

## 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

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

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 5/1/2023 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

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

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## **Division 2** **Demolition**

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This estimate includes:

1. All Selective demolition as indicated on the contract documents.
2. Allowance for Abatement. See Allowances.

This estimate excludes:

3. The demolition or modification of the existing raised cooling tower platform (note 1/A0.01)
4. Grinding of existing floors for mastic removal, removal of adhesives and curing compounds from concrete slabs
5. The extent of abatement excludes all items listed as unknown on the provided Ahera Asbestos Inspection Report and Management Plan (dated June 12,2023) and items that will not or should not be at all affected of disturbed as part of the overall Project Goal (stage curtains, fire doors, floor tile, fume hoods, in areas/classrooms not affected of the overall project scope).
6. Air testing and final air clearance testing.
7. Any bracing/shoring or engineering of such as required for demolition.
8. Removal of all existing nails, brackets, plastic shield, hooks, clips, tape, screws etc. from walls, floors or ceilings.
9. Removal of all Furniture, Fixtures & Equipment (FF&E) and all accessories prior to commencement of construction work.

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## **Division 3** **Concrete**

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This estimate includes:

1. Modifications to existing equipment pads as required.

This estimate excludes:

2. Pedestal/footings for any equipment not specifically shown on the contract documents.

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## **Division 4** **Masonry**

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This estimate includes:

1. New masonry walls as indicated on the contract documents.

This estimate excludes:

2. Patching pre-existing holes/penetrations on existing masonry walls
3. Patching holes in masonry walls, made by the removal of any existing FF&E and any wall mounted accessories.
4. Grouting of existing masonry walls

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

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## **Division 5** **Metals**

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This estimate includes:

1. All structural steel as indicated on the structural drawings.

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
5. Structural steel for any roof openings through the roof deck

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## **Division 7** **Thermal and Moisture Protection**

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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

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## **Division 8** **Doors and Windows**

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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.

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

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.

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

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## 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.

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## 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 ordered in time for the equipment to ship from the factory by December of 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

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## 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

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

## Division 31 & 32

## Sitework & Fencing

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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.
13. Project signage as called for in general note 16, G1.01

# CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School  
Stone Mountain, GA

GMP Estimate  
Feb.28, 2024

## Alternates

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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

## Estimate / Owner Allowances (Included in Budget)

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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

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**END OF CLARIFICATIONS AND ASSUMPTIONS**