

EXHIBIT M

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

**AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND
CONSTRUCTION CONTRACTOR FOR Livsey Elementary School HVAC Systems Replacement and Renovation
AGREEMENT NO. 24-752-011**

Pursuant to Sections 4.B and 7.A of the Construction Management Agreement (“Agreement”), dated March 4, 2024, between The School Board of DeKalb County, Georgia (“Owner”) and Ajax Building Company LLC (“Construction Contractor”), with respect to the construction of Owner’s

Livsey Elementary School HVAC 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 Livsey Elementary School HVAC Systems Replacement and Renovations, 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>
1.	List of Drawings, Specifications and Addendums	<u>6</u> through <u>14</u>	<u>10.16.24</u>
2.	Allowances	<u>15</u> through <u>15</u>	<u>10.16.24</u>
3.	Assumptions and Clarifications	<u>16</u> through <u>22</u>	<u>10.16.24</u>
4.	Completion Schedule	<u>23</u> through <u>29</u>	<u>10.01.24</u>
5.	Schedule of Values	<u>30</u> through <u>31</u>	<u>10.16.24</u>
6.	List of Itemized General Conditions	<u>32</u> through <u>34</u>	<u>10.16.24</u>
7.	List of Subcontractors and Major Suppliers	<u>35</u> through <u>35</u>	<u>10.16.24</u>
8.	Alternates	<u>N/A</u> through <u>N/A</u>	<u>N/A</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 Seven million four hundred two thousand, two hundred and fifty-five dollars (\$ 7,402,255).

2.2 The Construction Management Fee for the entire Work anticipated on this Project is hereby established as a lump sum amount of Three hundred fifty one thousand six hundred twenty seven dollars (\$ 351,627), 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 Four hundred sixty five thousand five hundred eighty six dollars (\$ 465,586), 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. 6. 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 /100 Dollars (\$ 0) ("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 ^{five hundred eighteen thousand one hundred eighty seven} Dollars (\$518,187) ("**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 4.75 % 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 Attachment 2 in the amount of ^{four hundred seventy nine thousand, seven hundred ten} and 7100 Dollars (\$ \$479,710). 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 2 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.

ARTICLE 3

CONTRACT TIME

3.1 The Construction Phase Commencement Date for the Work is 12/23/24. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is 214 (_____) days ("**Contract Time**"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS 07/25/25.

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: William P. Burns

Its: _____

Its: CEO

Date: _____

Date: 10-21-24

Attest: _____

Attest: [Signature]



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL

October 16, 2024

CONTRACT DRAWINGS
 CD SET MARCH 07, 2024

Sheet	Description	Date	Revised	Revised
	Cover and Index Sheets			
G-001	COVER SHEET	3/7/2024	6/14/2024	
G-002	SHEET INDEX & GENERAL INFORMATION	3/7/2024	6/14/2024	
	Civil			
C-500	CONSTRUCTION DETAILS 1 OF 2	3/7/2024		
C-501	CONSTRUCTION DETAILS 2 OF 2	3/7/2024		
CD100	DEMOLITION PLAN	3/7/2024		
CS100	EROSION CONTROL PLAN	3/7/2024		
CU100	SANITARY SEWER REPLACEMENT PLAN	3/7/2024		
CU200	PROPOSED SANITARY SEWER PROFILE	3/7/2024		
V-100	SURVEY	3/7/2024		
	Life Safety			
LS101	LIFE SAFETY PLAN	3/7/2024	6/14/2024	
	Architectural			
A-001	PARTITION TYPES & HEAD CONDITIONS	3/7/2024	6/14/2024	
A-101	OVERALL FLOOR PLAN	3/7/2024	6/14/2024	
A-111	OVERALL REFLECTED CEILING PLAN	3/7/2024	6/14/2024	
A-121	ENLARGED FLOOR AND CEILING PLANS	3/7/2024	6/14/2024	
A-151	ROOF PLAN	3/7/2024	6/14/2024	
A-311	WALL SECTIONS	3/7/2024	6/14/2024	
A-400	STANDARD RESTROOM DETAILS	3/7/2024	6/14/2024	
A-601	DOOR & FRAME SCHEDULE AND WINDOW ELEVATIONS	3/7/2024	6/14/2024	
A-731	INTERIOR ELEVATIONS	3/7/2024	6/14/2024	
A-751	MILLWORK DETAILS	3/7/2024	6/14/2024	



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL

October 16, 2024

Sheet	Description	Date	Revised	Revised
AD101	DEMOLITION FLOOR PLANS	3/7/2024	6/14/2024	
AD131	DEMOLITION REFLECTED CEILING PLAN	3/7/2024	6/14/2024	
	Mechanical			
M-001	HVAC LEGEND, ABBREVIATIONS, AND CALCULATIONS	3/7/2024	6/14/2024	
M-101	HAVC PLAN - OVERALL	3/7/2024	6/14/2024	
M-102	HVAC PLAN -PART A	3/7/2024	6/14/2024	
M-103	HVAC PLAN - PART B	3/7/2024	6/14/2024	
M-104	HVAC PLAN - ROOF	3/7/2024	6/14/2024	
M-111	HVAC PLAN - PIPING - PART A	3/7/2024	6/14/2024	
M-112	HVAC PLAN -PIPING- PART B	3/7/2024	6/14/2024	
M-401	HVAC ENLARGED VIEWS	3/7/2024	6/14/2024	
M-501	HVAC DETAILS	3/7/2024	6/14/2024	
M-502	HVAC DETAILS	3/7/2024	6/14/2024	
M-503	HVAC DETAILS	3/7/2024	6/14/2024	
M-601	HVAC SCHEDULES	3/7/2024	6/14/2024	
M-701	HVAC CONTROLS & DIAGRAMS	3/7/2024	6/14/2024	
MD101	HVAC DEMOLITION PLAN	3/7/2024	6/14/2024	
MK-101	KITCHEN REFERENCE SHEET	3/7/2024	6/14/2024	
MK-102	KITCHEN REFERENCE SHEET	3/7/2024	6/14/2024	
MK-103	KITCHEN REFERENCE SHEET	3/7/2024		
	Electrical			
E-001	ELECTRICAL LEGEND AND NOTES	3/7/2024	6/14/2024	
E-100	OVERALL FLOOR PLAN -POWER AND SYSTEMS	3/7/2024	6/14/2024	
E-101	PART A FLOOR PLAN - POWER AND SYSTEMS	3/7/2024	6/14/2024	
E-102	PART B FLOOR PLAN - POWER AND SYSTEMS	3/7/2024	6/14/2024	
E-103	ROOF PLAN -POWER AND SYSTEMS	3/7/2024	6/14/2024	
E-130	OVERALL FLOOR PLAN -LIGHTING	3/7/2024	6/14/2024	



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
E-131	PART A FLOOR PLAN - LIGHTING	3/7/2024	6/14/2024	
E-132	PART B FLOOR PLAN - LIGHTING	3/7/2024	6/14/2024	
E-501	ELECTRICAL RISER	3/7/2024	6/14/2024	
E-601	ELECTRICAL SCHEDULES	3/7/2024	6/14/2024	
ED101	ELECTRICAL DEMOLITION	3/7/2024	6/14/2024	
	(END OF CONTRACT DRAWINGS)			



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

**PROJECT SPECIFICATIONS
CD SET MARCH 07, 2024**

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Table of Contents			
000107	A. -Seals Page	0	2/6/2024	
000110	Table of Contents	0	2/6/2024	
	Division 01 – General Requirements			
011000	A. - Summary	1	2/6/2024	
012500	B. - Substitution Procedures	2	2/6/2024	
013000	C. - Administrative Requirements	2	2/6/2024	
014000	D. - Quality Requirements	4	2/6/2024	
014216	E. - Definitions	1	2/6/2024	
015000	F. - Temporary Facilities and Controls	2	2/6/2024	
015719	G. - Temporary Environmental Controls	4	2/6/2024	
016000	H. - Product Requirements	7	2/6/2024	
016116	I. - Volatile Organic Compound (VOC) Content Restrictions	3	2/6/2024	
017000	J. - Execution and Closeout Requirements	8	2/6/2024	
017419	K. - Construction Waste Management and Disposal	2	2/6/2024	
017800	L. - Closeout Submittals	3	2/6/2024	
017900	M. - Demonstration and Training	3	2/6/2024	
	Division 02 – Existing Conditions			
024100	A. - Demolition	2	2/6/2024	
	Division 03 – Concrete			
030516	A. - Underslab Vapor Barrier	1	2/6/2024	
033000	B. - Cast-in-Place Concrete	5	2/6/2024	
	Division 04 – Masonry			
042000	A. -Unit Masonry	1	2/6/2024	



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL

October 16, 2024

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Division 06 – Wood, Plastics and Composites			
061000	A. - Rough Carpentry	3	2/6/2024	
064100	B. - Architectural Wood Casework	3	2/6/2024	
	Division 07 – Thermal and Moisture Protection			
077200	Roof Accessories	2	2/6/2024	
079200	A. - Joint Sealants	5	2/6/2024	
	Division 08 – Openings			
081113	A. -Hollow Metal Doors and Frames	3	2/6/2024	
081416	B. -Flush Wood Doors	3	2/6/2024	
084313	C. - Aluminum-Framed Storefronts	5	2/6/2024	
085653	D. - Security Windows	4	2/6/2024	
085659	Service and Teller Window Units	1	2/6/2024	
087100	E. - Door Hardware	32	2/6/2024	
088723	G. - Safety and Security Films	3	2/6/2024	
088859	H. - Attack-Resistant Glazed Assemblies- Armoured One	3	2/6/2024	
	Division 09 – Finishes			
090561	A. - Common Work Results for Flooring Preparation	4	2/6/2024	
092116	B. - Gypsum Board Assemblies	5	2/6/2024	
093000	C. -Tiling	4	2/6/2024	
095100	D. - Acoustical Ceilings	4	2/6/2024	
096700	Fluid-Applied Flooring	2	7/17/2024	
096813	F. - Tile Carpeting	2	2/6/2024	
099000	G. -Painting and Coating	4	2/6/2024	
099113	Exterior Painting	1	2/6/2024	
099123	Interior Painting	4	2/6/2024	



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL

October 16, 2024

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Division 10 – Specialties			
101400	A. - Signage	3	2/6/2024	
102800	B. - Toilet, Bath, and Laundry Accessories	2	2/6/2024	
108213	C. - Exterior Grilles and Screens	3	2/6/2024	
	Division 12 – Furnishings			
123600	A. - Countertops	3	2/6/2024	
	Division 22 – Plumbing			
220500	Common Work Results for Plumbing	11	2/6/2024	
220523	A. - General-Duty Valves for Plumbing Piping	5	2/6/2024	
220529	B. - Hangers and Supports for Plumbing Piping and Equipment	3	2/6/2024	
220553	C. - Identification for Plumbing Piping and Equipment	3	2/6/2024	
220719	D. - Plumbing Piping Insulation	6	2/6/2024	
221005	E. - Plumbing Piping	6	2/6/2024	
223000	F. - Plumbing Equipment	3	2/6/2024	
224000	G. - Plumbing Fixtures	3	2/6/2024	
	Division 23 – HVAC			
230130	Operation and Maintenance of HVAC Air Distribution	0	2/6/2024	
230500	Common Work Results for HVAC	0	2/6/2024	
230516	Expansion Fittings and Loops for HVAC Piping	0	2/6/2024	
230519	A. -Meters and Gauges for HVAC Piping	1	2/6/2024	
230523	B. - General-Duty Valves for HVAC Piping	8	2/6/2024	
230529	C. - Hangers and Supports for HVAC Piping and Equipment	5	2/6/2024	
230553	D. - Identification for HVAC Piping and Equipment	3	2/6/2024	
230593	E. - Testing, Adjusting, and Balancing for HVAC	8	2/6/2024	



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL

October 16, 2024

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
230713	F. - Duct Insulation	5	2/6/2024	
230719	G. - HVAC Piping Insulation	2	2/6/2024	
230934	H. - Variable-Frequency Motor Controllers	6	2/6/2024	
231123	I. - Facility Natural-Gas Piping	6	2/6/2024	
232113	J. - Hydronic Piping	5	2/6/2024	
232114	K. - Hydronic Specialties	3	2/6/2024	
232123	L. - Hydronic Pumps	1	2/6/2024	
232300	M. - Refrigerant Piping	6	2/6/2024	
233100	N. -HVAC Ducts and Casings	7	2/6/2024	
233300	O. - Air Duct Accessories	5	2/6/2024	
233416	P. - Centrifugal HVAC Fans	2	2/6/2024	
233439	Q. - High-Volume, Low-Speed Propeller Fans	2	2/6/2024	
233600	R. -Air Terminal Units	4	2/6/2024	
233700	S. -Air Outlets and Inlets	3	2/6/2024	
235100	T. - Breechings, Chimneys, and Stacks	3	2/6/2024	
237413	U. - Packaged Outdoor Central-Station Air-Handling Units	5	2/6/2024	
237416	V. - Packaged Rooftop Air-Conditioning Units	1	2/6/2024	
238126	Split-System Air-Conditioners	2	2/6/2024	
238129	X. - Variable Refrigerant Flow HVAC Systems	6	2/6/2024	
238200	Y. - Convection Heating and Cooling Units	3	2/6/2024	
	Division 25			
250505	Selective Demolition for Integrated Automation	2	2/6/2024	
	Division 26 – Electrical			
260500	Common Work Results for Electrical	6	2/6/2024	
260505	A. - Selective Demolition for Electrical	2	2/6/2024	
260519	B. - Low-Voltage Electrical Power Conductors and Cables	5	2/6/2024	
260526	Grounding and Bonding for Electrical Systems	3	2/6/2024	
260529	Hangers and Supports for Electrical Systems	2	2/6/2024	



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
260533	Raceway and Boxes for Electrical Systems	3	2/6/2024	
260553	C. - Identification for Electrical Systems	4	2/6/2024	
260583	D. - Wiring Connections	1	2/6/2024	
262813	E. -Fuses	1	2/6/2024	
262816	Enclosed Switches and Circuit Breakers	2	2/6/2024	
263213	G. - Engine Generators	6	2/6/2024	
263600	H. - Transfer Switches	1	2/6/2024	
265100	Interior Lighting	3	2/6/2024	
265600	I. - Exterior Lighting	2	2/6/2024	
	Division 27 – Communications			
	Division 28 – Electronic Safety and Security			
284600	A. -Fire Detection and Alarm	5	2/6/2024	
	(END OF PROJECT SPECIFICATIONS)			



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

ADDENDA ISSUED BY THE ARCHITECT/ENGINEER

<u>Addenda #</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
1	Addendum 1		6/14/24	
	(END OF ADDENDA)			

AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

ALLOWANCE SCHEDULE

The following allowances are included in the GMP Proposal where a clear scope has not been defined by the GMP Documents or where the Items require further research. These allowances are for the cost of work only and do not include costs for insurance, bonds, contingency, fee, etc.

It is understood that the Construction Manager's Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each of the below listed allowances and the actual costs and/or savings realized for each allowance.

<u>Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 01 – General Requirements	
	Furniture Moving	\$100,000
	Lab Testing	\$5,000
	Escalation Allowance	\$25,000
	Abatement Allowance	\$150,000
	Division 04 – Masonry	
	Masonry Patch Allowance	\$42,500
	Division 07 – Thermal and Moisture Protection	
	Safing and Fire Caulking	\$13,184
	Division 10 – Specialties	
	Aluminum Canopy	\$29,026
	Division 26 – Electrical	
	Data Cable Organization Allowance	\$25,000
	Division 31 – Sitework	
	Asphalt Patch and Repair	\$50,000
	Division 32 – Exterior Improvements	
	Landscape	\$40,000



CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled "100% CD Set" dated March 07, 2024 as prepared by Croft & Associates. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled "100% CD Set" dated March 07, 2024 as prepared by Croft & Associates. Refer to Document List included in Section II of this proposal.
 - Addendum No. 1 prepared by Croft and Associates and their consultants, dated June 14, 2024, to the extent that the addendum was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addenda prior to their bid date.
 - Pre-Bid Requests for Information (Pre-Bid RFI's) No. 01 - 08 to the extent that the information was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addendum prior to their bid date, with answers and/or clarifications provided by the Owner, the Architect and their consultants, or the Construction Manager.
 - The Construction Manager's GMP Cost Report dated October 16, 2024.
 - The Construction Manager's Project Schedule dated October 1, 2024.
 - The Bid Packages and Bid Package Addenda issued to bidders by the Construction Manager.
- It is understood that various allowances are included in this GMP Proposal as indicated in Section IV-D of this proposal. It is further understood that the Construction Manager's Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each allowance and the actual costs and/or savings realized on each allowance.
- These qualifications, clarifications and assumptions are intended to supplement the GMP Cost Report and the GMP Documents and are intended to inform the Owner and the Design Team of the Construction Manager's interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule, or schematic.

Scope of the GMP Proposal

- The scope of this GMP Proposal consists of the following:
 - The Construction Manager's general conditions and general requirements for a period of eight (8) months.
 - Base Bid GMP – Includes the following scope of work:
 The project consists of the demolition and replacement of the existing HVAC systems within Livsey Elementary School. Scope Of work also includes demolition of existing administration spaces and replacing ceilings, walls, and floor finishes. This project also consists of replacement of light fixtures and exterior sanitary piping.

Division 01 – General Requirements

- Clarifications, qualifications, and assumptions related to Division 01:
 - This GMP Proposal includes the Construction Manager's general conditions and general requirements for a period of eight (8) months.
 - We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project internet, and jobsite communications.
 - We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.
 - We have assumed that Ajax will be able to utilize two of the existing trailers for temporary offices.
 - Aerial photographs have not been included.
 - Tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees are not included as all utilities are existing.

- An allowance of \$5,000.00 is included for lab testing.
- Temporary utility services (water, sewer and electric) are included. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle any additional load as required by temporary utilities and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
- The consumption costs associated with temporary water, sewer and electric utilities will be paid for by the Owner through the date of Substantial Completion.
- It is assumed that any chilled water and/or natural gas utilities consumed in the performance of the work will be provided by the Owner at no cost to the Construction Manager.
- Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing.
- A site survey is not included.
- See Section IV subsection C for a more detailed breakdown of included General Requirements.
- A precondition survey of existing HVAC and Electrical systems has been included.
- The final project cleaning is included. We have included strip and waxing of existing VCT flooring. We have included two coats of wax.
- We have not included correction of any existing code related issues unless specifically called for in the Contract Documents.
- Jobsite cleanup, rubbish removal and rubbish disposal are included.
- An as-built survey is included for the final documentation of the location and elevation of the proposed new construction.
- Performance and Payment Bonds are included.
- Labor burden multiplier is included as a fixed rate of 49%. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P.
- We exclude any local, state, or federal prevailing wage acts or laws that mandate worker classification, prevailing wage rates, or fringe benefits, including the Davis-Bacon Act and other similar acts or laws.
- We have included this project's portion of our Umbrella / General Liability Insurance Policy within the GMP. The charge for this coverage shall be \$80,689.00 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- Costs for procuring Builder's Risk Insurance are included.
 - The standard deductible for this policy is \$25,000.
 - The windstorm deductible for this policy is 3% Value at Risk at Time of Loss (VARTOL) / \$250,000 minimum.
 - The flood deductible for this policy is 5% VARTOL / \$250,000 minimum.
 - The earthquake deductible for this policy is \$25,000.
 - Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change in scope to be funded via a change order to the Construction Manager's Contract.
 - Builder's Risk coverage is subject to the Project Limit of Liability as declared at policy inception. Sub-limits, accumulative and non-accumulative, will apply as further defined in the policy declarations.
 - "Loss of Use" coverage is not included in the policy. If a Builder's Risk claim occurs, Ajax Building Company, LLC excludes costs associated with "Loss of Use".
- The Builder's Risk and General Liability Policies do not cover existing construction or existing building components; therefore the Owner shall provide for a waiver of subrogation in Ajax Building Company, LLC's favor.
- We have included Warranty Management for the project within the GMP. The charge for this service to be provided during the warranty period shall be \$3,109.00 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- A Construction Manager's Contingency is included. This contingency is to be utilized by Ajax Building Company, LLC in executing the work described in this GMP Proposal. Acceptable uses of this contingency include, but are not limited to, the following:

- Buy-out of work not included in previously awarded bid packages.
- Repair of damages caused by an unknown source or contractor (not including Builder's Risk claims).
- To improve and/or accelerate the progress of the work.
- To improve the conditions of the work.
- For modification of the work resulting from an unknown ambiguity (not an error or omission) in the contract documents.
- To increase and/or supplement staff as necessary to effectively manage the project.
- To adjust the reimbursable general conditions in excess of the budget.
- We have included an escalation allowance of \$25,000.
- Architectural and/or Engineering Fees are not included.
- The Construction Manager's Construction Phase Fee is included at the rate of 4.75% of the GMP which shall be converted to a lump sum upon acceptance of the GMP.
- Ajax Building Company, LLC may utilize a subcontractor default insurance program for some subcontractors as an alternative to Subcontractor Bonds. When utilized, the cost for the subcontractor default insurance coverage will be the same cost as the subcontractor's bond cost.
- Some subcontractors may require an initial deposit to begin submittals and or procure material. Ajax will bill this initial cost accordingly as required to DeKalb County Board of Education to cover this initial deposit.
- Some work of the GMP Proposal and the Project Schedule may include materials or products from China or other areas impacted by the Coronavirus, COVID-19 virus, or future concern. The GMP and Project Schedule do not account for and specifically exclude any disruptions, cost impacts or delays to the procurement or supply of such materials caused by the current Coronavirus or COVID-19 outbreak. Additionally, the GMP and Project Schedule do not account for and specifically exclude any impacts that may be caused to the performance of the work resulting from labor shortages, shutdowns, work restrictions, travel restrictions, production inefficiencies, governmental regulations/guidance, or other causes resulting from the current Coronavirus or COVID-19 outbreak.

Division 02 – Existing Conditions

- Clarifications, qualifications and assumptions related to Division 02:
 - Abatement and Remediation Work
 - We specifically exclude any asbestos testing, lead paint testing, PCB testing, and related surveys, air monitoring, clearances, testing services, etc.
 - Demolition / Selective Demolition
 - Demolition work and selective demolition work, as required for the renovations is included in this proposal.
 - We have included salvaging existing fixtures in 133 and 134 to be reinstalled.
 - The water and runoff generated from construction operations will be contained on the project site. It is assumed that the water and/or runoff generated from demolition operations will not require collection, treatment or disposal.
 - The salvage of any materials, equipment, furniture, etc. is specifically excluded. It is assumed that all salvage operations by the Owner will have already been completed prior to the mobilization of the Construction Manager.
 - We have included a furniture moving allowance of \$100,000.00.
 - We have assumed boxes will be provided by Ajax for the teachers to pack the room supplies for their entire rooms for items that will not fit into existing fixed storage areas in each room. Additionally, all personal items and computers are assumed to be removed from each classroom prior to our mobilization.



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

- We have assumed DeKalb County Schools will be responsible for removal and reinstallation of the Centegix alert system coordinated with the Project Schedule.
- We have assumed the DeKalb County Schools IT department will shut down and protect the existing servers and computer equipment.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03:
 - Concrete Work
 - Vapor barrier is included under all new building concrete slabs with 4" layer of GAB. We specifically exclude any special vapor barriers, radon barriers, waterproofing membranes/coatings, or any other special membranes.
 - Standard subsoil termite treatment is included at the slab sub-grade. No special or extended warranties are included. Treatment or damage mitigation to existing construction is not included.
 - We have included an allowance of \$5,000 for aluminum canopy foundation work.
 - General Concrete Items
 - No colored concrete, special mixes, special finishes, or admixtures are included.
 - We exclude any special rebar finishes, galvanizing, epoxy coatings, or special chairs/supports.

Division 04 – Masonry

- Clarifications, qualifications and assumptions related to Division 04:
 - Masonry Work
 - All cmu masonry is included as standard cmu. Fire rated, ground face, fluted, acoustical, colored or other special cmu are not included.
 - All masonry grout is included as standard weight, 3000 psi, regular grout, with no color, strength or other additives (7-9-inch slump).
 - General Masonry Items
 - Mortar additives or coloring are not included.
 - Exposed masonry joints are included as concave joints both horizontally and vertically.
 - We have included Masonry Patching Allowance of \$42,500.00

Division 07 – Thermal and Moisture Protection

- Clarifications, qualifications and assumptions related to Division 07:
 - Fire and Smoke Protection
 - We have included an allowance of \$13,184.00 for fire safing and caulking at penetrations and the head of walls.

Division 08 – Openings

- Clarifications, qualifications and assumptions related to Division 08:
 - Metal Doors and Frames
 - All hollow metal frames are included as standard hollow metal. No mastic painting, asphalt painting, or back priming is included for hollow metal frames.
 - No zinc-rich priming is included.
 - We have not included a key cabinet.

- Wood Doors
 - We have included plain sliced cherry wood doors pre-machined with factory custom stain.

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - Gypsum Board, Plaster and Stucco Systems
 - Abuse resistant gypsum board is not included unless clearly identified on the Contract Drawings.
 - Mold/mildew resistant gypsum board is not included unless clearly identified on the Contract Drawings.
 - We exclude any upgrades to existing walls that have not been for in the Contract Documents.
 - Tile Work
 - No special tile patterns, mosaics, colors or shapes are included.
 - Ceilings
 - All acoustical ceilings are included as standard painted exposed grid with standard 2'x2'x5/8" ceiling tiles. No special acoustical grid systems, tiles, tile colors, tile patterns, special tile edges, tegular, etc. have been included.
 - We have included ceiling type A1 -Armstrong Coretega #770 2x2
 - We have included ceiling type A2- Armstrong Cermaguard #607 2x2
 - We have included salvaging the existing stainless steel ceiling panels in the kitchen.
 - Paints and Coatings
 - Painting of interior walls, ceilings, and soffits of new construction is included.
 - No accent walls or murals are included.
 - Painting of new hollow metal doors and door frames, and hollow metal window frames are included.
 - No painting is included for concealed areas or areas otherwise not exposed to view.

Division 10 – Specialties

- Clarifications, qualifications and assumptions related to Division 10:
 - Signage and Plaques
 - We have included replacing all signage throughout the facility.
 - Walkway Covers and Exterior Protective Construction
 - We have included an allowance of \$29,026.00 for an aluminum canopy at the bus loop.

Division 23 – HVAC

- Clarifications, qualifications and assumptions related to Division 23:
 - We have included HVAC work per Bid Package 23.01 – HVAC and all subsequent addenda.
 - HVAC Work
 - Air Distribution and Ductwork
 - We have included (4) Roof Top Units by Carrier
 - We have included (1) VRF system by Carrier.
 - We have included (23) VAV Units by Carrier
 - General HVAC Items
 - We have included (1) Kitchen Exhaust Fan and (1) supply fan by Greenheck.

Division 26 – Electrical

- Clarifications, qualifications and assumptions related to Division 26:
 - We have included Electrical work per Bid Package 26.01 – Electrical and all subsequent addenda.



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

- Lighting Fixtures
 - We have included replacing of lighting fixtures on a one for one basis utilizing existing conduit and wire
 - We have included Data Cabling Wiring Organization Above Ceiling Allowance of \$29,026

Division 27 – Communications

- Clarifications, qualifications and assumptions related to Division 27:
 - Distributed Antenna Systems (DAS)
 - We exclude all Distributed Antenna Systems (DAS), First Responders DAS Systems, and testing for same in their entirety.

Division 28 – Electronic Safety and Security

- Clarifications, qualifications and assumptions related to Division 28:
 - Security, Alarm and Detection Systems
 - We have only included voice/data and access control conduits and pathways.
 - Fire Alarm Systems
 - We have included reusing existing fire alarm conduit and pathways.
 - We have included installing new fire alarm equipment utilizing plenum rated cable.

Division 32 – Exterior Improvements

- Clarifications, qualifications and assumptions related to Division 32:
 - Landscaping and Irrigation
 - We have included an allowance of \$40,000 to repair existing landscaping that will be disturbed by replacement of exterior sanitary sewer.

Division 31 – Sitework

- Clarifications, qualifications and assumptions related to Division 31:
 - Paving
 - We have included a \$50,000 asphalt patching and repair allowance.

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
 - In order to maintain the project schedule, the installation and/or finishing of drywall, doors, cabinets, casework, and other similar finishes/components may be required to commence prior to the HVAC system(s) being operational, conditioned air being achieved, and/or the building envelope being fully enclosed.
 - Electronic, CAD or BIM "As-Builts" are not included. Ajax Building Company, LLC will maintain "As-Built" drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
 - O&M training, manuals or video-training is not included for Owner furnished equipment or items provided by the Owner's vendors.
 - This GMP Proposal is based on the premise and understanding that Ajax Building Company, LLC will have full control to reallocate any funds and/or budgets within the GMP (excluding allowances) as determined necessary in the execution of the CM Contract.

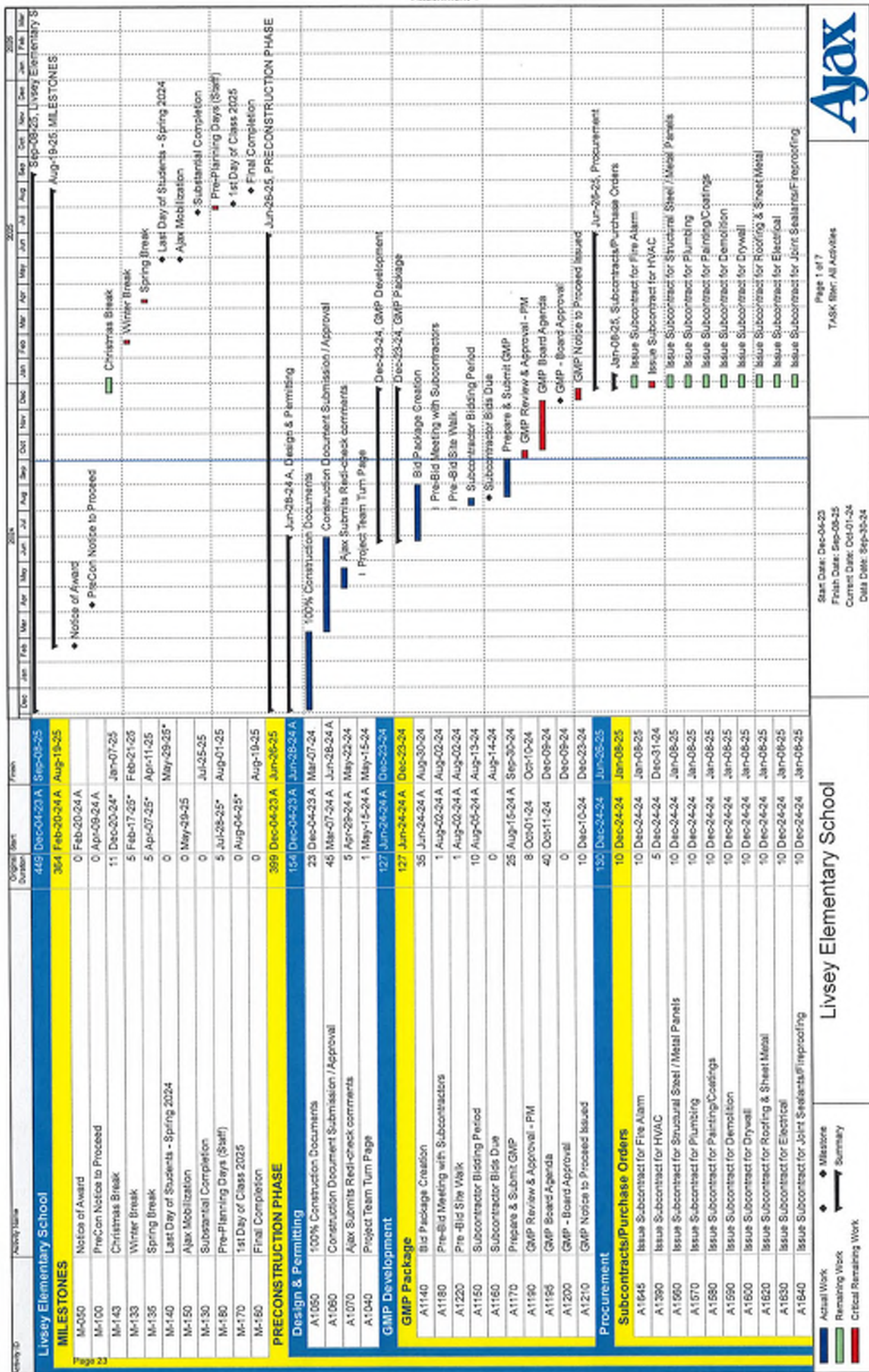


AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277
**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

- Various unforeseen conditions and discrepancies may arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.

END OF CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE GMP PROPOSAL



Agency ID	Agency Name	Original Start	Finish	2024	2025	2026														
				Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
A3220	Mitlnwork	2 Jul-20-25	Jul-21-25																	
A3230	Security & Fire Alarm Trim	2 Jul-20-25	Jul-21-25																	
A3300	Plumbing Fixture Install	2 Jul-21-25	Jul-22-25																	
A3640	Total Commissioning	5 Jul-21-25	Jul-25-25																	
A3410	Bathroom Accessories	1 Jul-29-25	Jul-29-25																	
A2800	Final Clean	1 Jul-24-25	Jul-24-25																	
A2890	Furniture Move In	2 Jul-25-25	Jul-25-25																	
A3850	Test and Balance	5 Jul-29-25	Aug-01-25																	
	Security Vestibule	30 Jun-01-25	Jul-16-25																	
A2800	Build Temp Entrances	5 Jun-01-25	Jun-05-25																	
A2890	Remove Storefront / Demo	4 Jun-08-25	Jun-09-25																	
A3030	Install New Storefront / Security Doors	7 Jun-27-25	Jul-03-25																	
A3040	Install card Readers / Cameras	6 Jul-04-25	Jul-09-25																	
A3090	New Walk Off Carpet	2 Jul-10-25	Jul-11-25																	
A3050	Paint	3 Jul-12-25	Jul-14-25																	
A3130	Final Clean	2 Jul-14-25	Jul-16-25																	
	Stage / Cafeteria	30 Jun-01-25	Jul-03-25																	
A2860	Demolition	5 Jun-01-25	Jun-05-25																	
A3510	New HVAC Install	10 Jun-05-25	Jun-19-25																	
A3400	Wall Repairs / New Walls	8 Jun-06-25	Jun-13-25																	
A3430	Ramps	5 Jun-14-25	Jun-18-25																	
A3440	Stairs & Rails	5 Jun-19-25	Jun-23-25																	
A3470	Electrical	3 Jun-20-25	Jun-23-25																	
A3480	New Ceiling / Lights	15 Jun-20-25	Jul-04-25																	
A3460	Flooring	7 Jul-05-25	Jul-11-25																	
A3500	Ceiling Fan Install	5 Jul-07-25	Jul-11-25																	
A3450	Paint	5 Jul-13-25	Jul-16-25																	
A3480	Final Clean	5 Jul-16-25	Jul-23-25																	
	Mechanical Room	24 Jun-01-25	Jul-03-25																	
A3300	Demo Boiler & Flue	4 Jun-01-25	Jun-04-25																	
A2740	Set New Boiler	5 Jun-05-25	Jun-09-25																	
A3350	Demo Hydraulic Piping	5 Jun-05-25	Jun-09-25																	
A3390	Demo Water Heater & Flue	5 Jun-10-25	Jun-14-25																	
A3340	Demo Pumps	2 Jun-15-25	Jun-16-25																	
A2800	Set new pumps	5 Jun-17-25	Jun-21-25																	
A2810	Set new Water Heater	5 Jun-22-25	Jun-25-25																	
A3860	Inspection	5 Jun-26-25	Jul-03-25																	
	Kitchen	30 Jun-01-25	Jul-16-25																	
A3810	Demo Exhaust	2 Jun-01-25	Jun-02-25																	
A3820	Demo for Makeup Air Unit	2 Jun-03-25	Jun-04-25																	
A3800	Demo Ceiling / Lights	3 Jun-05-25	Jun-07-25																	
A3800	Demo Ceiling -Office	5 Jun-09-25	Jun-13-25																	
A3830	New Exhaust	4 Jun-14-25	Jun-17-25																	

■ Actual Work ■ Remaining Work ■ Critical Remaining Work
◆ Milestone → Summary

Start Date: Dec-04-23
 Finish Date: Sep-26-25
 Current Date: Oct-01-24
 Data Date: Sep-30-24

Page 6 of 7
 TASK Item: All Activities

Ajax

Livsey Elementary School

Cost Management Recap



Sort Sequences:

1. Sec
2. Major Item Code
3. Not Used
4. Not Used

Estimate File: :Livsey GMP_04.est - LIVSEY ELEMENTARY SCHC

Estimator:

Primary Project Qty: 40414 :

Secondary Project Qty: 0 FLF

Estimate UM: Imperi

Report includes Taxes & Insurance.

4:36:15PM

10/16/2024

Description	Units	Total \$
<u>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!</u>		
Total Major Item Code 01300.000 GENERAL CONDITIONS		\$465,586
Total Major Item Code 01300.300 GENERAL REQUIREMENTS		\$398,262
Total Major Item Code 02000.000 MISCELLANEOUS ITEMS		\$127,295
Total Major Item Code 02100.000 REMEDIATION & DEMOLITION		\$333,168
Total Major Item Code 03000.000 CONCRETE WORK		\$117,252
Total Major Item Code 04000.000 MASONRY WORK		\$96,430
Total Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK		\$33,238
Total Major Item Code 07100.000 WATERPROOFING & DAMPPROOFING		\$13,184
Total Major Item Code 07300.000 SHINGLES, TILES, & ROOF COVERINGS		\$21,566
Total Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS		\$194,048
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS		\$291,700
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS		\$136,978
Total Major Item Code 09600.000 FINISHED FLOORING		\$54,462
Total Major Item Code 09900.000 PAINTS & COATINGS		\$31,863
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES		\$48,731
Total Major Item Code 12000.000 BUILDING FURNISHINGS		\$27,861
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS		
Total Major Item Code 22000.000 PLUMBING WORK		\$72,162
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING		\$2,382,284

Sort Sequences:

1. Sec
2. Major Item Code
3. Not Used
4. Not Used

Estimate File: :Livsey GMP_04.est - LIVSEY ELEMENTARY SCHC

Estimator:

Primary Project Qty:40414 :

Secondary Project Qty: 0 FLF

Estimate UM: Imperi:

Report includes Taxes & Insurance.

4:36:15PM

10/16/2024

Description	Unit\$	Total \$
<u>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!</u>		
Total Major Item Code 26000.000 ELECTRICAL WORK		\$1,081,583
Total Major Item Code 31000.000 SITWORK		\$361,768
Total Major Item Code 32000.000 SITE IMPROVEMENTS		\$44,650
Total Major Item Code 36000.000 BONDS & INSURANCE		\$170,261
Total Major Item Code 37000.000 WARRANTIES		\$3,109
Total Major Item Code 50000.000 ESCALATION COSTS		\$25,000
Total Major Item Code 80000.000 CONTINGENCY / ESCALATION		\$518,187
Total Major Item Code 95000.000 OVERHEAD & FEES		\$351,627
Total Sec BB BASE BID		\$7,402,255

Cost Management Detail



Sort Sequences:

1. Sec
2. Major Item Code
3. Minor Item Code
4. Not Used

Estimate File: :Livsey GMP_04.est - LIVSEY ELEMENTARY SCHOOL

Estimator:

Primary Project Qty: 40414 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

4:39:01PM

10/16/2024

Description	Quantity	Unit \$	Total \$
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!!			
Sec BB BASE BID			
Major Item Code 01300.000 GENERAL CONDITIONS			
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			
Project Executive	32.00 WEEK	336.68	10,774
Project Executive Vehicle Allowance	8.00 MO	60.00	480
Operations Manager	32.00 WEEK	544.42	17,421
Operations Manager Vehicle Allowance	8.00 MO	120.00	960
Senior Project Manager	32.00 WEEK	2,149.04	68,769
Senior Project Manager Vehicle Allowance	8.00 MO	400.00	3,200
Full Time Project Manager	32.00 WEEK	3,008.65	96,277
Full Time Project Manager Vehicle Allowance	8.00 MO	600.00	4,800
Asst. Project Manager	32.00 WEEK	2,865.39	91,692
Asst. Project Manager Vehicle Allowance	8.00 MO	300.00	2,400
General Superintendent	20.00 WEEK	544.42	10,888
General Superintendent Vehicle Allowance	5.00 WEEK	120.00	600
Full Time Project Superintendent	20.00 WEEK	3,581.74	71,635
Superintendent Pick-up Truck	5.00 WEEK	750.00	3,750
Fuel for Superintendent Pick-up Truck	5.00 WEEK	350.00	1,750
Full Time Project Engineer #1	12.00 WEEK	1,251.60	15,019
Assistance Superintendent - 2nd Shift	12.00 WEEK	2,722.11	32,665
Project Accountant	32.00 WEEK	121.78	3,897
Jobsite Secretary	32.00 WEEK	804.60	25,747
Home Office Secretary	32.00 WEEK	89.40	2,881
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$465,586
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$465,586
Major Item Code 01300.300 GENERAL REQUIREMENTS			
Minor Item Code 01310.000 TRAVEL, PER DIEM, & RELOCATION			
Per Diem Expenses	10.00 LPSM	3,000.00	30,000
Travel Expenses	32.00 WEEK	150.00	4,800
Total Minor Item Code 01310.000 TRAVEL, PER DIEM, & RELOCATION			\$34,800
Minor Item Code 01320.000 CONSTRUCTION PROGRESS DOCUMENTATION			
Progress Photographs & Pre-Demolition Survey (Multivista)	1.00 LS	6,000.00	6,000
Construction Schedule P6	8.00 WEEK	154.00	1,232

Sort Sequences:

1. Sec
2. Major Item Code
3. Minor Item Code
4. Not Used

Estimate File: :Livsey GMP_04.est - LIVSEY ELEMENTARY SCHOOL,

Estimator:

Primary Project Qty:40414 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

4:39:01PM

10/16/2024

Description	Quantity	Unit \$	Total \$
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!!			
Total Minor Item Code 01320.000			\$7,232
CONSTRUCTION PROGRESS DOCUMENTATION			
Minor Item Code 01350.000 SPECIAL PROCEDURES			
Project Document Management Software	1.00	LS	7,000.00
Data Processing	8.00	MO	250.00
Textura	1.00	LS	2,200.00
Total Minor Item Code 01350.000			\$11,200
SPECIAL PROCEDURES			
Minor Item Code 01410.000 REGULATORY REQUIREMENTS			
Environmental Permits	1.00	LS	2,500.00
Total Minor Item Code 01410.000			\$2,500
REGULATORY REQUIREMENTS			
Minor Item Code 01420.000 SAFETY			
First Aid Supplies	1.00	LS	350.00
Safety Supplies	4.00	MO	250.00
Safety Jobsite Signs	1.00	LS	575.00
Safety Incentives	4.00	MO	125.00
Safety Training & Videos	1.00	LS	250.00
Temporary Fire Protection (1 ea / 6,000 Sf)	10.00	EA	80.00
Watchman	10.00	WEEK	2,980.00
Safety Director	4.00	MO	496.66
Water, Ice, & Cups	3.00	MO	100.00
Total Minor Item Code 01420.000 SAFETY			\$35,562
Minor Item Code 01450.000 QUALITY CONTROL			
Laboratory Testing Allowance	1.00	LS	5,000.00
3rd Party Testing	1.00	LPSM	20,000.00
3rd Party Inspections	1.00	LPSM	20,000.00
Total Minor Item Code 01450.000			\$45,000
QUALITY CONTROL			
Minor Item Code 01500.000 TEMPORARY FACILITIES			
Office Trailer Set-up	1.00	EACH	1,500.00
Project Tool House	2.00	MO	1,500.00
General Purpose Laborer	12.00	WEEK	5,364.00
Project Office Supplies	8.00	MO	250.00
Jobsite Postage	8.00	MO	300.00
Jobsite Office Equipment	8.00	MO	402.50
Jobsite Office Furniture	4.00	MO	1,200.00
Total Minor Item Code 01500.000			\$81,288
TEMPORARY FACILITIES			
Minor Item Code 01510.000 TEMPORARY UTILITIES			
Temporary Wiring	1.00	LS	2,500.00
Chemical Toilets	3.00	MO	2,754.00
Water Usage Charge	2.00	MO	756.00
Temporary Water Connection	1.00	LS	1,200.00
Total Minor Item Code 01510.000			\$13,474
TEMPORARY UTILITIES			
Minor Item Code 01530.000 PROJECT COMMUNICATIONS			
Internet Service Charges	4.00	MO	400.00
Jobsite Cellular Phones	8.00	MO	594.00

Sort Sequences:

1. Sec
2. Major Item Code
3. Minor Item Code
4. Not Used

Estimate File: :Livsey GMP_04.est - LIVSEY ELEMENTARY SCHOOL,

Estimator:

Primary Project Qty:40414 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

4:39:01PM

10/16/2024

Description	Quantity	Unit \$	Total \$
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!!			
Total Minor Item Code 01530.000			\$6,352
PROJECT COMMUNICATIONS			
Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT			
Small Tools & Equipment	3.00	MO	2,750.00
Fans - Floor Mount Box	75.00	DAY	45.00
Total Minor Item Code 01540.000			\$11,625
CONSTRUCTION TOOLS & EQUIPMENT			
Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES			
Temporary Job Fence	1,900.00	LNFT	18.00
Wind Screen/Visual Barrier	1,900.00	LNFT	3.50
Protect Trees	10.00	EACH	83.25
Temporary Dustproof Partitions	15,000.00	SQFT	1.89
Total Minor Item Code 01560.000			\$70,033
TEMPORARY BARRIERS & ENCLOSURES			
Minor Item Code 01570.000 TEMPORARY CONTROLS			
Barricades & Lights	1.00	LS	650.00
Pest/Rodent Control	1.00	LS	3,000.00
Special Security Requirements	1.00	LS	10,000.00
Total Minor Item Code 01570.000			\$13,650
TEMPORARY CONTROLS			
Minor Item Code 01580.000 PROJECT IDENTIFICATION			
Project Sign	1.00	EACH	1,450.00
Total Minor Item Code 01580.000			\$1,450
PROJECT IDENTIFICATION			
Minor Item Code 01590.000 I.C.R.A. REQUIREMENTS			
Walk-Off Mats	2.00	MO	100.00
Total Minor Item Code 01590.000 I.C.R.A. REQUIREMENTS			\$200
REQUIREMENTS			
Minor Item Code 01720.000 CONSTRUCTION PREPARATION			
Purchase Drawings/Reproduction Cost	1.00	LS	3,500.00
Total Minor Item Code 01720.000			\$3,500
CONSTRUCTION PREPARATION			
Minor Item Code 01740.000 PROJECT CLEANING			
Dump Charges	1,374.00	CUYD	40.50
Total Minor Item Code 01740.000			\$55,647
PROJECT CLEANING			
Minor Item Code 01770.000 CLOSEOUT PROCEDURES			
As-Built Survey	1.00	LS	2,500.00
As-Built Drawings	1.00	LS	2,250.00
Total Minor Item Code 01770.000			\$4,750
CLOSEOUT PROCEDURES			
Total Major Item Code 01300.300 GENERAL REQUIREMENTS			\$398,262



Attachment 7

AJAX BUILDING COMPANY, LLC PROJECT NO. 50000277

**LIVSEY ES MAJOR BUILDING SYSTEM REPLACEMENT
GMP PROPOSAL**

October 16, 2024

List of Subcontractors

<u>BP No.</u>	<u>Description</u>	<u>Sub Name</u>
BP 02.01	Selective Demolition	KMD Management
BP 03.01	Concrete	Montalvo
BP 04.01	Masonry	Martinez Masonry
BP 05.01	Structural Steel	Mills Specialty
BP 07.01	Waterproofing	TCM
BP 07.06	Roofing	Universal Roofing
BP 08.01	Doors, Frames and Hardware	DH Pace
BP 08.02	Storefront, Glass, and Glazing	Capital City
BP 09.01	Drywall & Framing	Cherokee Acoustical
BP 09.03	Flooring	AAA Commercial
BP 09.04	Painting	Premier Paintings
BP 10.01	Signage	REI Signs
BP 10.02	Toilet and Bathroom Accessories	GA Accessories
BP 12.01	Casework	Mark Products
BP 22.01	Plumbing	Sluss + Padgett
BP 23.01	HVAC	Sluss + Padgett
BP 26.01	Electrical	All-State Electrical
BP 33.1	Sitework	HLI