>14</u>	<u>2/28/2024</u>
6.	List of Subcontractors and Major Suppliers	<u>15</u> through <u>15</u>	<u>2/28/2024</u>
7.	Alternates	<u>16</u> through <u>16</u>	<u>3/8/2024</u>

ARTICLE 2

GUARANTEED MAXIMUM PRICE

2.1 Construction Contractor's Guaranteed Maximum Price ("GMP") for the Work, including the estimated Cost of the Work as defined in Section 5 of the Agreement and the Construction Management Fee as defined in Section 4 of the Agreement, is Twenty-two million, seven hundred seventy-nine thousand, two hundred sixty-six dollars (\$ 22,779,266.00).

2.2 The Construction Management Fee for the entire Work anticipated on this Project is hereby established as a lump sum amount of one million, eighty-four thousand, seven hundred twenty-seven dollars (\$ 1,084,727.00), said lump sum amount is included within the above noted GMP.

2.3 The general condition expenses for the entire Work anticipated on this Project are hereby established as a lump sum amount of two million, seven hundred sixty-six thousand, seven hundred and eighty-one dollars (\$2,766,781.00), said lump sum amount is included within the above noted GMP ("General Conditions Expenses"). The items included as General Condition Expenses are listed in the List of Itemized General Conditions attached hereto and incorporated herein as Attachment No. 5. Except as said lump sum amount for General Condition Expenses may be expressly adjusted by Change Order or Construction Change Directive, Construction Contractor acknowledges and agrees that Owner shall have no liability for any General Condition expenses beyond payment of the above noted lump sum amount and Construction Contractor agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above lump sum amount. There shall be no additional General Conditions Expenses payable to Construction Contractor on the first Five Hundred Thousand and No/100 Dollars (\$500,000.00) of Change Order or Construction Change Directive Work (i.e. the lump sum amount specified in this Subsection includes consideration for up to \$500,000.00 of Change Order and/or Construction Change Directive Work). Further, there shall be no mark-up for a subcontractor's General Conditions expenses on the first One Hundred Thousand and No/100 Dollars (\$100,000.00) of Change Order and Construction Change Directive Work to be performed by such subcontractor.

2.4 Monthly installment payment of the Construction Management Fee and the General Condition Expenses shall be based upon the percent completion of the designated portion of the Work for each particular month.

2.5 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General Condition expense amount noted in Subsection 2.4 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed amount of zero and 0/100 Dollars (\$ 0.00) ("**Owner's Contingency**"). Owner's Contingency funds shall be used to cover costs that may result from incomplete design and unanticipated costs that arise during construction that are not identified by the construction documents. Construction

Contractor shall not proceed with any portion of the Work which it intends to charge against the Owner's Contingency without first obtaining Owner's express written authorization to proceed. Construction Contractor acknowledges and agrees that any portion of the Work which is to be charged against the Owner's Contingency that does not receive such prior written approval from Owner shall be deemed to be part of Construction Contractor's Work compensated within the GMP and not chargeable against Owner's Contingency. Owner reserves the right, at its sole discretion, to withhold its consent on Owner's Contingency expenditures. Further, the work that is the subject of any Owner's Contingency expenditures shall be deemed part of the Work. The GMP shall be reduced by unused Owner's Contingency remaining at the completion of the Work. Construction Contractor has no entitlement to any portion of any unused Owner's Contingency.

2.6 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General Condition expense amount noted in Subsection 2.4 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed ^{one million, one hundred ninety-three thousand} ~~and five hundred thirty-three dollars~~ Dollars (\$1,193,533) ("**Contractor's Contingency**"). Construction Contractor shall not proceed with any portion of the Work which it intends to charge against the Contractor's Contingency without first obtaining Owner's express written authorization to proceed. Construction Contractor acknowledges and agrees that any portion of Work which is to be charged against the Contractor's Contingency that does not receive such prior written approval from Owner shall be deemed to be part of Construction Contractor's Work compensated within the GMP and not chargeable against Contractor's Contingency. Owner reserves the right, at its sole discretion, to withhold its consent on Contractor's Contingency expenditures. Further, the work that is the subject of any Owner's Contingency expenditures shall be deemed part of the Work. The GMP shall be reduced by unused Contractor's Contingency remaining at the completion of the Work. Construction Contractor has no entitlement to any portion of any unused Contractor's Contingency. Construction Contractor shall be entitled to an increase in the Construction Management Fee in the amount of 5 % of the Cost of the Work charged against the Contractor's Contingency.

2.7 The parties have agreed to establish an allowance within the GMP for miscellaneous allowances in the amount of ^{one million, eight hundred sixty thousand and} ~~six hundred forty-four dollars~~ (\$ 1,860,644). Construction Contractor shall not proceed with any portion of the Work associated with the aforesaid allowance ("**Allowance Work**") without first obtaining Owner's express written authorization to proceed with said Allowance Work. Allowance Amounts are reflected in Attachments 1 ~~through~~. Unless otherwise provided in the Contract Documents: (a) allowances amounts shall cover the cost to Construction Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts; (b) Construction Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the GMP but not in the allowances, unless otherwise stated in the allowance; and (c) whenever costs are more than or less than allowances, the GMP shall be adjusted accordingly by Change Order.

2.8 Pursuant to Subsection 12.3 of Exhibit A to the Agreement, if at the time final payment is made to Construction Contractor the total Cost of the Work has been increased by approved Change Orders in an amount causing the original GMP as set forth in this Amendment to be exceeded by more than five hundred thousand and /100 Dollars (\$ 500,000.00), then Construction Contractor shall be entitled to an increase in the Construction Management Fee in the amount of five hundred thousand and /100 Dollars (5 %) of the amount exceeding the sum of five hundred thousand and /100 Dollars (\$ 500,000.00) plus that original GMP amount.

2.9 Construction Contractor recognizes that the Contract includes work for trench excavation in excess of five feet deep. Construction Contractor acknowledges the requirements set forth by all federal, state and local requirements. Construction Contractor certifies that the required trench safety standards will be in effect during the period of construction of the Project and Construction Contractor agrees to comply with all such required trench safety standards.

2.10.1 The amount of zero and /100 Dollars (\$ 0.00) has been separately identified for the cost of compliance with the required trench safety standards; said amount is included within the GMP.

2.10 At the completion of the Work, should the actual amount of “General Requirements” expenses be less than the amount included therefor in the Schedule of Values approved by Owner, the resulting “savings” shall accrue to the benefit of Owner and a deductive Change Order or Construction Change Directive shall be issued reducing the GMP by the amount of such savings. For the avoidance of doubt, any savings obtained General Requirements expenses may not be moved to contingency or be used to offset cost overruns in other items within the GMP. Further, the line item for General Requirements expenses in the Schedule of Values constitutes a separate guaranteed maximum price for such expenses and any overruns in General Requirements expenses shall be borne by Construction Contractor without reimbursement from Owner.

2.11 By executing this Amendment and furnishing Owner with a GMP based on a detailed Schedule of Values and a Master Project Schedule, Construction Contractor represents and warrants that the Contract Documents, including the Construction Documents, as well as other materials, and information furnished Construction Contractor as of the date of this Amendment have described the scope, construction requirements, and design intent of the Work in detail sufficient to enable Construction Contractor to establish firmly the GMP, Contract Time and the Project Schedule. To the extent that the Construction Documents are anticipated to require further development, Construction Contractor has provided in the GMP for such further development consistent with the Contract Documents and reasonably inferable therefrom.

2.12 Savings will be computed as of the date of final completion of the Work and shall consist of the difference between (i) the Guaranteed Maximum Price (as it may be adjusted in accordance with the terms of the Contract Documents) and (ii) the total aggregate sum of the Cost of the Work plus the Construction Management Fee paid by Owner shall accrue to the sole benefit of Owner.

ARTICLE 3

CONTRACT TIME

3.1 The Construction Phase Commencement Date for the Work is 4/15/2024. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is eight hundred and thirty days (830) days ("**Contract Time**"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS 7/24/2026.

3.2 Pursuant to the Agreement, the parties have established liquidated damage rates for reasons stated therein, which the parties acknowledge and agree apply to this Amendment and Construction Contractor's responsibility to substantially complete the Work within the Contract Time as stated herein and finally complete the Work within the time prescribed in the Contract. Accordingly, the liquidated damage rates established in the Agreement shall be assessed against Construction Contractor for each calendar day Construction Contractor fails to achieve Substantial Completion of the Work within the Contract Time or final completion of the Work within the time prescribed in the Contract.

ARTICLE 4

MISCELLANEOUS

4.1 Except as expressly modified herein, the terms and conditions of the Agreement remain unchanged. All terms not specifically defined herein shall have the meaning ascribed to them in the Agreement. In the event of a conflict between the terms of this Amendment and those of the Agreement, Owner and Construction Contractor agree that the terms of this Amendment shall prevail and control. This Amendment may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument.

Owner

Construction Contractor

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Attest: _____

Attest: _____

Owner Allowances

Allowance amounts listed below are the direct cost amounts and do not include Contractor overhead, fees, insurances, or other indirect costs. Allowances are for the Owner and will be reconciled by change order. Contractor assumes no cost exposure for the assigned value of the indicated Allowances.

1. Allowance for the water/sewer/electrical connections for the classroom trailers = \$50,000
2. Allowance for patching existing spray fireproofing as required = \$27,000
3. Allowance for Abatement = \$155,680
4. Allowance for testing for an ERRCS = \$40,661
5. Allowance for installation and commissioning of an ERRCS = \$203,303
6. Allowance for electrical bid spread = \$1,200,000
7. Allowance for removal of all Furniture, Fixtures & Equipment (FF&E) prior to commencement of construction work = \$100,000
8. An allowance for Structural steel for any roof openings through the roof deck = \$84,000

Assumptions & Clarifications

The following clarifications and assumptions, organized by CSI division, are included as part of the Agreement.

General Notes

1. This GMP Estimate for Champion Theme Middle School is based upon the following documents, unless otherwise stated in Clarifications below:
 - a. Project Manual Issued for Construction dated Jan.20,2022 by SSOE
 - b. Plans Issued for Construction dated Jan.20,2022 by SSOE
 - c. Addendum #1 – Not provided
 - d. Addendum #2 dated June.21, 2022 by SSOE
 - e. RFI log#1 (see attached)

This estimate includes:

1. Construction Manager will furnish and maintain General Liability Insurance through a GL/Excess BBC's master insurance program. The General Liability Insurance will be billed at a fixed rate of 1.10% of the GMP with the first Payment Application. Direct bills from the master program are not available as the fixed rate is based on the entire portfolio of US projects and calculated as a fixed rate.
2. Balfour Beatty P&P Bond will be provided at a fixed rate of 0.561% of the GMP. Bond costs will be billed 100% with the first Payment Application.
3. Builder's Risk policy will be provided by Contractor and be billed at actual cost with the first Payment Application at a value equal to the cost of work. Owner shall maintain property insurance for facility.
4. Construction Manager will furnish and maintain Subcontractor Default Insurance (SDI) through BBC's master insurance program. SDI will be billed at a fixed rate of 1.52% of the cost of work. Direct bills from the master program are not available as the fixed rate is based on the entire portfolio of US projects and calculated as a fixed rate. Construction Manager will purchase, maintain, and enroll all eligible and prequalified subcontractors, suppliers, and vendors into a SDI program at a fixed amount which shall be billed in total at the outset of the project. Any subcontractors who do not meet SDI prequalification requirements who have subcontractors over \$250,000 will be bonded at the contractor's discretion.

Division 1

General Requirements

This estimate includes:

1. Digital Documents: All documents including closeouts will be transmitted digitally. No provisions for hard copies are included.
2. Potential Trade Escalation: Should the award of certain Trade Contracts not allow for a fixed-price structure where the Trade Contractor would bear all or part of the responsibility for future inflation and/or cost escalation for the entire scope and value of the Trade Contract due to either (1) market conditions (supply chain, etc.) that won't allow for firm fixed price commitments at time of Trade Contract award and/or (2) at the request of the Owner who wants to remove such Escalation Allowances or Escalation Contingencies for anticipated or potential future inflation and/or cost escalation from the initial Trade Contract amount and fully bear that future risk, the Expenditure Authorization Letter will capture such details and outline the mutually agreed-upon timeline and process for which the material escalation items will be measured and later

reconciled. Upon reconciliation of any material escalation item from Trade Contracts, the GMP contract amount will be adjusted accordingly via Change Order. Should the Owner elect to deviate from the agreed-upon timeline for reconciling the escalation as outlined in the Expenditure Authorization Letter, any further cost or schedule impacts resulting from that change will cause the GMP to be adjusted via the Change Order process outlined in the Agreement.

3. General Conditions: Are established as a lump sum that shall be paid in equal installments on a monthly basis over the course of the project.
4. Construction Contingency: Our GMP Proposal contains 7 percent (7.00%) of Cost of the Work construction contingency (based on the 100% CD's). The Construction Contingency will be used at the reasonable discretion of the Contractor to address unexpected circumstances and expenses incurred to: (a) pay for purchase of subcontracts, suppliers and vendors in excess of budgeted line item(s) within the GMP; (b) fill scope gaps between trade subcontractors; (c) repair un-assignable damaged work; and (d) settle minor disputes with trade subcontracts at the completion of the Project. In essence, these are expenses which are ordinary and customary that does not constitute a change in the Work as defined in the Agreement. The Construction Contingency can be used to offset cost overruns incurred by the Contractor for General Conditions or General Requirements. Conversely, any savings will flow into the Construction Contingency.
5. Pandemic/ Supply Chain Issues: Any delays in deliveries, unavailability of materials or equipment, labor shortages and/or cost escalation attributable to epidemic, pandemic or public health emergencies as well as supply chain issues will constitute compensable delays or change events.
6. An assumption that to the extent the specifications do not involve design elements performed by different trades and is otherwise a customary proprietary design or engineered component requiring a professional engineer's stamp on shop drawings such as fire suppression systems, fire alarm systems and other similar activities, Construction Manager's liability for design errors and omissions is limited to amounts we recover from the subcontractor or its insurance carriers.
7. Installation, rental, and removal of three (3) eight-classroom modular classroom trailers to relocate students during construction. Rental included for 26 months (from 5/1/2024 through 07/01/2026). Classroom trailers include electrical, mechanical, plumbing, and fire protection installation. This scope includes an allowance for electrical and plumbing (water/sewer) final connections since the final tie-in locations are not known at this time. See Allowances.

This estimate excludes:

8. Repairs to existing structure(s) other than as provided on the Contract Documents.
9. Security guards, security cameras, or security services.
10. Any code updating of existing facility not specifically shown or identified on the documents.
11. Utility consumption fees, except temporary construction power due to this being occupied campus.
12. Design responsibility inherent in performance specifications that involve assemblies or interfaces among design elements performed by different trades or are otherwise not customary proprietary specifications obtained from single manufacturers.
13. Specifications that state the following or something substantively similar to the following 1) "delegated design: design assembly or interface, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated"; 2) requirements for code compliance and design features "whether or not indicated on the drawings," and 3) references to design "by others" on the drawings.
14. All Testing

Division 5

Metals

This estimate includes:

1. All structural steel as indicated on the structural drawings.
2. An allowance for Structural steel for any roof openings through the roof deck. See Allowances.

This estimate excludes:

1. AISC certification.
2. Recycled materials requirement
3. New cooling tower steel platform or modifications to the existing cooling tower steel platform
4. Reinforcing existing steel or concrete joists, deck, or any structure

Division 7

Thermal and Moisture Protection

This estimate includes:

1. Roofing warranty only for areas affected by this scope of work
2. 500 lf of new walkway pads
3. Blocking as required only for the areas of the roof affected by this scope of work
4. An allowance for patching existing spray fireproofing. See Allowances.

This estimate excludes:

5. Warranty for existing roof to remain
6. Replacement of existing wood blocking and insulation at existing areas not affected by this scope of work
7. Testing for roofing
8. Repair/replacement of any edge metal, gutters or downspouts
9. New roof hatch/ roof ladders

Division 8

Doors and Windows

This estimate includes:

1. All doors, frames and hardware as indicated on the door schedule in the contract documents.

This estimate excludes:

1. Replacement of any existing doors, frames, and hardware not specifically indicated on the contract documents.
2. Replacement of any existing glazing, windows, storefronts, or louvers not specifically indicated on the contract documents.

Division 9

Finishes

This estimate includes:

1. Painting only at new interior hollow metal frames.
2. Painting only 'corner to corner' at existing walls where patching will occur for new construction activities
3. Metal framing to structure at soffits and bulkheads as called out on A6.90 included with a proposed height of 14'-0" per Detail 3/A3.01
4. Flooring material allowances as follows:
 - VCT = \$1.25/SF
 - 4" rubber base = \$0.80/LF
 - CT1 = \$5.51/SF
 - CT2 = \$2.86/SF
 - Tile base = \$1.75/piece
5. Minor floor prep
6. Manufacturer standard colors for all floor and wall tile and grout colors
7. Manufacturer standard colors for VCT

This estimate excludes:

1. R13 insulation
2. Abuse-resistant gypsum wallboard
3. Sound-Attenuation Blankets (Type 1)
4. Scraping all peeling paint from existing walls and repainting
5. Custom colors for any flooring products
6. Moisture mitigation/remediation
7. Excessive floor prepping for flooring installation
8. Major levelling
9. Seismic bracing
10. Patching and painting pre-existing holes and penetrations on walls, floors or ceilings.
11. Patching holes in the masonry walls, made by the removal of any existing FF&E and any wall mounted accessories and finishing/painting of the same.

Division 10

Specialties

This estimate includes:

1. Replacing existing toilet accessories as called for in the contract documents.

This estimate excludes:

2. Removal or replacement of any work associated with toilet partitions.

Division 21,22 & 23

Mechanical Systems (Plumbing, Fire Protection, HVAC)

This estimate includes:

1. This proposal assumes that existing plumbing rough-in and supports do not require modifications for new plumbing fixtures.
2. This proposal includes HVAC equipment & systems as R-410A per the Contract Documents. This proposal does not include the forthcoming legal mandated changes to refrigerants. The proposal assumes that HVAC equipment will be included in early release and all submittals completed and approved in a timely fashion for all HVAC equipment to be ordered before July 1, 2024.
3. HVAC life safety dampers as indicated on the Construction Drawings. This proposal assumed the Mechanical Designer has shown all dampers required by code.

This estimate excludes:

4. This proposal assumes the existing gas service is sufficient and excludes any upgrades to the existing service.
5. Temporary equipment for heating/cooling. This proposal only includes running permanent units for temp heat/cooling once installed.
6. Fire Pumps. This proposal assumes the provided Flow Test analysis is sufficient.
7. Delegated-design of hangers & supports.
8. Seismic Bracing requirements.
9. Any new roof drains or any new work associated with drainage
10. Any repair of existing to remain pipe, insulation or equipment

Division 26

Electrical Systems

This estimate includes:

1. Allowance for ERRCS testing and installation. See Allowances
2. New raceways installed below ceiling will be surface mounted.
3. Salvage and reinstallation of low voltage devices mounted to ceiling as noted on Contract Documents.

This estimate excludes:

4. Installation of new Tele/data/AV systems including Smartboards
5. Any repair or adjustment for existing to remain feeders or equipment

Division 31 & 32

Sitework & Fencing

This estimate includes:

1. Fencing includes 8' black 8-gauge chain link fence.
2. Sod for the area where classroom modular trailers are located.
3. Paving and striping only at areas disturbed by the new Fire Line installation.

This estimate excludes:

10. New granite curbs.
11. Re-surfacing or re-striping existing parking lot which is outside the limits of the scope of work
12. Excavation, removal, and or replacement of unsuitable soils/ rock.

END OF CLARIFICATIONS AND ASSUMPTIONS

BBC RFI #	Discipline	Drawing & Detail #	Issue / Question	Answer
1	Civil		Please provide detail for replacing Asphalt paving	NCES - refer to "Typical Patch and Resurfacing Detail" detail on C6.0; CTMS - "8" Reinforced Concrete Paving" detail shown for handicapped parking and "Typical Patch and Resurfacing Detail" shown for fire line on C-6.
3	Mechanical		Please clarify if Commissioning agent will be hired (and paid for) by the owner directly	DCSD will not hire or pay for a commissioning agent
4	Electrical	E6.01	Please confirm that the existing generator is being reused	The CTMS emergency generator is being re-used. All feeders and distribution equipment downstream of the generator are new
8	Electrical	284621.11	Please advise if Simplex is an acceptable/approved vendor for Fire Alarm	Yes, Simplex is an acceptable/approved manufacturer.
9			Please clarify if we are to include Commissioning. If yes, please provide specifications	Yes, include HVAC commissioning in the scope of work. Use specification 23 08 00 COMMISSIONING OF HVAC from the Nancy Creek project
12	Electrical	284621.11	Champion specifications does not note FireLite as an approved FA manufacturer, but Nancy creek specifications include FireLite. Please advise if FireLite is an acceptable/approved vendor for Fire Alarm for both schools.	Yes, Firelite is an acceptable/approved manufacturer.
15	Electrical	E3.22	Please provide specifications for power poles	See keyed note 4 on sheet E3.11 for Power Pole specifications.

Activity ID	Activity Name	OD	RD	%	Start	Finish	2024												2025												2026											
							D	J	F	M	Apr	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N
Champion MS Preliminary Schedule 2024-01-29							Champion MS P																																			
Milestones							Milestones																																			
M110	Executed Precon Agreement	0	0	100%	23-Jan-24 A		◆ Executed Precon Agreement																																			
M100	NTP - Preconstruction	0	0	0%	29-Jan-24*		◆ NTP - Preconstruction																																			
M120	Project Kick-off Meeting DCSD/SSOE/BB	0	0	0%	29-Jan-24		◆ Project Kick-off Meeting DCSD/SSOE/BB																																			
M130	NTP - Construction	0	0	0%	15-Apr-24		◆ NTP - Construction																																			
M150	Start Summer 2024 Work	0	0	0%	24-May-24		◆ Start Summer 2024 Work																																			
M250	Start 2024-2025 School Year Work	0	0	0%	30-Jul-24		◆ Start 2024-2025 School Year Work																																			
M300	2024-2025 School Year Substantial Completion	0	0	0%		30-May-25*	◆ 2024-2025 School Year Substantial Completion																																			
M350	Start Summer 2025 Work	0	0	0%	02-Jun-25		◆ Start Summer 2025 Work																																			
M400	Summer 2025 Work Substantial Completion	0	0	0%		25-Jul-25*	◆ Summer 2025 Work Substantial Completion																																			
M450	Start 2025-2026 School Year Work	0	0	0%	29-Jul-25		◆ Start 2025-2026 School Year Work																																			
M500	2025-2026 School Year Work Substantial Completion	0	0	0%		29-May-26*	◆ 2025-2026 School Year Work Substantial Completion																																			
M550	Start Summer 2026 Work	0	0	0%	01-Jun-26		◆ Start Summer 2026 Work																																			
M600	Summer 2026 Work Construction Completion	0	0	0%		24-Jul-26*	◆ Summer 2026 Work Construction Completion																																			
M900	Project Substantial Completion	0	0	0%		24-Jul-26	◆ Project Substantial Completion																																			
M950	Final Completion	0	0	0%		21-Aug-26	◆ Final Completion																																			
Durations							Durations																																			
DUR60	Project Construction Duration (calendar days)	831	831	0%	15-Apr-24	24-Jul-26	Project Construction																																			
DUR20	2024-2025 School Year Construction Duration	305	305	0%	30-Jul-24	30-May-25	2024-2025 School Year Construction Duration																																			
DUR30	Summer 2025 Construction Duration	54	54	0%	02-Jun-25	25-Jul-25	Summer 2025 Construction Duration																																			
DUR40	2025-2026 School Year Construction Duration	305	305	0%	29-Jul-25	29-May-26	2025-2026 School Year Construction Duration																																			
DUR50	Summer 2026 Construction Duration	39	39	0%	01-Jun-26	24-Jul-26	Summer 2026 Construction Duration																																			
School Calendar							School Calendar																																			
CAL10	Spring Break 2024	5	5	0%	01-Apr-24*	05-Apr-24	Spring Break 2024																																			
CAL20	Teacher Last Day 2023-2024	1	1	0%	23-May-24*	23-May-24	Teacher Last Day 2023-2024																																			
CAL30	Teacher First Day 2024-2025	1	1	0%	29-Jul-24*	29-Jul-24	Teacher First Day 2024-2025																																			
CAL40	Thanksgiving Break 2024	5	5	0%	25-Nov-24*	29-Nov-24	Thanksgiving Break 2024																																			
CAL50	Winter Break 2024-2025	12	12	0%	23-Dec-24*	03-Jan-25	Winter Break 2024-2025																																			
CAL140	February Break 2025	5	5	0%	17-Feb-25*	21-Feb-25	February Break 2025																																			
CAL60	Spring Break 2025	5	5	0%	07-Apr-25*	11-Apr-25	Spring Break 2025																																			
CAL70	Teacher Last Day 2024-2025	1	1	0%	30-May-25*	30-May-25	Teacher Last Day 2024-2025																																			
CAL80	Teacher First Day 2025-2026	1	1	0%	28-Jul-25*	28-Jul-25	Teacher First Day 2025-2026																																			
CAL150	Fall Break 2025	5	5	0%	13-Oct-25*	17-Oct-25	Fall Break 2025																																			
CAL90	Thanksgiving Break 2025	5	5	0%	24-Nov-25*	28-Nov-25	Thanksgiving Break 2025																																			
CAL100	Winter Break 2025-2026	12	12	0%	22-Dec-25*	02-Jan-26	Winter Break 2025-2026																																			
CAL160	February Break 2026	5	5	0%	16-Feb-26*	20-Feb-26	February Break 2026																																			
CAL110	Spring Break 2026	5	5	0%	06-Apr-26*	10-Apr-26	Spring Break 2026																																			
CAL120	Teacher Last Day 2025-2026	1	1	0%	29-May-26*	29-May-26	Teacher Last Day 2025-2026																																			
CAL130	Teacher First Day 2026-2027	1	1	0%	27-Jul-26*	27-Jul-26	Teacher First Day 2026-2027																																			
Preconstruction/CM Package/Board Submission							Preconstruction/CM Package/Board Submission																																			
PRE100	Subcontractor Solicitation	20	2	90%	29-Dec-23 A	29-Jan-24	Subcontractor Solicitation																																			
PRE200	Subcontractor Bid Date	1	1	0%	29-Jan-24	29-Jan-24	Subcontractor Bid Date																																			
PRE300	GMP Package to DCSD	1	1	0%	26-Feb-24	26-Feb-24	GMP Package to DCSD																																			

- ▬ Remaining Level of Effort
- ▬ Actual Level of Effort
- ▬ Remaining Work
- ▬ Actual Work
- ▬ Critical Remaining
- ◆ Milestone
- ▬ Summary

Champion MS Preliminary Schedule 2024-01-29

CMS00-P05



ATTACHMENT 4 - Schedule of Values

Champion Theme Middle School
Stone Mountain, GA

GMP
March 8, 2024

Item of Work	GMP Total
01D Relocation Logistics	\$ 2,678,263
01G General Requirements	\$ 473,582
01R Science Lab Renovation	\$ 167,953
02A Demolition	\$ 549,942
04A Masonry	\$ 49,751
05A Structural & Miscellaneous Steel (Turnkey)	\$ 197,780
07B Roofing	\$ 166,516
07C Fireproofing	\$ 27,000
08A Doors, Frames & Hardware (Turnkey)	\$ 23,525
09A Drywall / Metal Framing	\$ 613,352
09D Painting / Wallcovering	\$ 70,765
09E Flooring	\$ 17,232
10A Toilet Partitions / Accessories	\$ 6,373
21A Fire Protection	\$ 564,044
22A Plumbing	\$ 428,281
23A HVAC	\$ 5,720,614
26A Electrical	\$ 3,888,341
26B Electrical Bid Spread Allowance	\$ 1,200,000
31D Sitework Package	\$ 192,924
32F Site Fencing	\$ 14,227
Subtotal	\$ 17,050,465
General Conditions	\$ 2,766,781
General Liability	\$ 250,572
SDI	\$ 259,167
Performance and Payment Bond	\$ 127,792
Preconstruction Services	\$ -
Builder's Risk	\$ 46,230
Business License	\$ -
Construction Contingency	\$ 1,193,533
Escalation Contingency	\$ -
Subtotal	\$ 21,694,539
Fee	\$ 1,084,727
GRAND TOTAL	\$ 22,779,266

Category	General Conditions
Project Manager	X
Superintendent	X
Assistant Superintendent	X
Project Engineer	X
Safety Manager	X
Scheduler	X
Project Accountant	X
Trailers/Job Office	X
Job office furniture	X
Temporary Parking	X
Lap tops	X
Ipads	X
Cell Phones	X
Job Site Internet	X
Copiers	X
Office Equip	X
Office Supplies	X
Safety Supplies, Misc Tools & Equip	X
Vehicles, Fuel, Maintenance	X
Document Reproduction	X
Postage & Couriers	X
Fire extinguishers	X
Project Photo Documentation	X
Site Signage	X
Drug Testing	X
Temporary Toilets	X
Water, Ice, Cups	X
Mobilization (prime)	X
Demobilization (prime)	X

Item of Work	Subcontractor
02A Demolition	Alpha Omega
04A Masonry	Cornerstone Masonry
05A Structural & Miscellaneous Steel (Turnkey)	Steeltech
07B Roofing	Innovative Roofing
08A Doors, Frames & Hardware (Turnkey)	Talk-Kno
09A Drywall / Metal Framing	Baker Building Services
09D Painting / Wallcovering	Ortiz
09E Flooring	HPI Floors
10A Toilet Partitions / Accessories	Accessories Unlimited
21A Fire Protection	Fire Sprinkler of Atlanta
22A Plumbing	Lanier Plumbing
23A HVAC	Conditioned Air
26A Electrical	J & I Cordon Electric
31D Sitework Package	Balance Site
32F Site Fencing	C & C Fence

Alternates

Alternate amounts listed below are the direct cost amounts and do not include Contractor overhead, fees, insurances, or indirect costs. Alternates may be incorporated by future Change Order. Alternate pricing is good for twenty (20) days.

1. N/A