

EXHIBIT M

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

**AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND
CONSTRUCTION CONTRACTOR FOR
International Student Center HVAC System Replacement Renovations
AGREEMENT NO. RFOu. 24-752-009**

Pursuant to Sections 4.B and 7.A of the Construction Management Agreement (“Agreement”), dated March 22, 2024, between The School Board of DeKalb County, Georgia (“Owner”) and The Winter Construction Company (“Construction Contractor”), with respect to the construction of Owner’s International Student Center HVAC System Replacement 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 76,000 SF renovation of existing middle grades school, in accordance with the Agreement, this Amendment and the other Contract Documents listed as Attachments 1 through 8 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>M-6 through M-17</u>	<u>01/06/2025</u>
2.	Allowances	<u>M-18 through M-18</u>	<u>01/21/2025</u>
3.	Assumptions and Clarifications	<u>M-19 through M-25</u>	<u>01/21/2025</u>
4.	Completion Schedule	<u>M-26 through M-33</u>	<u>01/27/2025</u>
5.	Schedule of Values	<u>M-34 through M-35</u>	<u>01/21/2025</u>
6.	List of Itemized General Conditions	<u>M-36 through M-36</u>	<u>01/21/2025</u>
7.	List of Subcontractors and Major Suppliers	<u>M-37 through M-38</u>	<u>01/21/2025</u>
8.	Alternates	<u>M-39 through M-39</u>	<u>01/21/2025</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-five million six hundred seventy-seven thousand forty-two and 00/100 Dollars (\$25,677,042.00).

2.2 The Construction Management Fee for the entire Work anticipated on this Project is hereby established as a lumpsum amount of one million three hundred twenty-two thousand three hundred sixty-eight and 00/100 Dollars (\$1,322,368.00), 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 one million two hundred seventy-six thousand three hundred sixty-two and 00/100 Dollars (\$1,276,362.00), 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. 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 six hundred ten thousand eight hundred fifty-one and 00/100 Dollars (\$610,851.00) ("**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 eighteen thousand eighty-five and 00/100 Dollars (\$1,018,085.00) ("**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 5.15% 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 Coordination with existing Building Foundations, Misc. Steel Over Windows, Brick Lintels, and Expansion Joints at Existing Building, Downspouts, Furniture Relocation, Upgrading the Corridor Walls to Smoke Partitions, ERRC, and Courtyard Landscaping in the amount of one million one hundred ninety-two thousand seven hundred eighty-eight and 00/100 Dollars (\$1,192,788.00). 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 Attachment 2. 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 00/100 Dollars (\$500,000.00), then Construction Contractor shall be entitled to an increase in the Construction Management Fee in the percentage of (5.15%) of the amount exceeding the sum of Five Hundred Thousand and 00/100 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 00/100 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 May 30, 2025. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is Four Hundred Thirty (430) days ("Contract Time"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS August 3, 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: _____

ATTACHMENT 1

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Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A00-01	DEMO FLOOR PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01A	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01B	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01C	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01D	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09	DEMO REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09A	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09B	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09C	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09D	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A01-01	SITE PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A01-02	ENLARGED SITE PLAN - BUS CANOPY	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-00	PARTITION TYPES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01	FLOOR PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01A	FLOOR PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01B	FLOOR PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01C	FLOOR PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01D	FLOOR PLAN - LEVEL ONE - SEGMENT D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-10	ROOF PLAN - OVERALL	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-00	REFLECTED CEILING PLAN NOTES AND LEGENDS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A03-01	REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01A	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01B	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01C	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01D	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-21	REFLECTED CEILING PLAN - DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-00	RESTROOM TYPES AND RESTROOM ACCESSORIES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-01	ENLARGED PLANS - RESTROOMS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-02	RESTROOM ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-03	ENLARGED PLANS - RESTROOMS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-04	ENLARGED PLANS - RESTROOMS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-05	KITCHEN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-06	KITCHEN AND MECHANICAL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

ATTACHMENT 1

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Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A04-07	ENLARGED PLANS - ADMINISTRATION	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-08	ENLARGED PLANS - ADA STAGE RAMP	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-09	ADA STAGE RAMP	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-10	ENLARGED PLANS - KITCHEN	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-11	ENLARGED PLANS - DESIGN OPTIONS - BUS CANOPY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A05-01	EXTERIOR ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A05-02	EXTERIOR ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A07-01	INTERIOR ELEVATIONS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A07-41	MILLWORK DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-01	DOOR SCHEDULE - EXISTING OPENINGS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-02	DOOR SCHEDULE - NEW OPENINGS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-20	DOOR AND FRAME DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-21	DOOR DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-22	SIGNAGE DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-31	WINDOW AND FRAME DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-32	WINDOW DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-00	FINISH SCHEDULE, NOTES, AND LEGENDS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-00.	FINISH SCHEDULE, NOTES, AND LEGENDS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A09-01	FINISH FLOOR PLAN - LEVEL ONE - OVERALL	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-01A	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT A	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-01B	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-01C	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-01D	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT D	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-06	DESIGN OPTIONS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Civil					
1	BOUNDARY & TOPOGRAPHIC SURVEY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
2	BOUNDARY & TOPOGRAPHIC SURVEY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C01-00	COVER SHEET AND GENERAL NOTES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C02-00	DEMOLITION PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C03-00	SITE LAYOUT PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C03-01	DETAILED SITE LAYOUT PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-00	GRADING & DRAINAGE PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-01	DETAILED GRADING & DRAINAGE PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-02	DETAILED GRADING & DRAINAGE PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-03	BMP DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-04	DETAILED DRAINAGE PLAN II	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
C04-05	BMP DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C05-00	UTILITY PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

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3318 Midway Rd
Decatur, Georgia 30032

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C05-01	DETAILED UTILITY PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C05-02	DETAILED UTILITY PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C06-00	PROFILE PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-00	CONSTRUCTION DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-01	CONSTRUCTION DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-02	CONSTRUCTION DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-03	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-04	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-05	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-00	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-01	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-02	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-03	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC02-00	INITIAL ES&PC PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC03-00	INTERMEDIATE ES&PC PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC04-00	FINAL ES&PC PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-00	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-01	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-02	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-03	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-04	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Electrical					
E01-01	ELECTRICAL LEGEND, NOTES, SCHEDULES AND DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E2-01	ELECTRICAL SITE PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E02-01A	ELECTRICAL LIGHTING PLAN AREA A	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
E02-01B	ELECTRICAL LIGHTING PLAN AREAB	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
E02-01C	ELECTRICAL LIGHTING PLAN AREA C	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
E02-01D	ELECTRICAL LIGHTING PLAN AREA D	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
E03-01A	ELECTRICAL LIGHTING PLAN AREA A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E03-01B	ELECTRICAL LIGHTING PLAN AREA B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E03-01C	ELECTRICAL LIGHTING PLAN AREA C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E03-01D	ELECTRICAL LIGHTING PLAN AREA D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-01A	ELECTRICAL POWER PLAN AREA A	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-01B	ELECTRICAL POWER PLAN AREA B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-01C	ELECTRICAL POWER PLAN AREA C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-01D	ELECTRICAL POWER PLAN AREA D	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-02B	ELECTRICAL HVAC & PLUMBING PLAN AREA B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-02C	ELECTRICAL HVAC & PLUMBING PLAN AREA C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

ATTACHMENT 1

Printed on Mon Jan 6, 2025 at 01:22 pm EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
E04-02D	ELECTRICAL HVAC & PLUMBING PLAN AREA D	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-03	ELECTRICAL OVERALL ROOF PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E04-04	ELECTRICAL ENLARGED POWER PLAN KITCHEN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E05-01A	ELECTRICAL SYSTEMS PLAN AREA A	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E05-01B	ELECTRICAL SYSTEMS PLAN AREA B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E05-01C	ELECTRICAL SYSTEMS PLAN AREA C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E05-01D	ELECTRICAL SYSTEMS PLAN AREA D	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E06-01	ELECTRICAL RISER DIAGRAM, NOTES & SCHEDULES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Equipment					
QF0.0	FOODSERVICE GENERAL NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.0	FOODSERVICE EQUIPMENT PLAN -OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.1	FOODSERVICE EQUIPMENT PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.2	FOODSERVICE EQUIPMENT SCHEDULE	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF2.1	FOODSERVICE EQUIPMENT ELEVATION KEY PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF2.2	FOODSERVICE EQUIPMENT ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF2.3	FOODSERVICE EQUIPMENT ISOMETRIC VIEWS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF3.1	FOODSERVICE EQUIPMENT PLUMBING SUPPLY PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF3.2	FOODSERVICE EQUIPMENT PLUMBING DRAIN PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF4.1	FOODSERVICE EQUIPMENT ELECTRICAL PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF8.1	FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Fire Protection					
FP00-01	FIRE PROTECTION NOTES & DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
FP001	FIRE PROTECTION NOTES & DETAILS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
FP01-00	FIRE PROTECTION OVERALL PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
FP02-00	FIRE PROTECTION NEW WORK PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
FP02-01	FIRE PROTECTION SECTIONS AND PART PLANS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
FP100	FIRE PROTECTION NEW WORK PLAN	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
FP101	FIRE PROTECTION SECTIONS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
General					
10042024	COVER SHEET	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
COVER	COVER SHEET	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
G00-00	STANDARDS AND SYMBOLS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
G00-01	STANDARDS AND SYMBOLS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
G00-02	CODE PLAN AND INFORMATION	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
G01-01	LIFE SAFETY PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Mechanical					
M00-00	HVAC GENERAL NOTES & LEGEND	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M00-01	HVAC DEMOLITION FLOOR PLAN - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

ATTACHMENT 1

Printed on Mon Jan 6, 2025 at 01:22 pm EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
M00-01A	HVAC DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M00-01B	HVAC DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M00-01C	HVAC DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M00-01D	HVAC DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M00-R	HVAC DEMOLITION FLOOR PLAN - ROOF - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M00-RA	HVAC DEMOLITION FLOOR PLAN - ROOF - SEGMENT A	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M00-RB	HVAC DEMOLITION FLOOR PLAN - ROOF - SEGMENT B	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M00-RC	HVAC DEMOLITION FLOOR PLAN - ROOF - SEGMENT C	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M00-RD	HVAC DEMOLITION FLOOR PLAN - ROOF - SEGMENT D	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M02-01	HVAC FLOOR PLAN -LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-01A	HVAC FLOOR PLAN -LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-01B	HVAC FLOOR PLAN -LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-01C	HVAC FLOOR PLAN -LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-01D	HVAC FLOOR PLAN -LEVEL ONE - SEGMENT D	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-R	HVAC FLOOR PLAN -ROOF - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-RA	HVAC FLOOR PLAN -ROOF - SEGMENT A	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M02-RB	HVAC FLOOR PLAN -ROOF - SEGMENT B	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M02-RC	HVAC FLOOR PLAN -ROOF - SEGMENT C	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M02-RD	HVAC FLOOR PLAN -ROOF - SEGMENT D	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M03-01	HVAC PART PLAN - MECHANICAL ROOM	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M03-02	HVAC PART PLAN - CAFETERIA & KITCHEN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M03-03	HVAC PART PLAN - CAFETERIA	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M04-01	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-02	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-03	HVAC - DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-04	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-05	HVAC - DETAILS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
M05-00	HVAC SCHEDULES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M06-01	HVAC CONTROLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M06-02	HVAC CONTROLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M06-03	HVAC CONTROLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Plumbing					
P00-01	PLUMBING GENERAL NOTES & SCHEDULES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P00-02	PLUMBING DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-01	LEVEL 1 PLUMBING PLAN - DEMO - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-02	LEVEL 1 PLUMBING PLAN - DEMO - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-03	LEVEL 1 PLUMBING PLAN - DEMO - SEGMENT C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-04	LEVEL 1 PLUMBING PLAN - DEMO - SEGMENT D	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

ATTACHMENT 1

Printed on Mon Jan 6, 2025 at 01:22 pm EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
P02-01	LEVEL 1 PLUMBING PLAN - NEW WORK - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-02	LEVEL 1 PLUMBING PLAN - NEW WORK - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-03	LEVEL 1 PLUMBING PLAN - NEW WORK - SEGMENT C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-04	LEVEL 1 PLUMBING PLAN - NEW WORK - SEGMENT D	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-11	ROOF PLUMBING PLAN -NEW WORK	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P03-01	PLUMBING KITCHEN PLAN - DRAINAGE	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P03-02	PLUMBING KITCHEN PLAN - SUPPLY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P03-03	PLUMBING PART PLANS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Structural					
S00-01	GENERAL NOTES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S00-02	ABBREVIATIONS, WIND DIAGRAM & LEGEND	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S00-03	SPECIAL INSPECTIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S00-04	SPECIAL INSPECTIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S02-01	FOUNDATION PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S02-02	ROOF FRAMING PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S03-01	FOUNDATION SECTIONS AND DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S04-01	FRAMING SECTIONS AND DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S04-02	MASONRY FRAMING SECTIONS AND DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
topographic					
Topo1	BOUNDARY & TOPOGRAPHIC SURVEY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
topo2	BOUNDARY & TOPOGRAPHIC SURVEY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)

ATTACHMENT 1

Printed on Wed Jan 8, 2025 at 08:52 am EST

Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032



Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
00 31 00	Available Project Information	0	11/26/24	11/26/24	50% CD Project Manual
000110	Table of Contents	0	11/26/24	11/26/24	50% CD Project Manual
01 - General Requirements					
01 10 00	Summary	0	11/26/24	11/26/24	50% CD Project Manual
01 23 00	Alternates	0	11/26/24	11/26/24	50% CD Project Manual
01 25 00	Substitution Procedures	0	11/26/24	11/26/24	50% CD Project Manual
01 26 00	Contract Modification Procedures	0	11/26/24	11/26/24	50% CD Project Manual
01 29 00	Payment Procedures	0	11/26/24	11/26/24	50% CD Project Manual
01 31 00	Project Management and Coordination	0	11/26/24	11/26/24	50% CD Project Manual
01 32 00	Construction Progress Documentation	0	11/26/24	11/26/24	50% CD Project Manual
01 32 33	Photographic Documentation	0	11/26/24	11/26/24	50% CD Project Manual
01 33 00	Submittal Procedures	0	11/26/24	11/26/24	50% CD Project Manual
01 35 16	Alteration Project Procedures	0	11/26/24	11/26/24	50% CD Project Manual
01 40 00	Quality Requirements	0	11/26/24	11/26/24	50% CD Project Manual
01 41 00	Regulatory Requirements	0	11/26/24	11/26/24	50% CD Project Manual
01 42 00	References	0	11/26/24	11/26/24	50% CD Project Manual
01 50 00	Temporary Facilities and Controls	0	11/26/24	11/26/24	50% CD Project Manual
01 60 00	Product Requirements	0	11/26/24	11/26/24	50% CD Project Manual
01 73 00	Execution	0	11/26/24	11/26/24	50% CD Project Manual
01 73 29	Cutting and Patching	0	11/26/24	11/26/24	50% CD Project Manual
01 74 19	Construction Waste Management and Disposal	0	11/26/24	11/26/24	50% CD Project Manual
01 77 00	Closeout Procedures	0	11/26/24	11/26/24	50% CD Project Manual
01 78 23	Operation and Maintenance Data	0	11/26/24	11/26/24	50% CD Project Manual
01 78 39	Project Record Documents	0	11/26/24	11/26/24	50% CD Project Manual
01 79 00	Demonstration and Training	0	11/26/24	11/26/24	50% CD Project Manual
01 81 13	Sustainable Design Requirements	0	11/26/24	11/26/24	50% CD Project Manual
01 83 16	Exterior Enclosure Performance Requirements	0	11/26/24	11/26/24	50% CD Project Manual
01 91 13	General Commissioning Requirements	0	11/26/24	11/26/24	50% CD Project Manual
01 91 19	Facility Shell Commissioning	0	11/26/24	11/26/24	50% CD Project Manual
1 - Unknown					
1 1010	Maintenance Equipment	0	11/26/24	11/26/24	50% CD Project Manual
1 1900	Exhibit Equipment	0	11/26/24	11/26/24	50% CD Project Manual

ATTACHMENT 1

Printed on Wed Jan 8, 2025 at 08:52 am EST

Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032



Number	Description	Revision	Issued Date	Received Date	Set
02 - Existing Conditions					
02 01 00	Maintenance of Existing Conditions	0	11/26/24	11/26/24	50% CD Project Manual
02 41 16	Structure Demolition	0	11/26/24	11/26/24	50% CD Project Manual
02 41 19	Selective Demolition	0	11/26/24	11/26/24	50% CD Project Manual
03 - Concrete					
03 10 00	Concrete Forming and Accessories	0	11/26/24	11/26/24	50% CD Project Manual
03 20 00	Concrete Reinforcing	0	11/26/24	11/26/24	50% CD Project Manual
03 30 00	Cast-in-Place Concrete	0	11/26/24	11/26/24	50% CD Project Manual
03 35 43	Polished Concrete Finishing	0	11/26/24	11/26/24	50% CD Project Manual
03 54 16	Hydraulic Cement Underlayment	0	11/26/24	11/26/24	50% CD Project Manual
03 62 00	Non-Shrink Grouting	0	11/26/24	11/26/24	50% CD Project Manual
04 - Masonry					
04 01 20	Maintenance of Unit Masonry	0	11/26/24	11/26/24	50% CD Project Manual
04 20 00	Unit Masonry	0	11/26/24	11/26/24	50% CD Project Manual
04 22 00	Concrete Unit Masonry	0	11/26/24	11/26/24	50% CD Project Manual
04 72 00	Cast Stone Masonry	0	11/26/24	11/26/24	50% CD Project Manual
05 - Metals					
05 10 00	Structural Metal Framing	0	11/26/24	11/26/24	50% CD Project Manual
05 20 00	Metal Joists	0	11/26/24	11/26/24	50% CD Project Manual
05 30 00	Metal Decking	0	11/26/24	11/26/24	50% CD Project Manual
05 40 00	Cold-Formed Metal Framing	0	11/26/24	11/26/24	50% CD Project Manual
05 43 00	Slotted Channel Framing	0	11/26/24	11/26/24	50% CD Project Manual
05 50 00	Metal Fabrications	0	11/26/24	11/26/24	50% CD Project Manual
05 52 13	Pipe and Tube Railings	0	11/26/24	11/26/24	50% CD Project Manual
06 - Wood, Plastics, and Composites					
06 10 53	Miscellaneous Rough Carpentry	0	11/26/24	11/26/24	50% CD Project Manual
06 16 63	Cementitious Sheathing	0	11/26/24	11/26/24	50% CD Project Manual
06 20 23	Interior Finish Carpentry	0	11/26/24	11/26/24	50% CD Project Manual
06 41 16	Plastic-Laminate-Clad Architectural Cabinets	0	11/26/24	11/26/24	50% CD Project Manual
06 61 16	Solid Surfacing Fabrications	0	11/26/24	11/26/24	50% CD Project Manual
06 83 16	Fiberglass Reinforced Paneling	0	11/26/24	11/26/24	50% CD Project Manual
07 - Thermal and Moisture Protection					
07 21 00	Thermal Insulation	0	11/26/24	11/26/24	50% CD Project Manual
07 27 26	Fluid-Applied Membrane Air Barriers	0	11/26/24	11/26/24	50% CD Project Manual
07 52 16	STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMINOUS	0	11/26/24	11/26/24	50% CD Project Manual
07 62 00	Sheet Metal Flashing and Trim	0	11/26/24	11/26/24	50% CD Project Manual
07 71 00	Roof Specialties	0	11/26/24	11/26/24	50% CD Project Manual

ATTACHMENT 1

Printed on Wed Jan 8, 2025 at 08:52 am EST

Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032



Number	Description	Revision	Issued Date	Received Date	Set
07 81 16	Cementitious Fireproofing	0	11/26/24	11/26/24	50% CD Project Manual
07 84 13	Penetration Firestopping	0	11/26/24	11/26/24	50% CD Project Manual
07 91 00	Preformed Joint Seals	0	11/26/24	11/26/24	50% CD Project Manual
07 92 00	Joint Sealants	0	11/26/24	11/26/24	50% CD Project Manual
08 - Openings					
08 11 13	Hollow Metal Doors and Frames	0	11/26/24	11/26/24	50% CD Project Manual
08 14 16	Flush Wood Doors	0	11/26/24	11/26/24	50% CD Project Manual
08 31 13	Access Doors and Frames	0	11/26/24	11/26/24	50% CD Project Manual
08 41 13	Aluminum-Framed Entrances and Storefronts	0	11/26/24	11/26/24	50% CD Project Manual
08 71 00	Door Hardware	0	11/26/24	11/26/24	50% CD Project Manual
08 71 13	Automatic Door Operators	0	11/26/24	11/26/24	50% CD Project Manual
08 80 00	Glazing	0	11/26/24	11/26/24	50% CD Project Manual
08 91 19	Fixed Louvers	0	11/26/24	11/26/24	50% CD Project Manual
09 - Finishes					
09 05 61	Common Work Results for Flooring Preparation	0	11/26/24	11/26/24	50% CD Project Manual
09 21 16	Gypsum Board Assemblies	0	11/26/24	11/26/24	50% CD Project Manual
09 30 00	Tiling	0	11/26/24	11/26/24	50% CD Project Manual
09 51 13	Acoustical Panel Ceilings	0	11/26/24	11/26/24	50% CD Project Manual
09 65 13	Resilient Base and Accessories	0	11/26/24	11/26/24	50% CD Project Manual
09 65 19	Resilient Tile Flooring	0	11/26/24	11/26/24	50% CD Project Manual
09 67 23	Resinous Flooring	0	11/26/24	11/26/24	50% CD Project Manual
09 68 13	Tile Carpeting	0	11/26/24	11/26/24	50% CD Project Manual
09 84 33	Sound-Absorbing Wall Units	0	11/26/24	11/26/24	50% CD Project Manual
09 91 13	Exterior Painting	0	11/26/24	11/26/24	50% CD Project Manual
09 91 23	Interior Painting	0	11/26/24	11/26/24	50% CD Project Manual
09 96 00	High-Performance Coatings	0	11/26/24	11/26/24	50% CD Project Manual
09 96 23	Graffiti-Resistant Coatings	0	11/26/24	11/26/24	50% CD Project Manual
10 - Specialties					
10 11 00	Visual Display Units	0	11/26/24	11/26/24	50% CD Project Manual
10 14 19	Dimensional Letter Signage	0	11/26/24	11/26/24	50% CD Project Manual
10 14 23	Panel Signage	0	11/26/24	11/26/24	50% CD Project Manual
10 21 16	Shower and Dressing Compartments	0	11/26/24	11/26/24	50% CD Project Manual
10 26 13	Corner Guards	0	11/26/24	11/26/24	50% CD Project Manual
10 26 41	Bullet Resistant Panels	0	11/26/24	11/26/24	50% CD Project Manual
10 28 13	Toilet Accessories	0	11/26/24	11/26/24	50% CD Project Manual
10 41 16	Emergency Key Cabinets	0	11/26/24	11/26/24	50% CD Project Manual
10 44 00	Fire Protection Specialties	0	11/26/24	11/26/24	50% CD Project Manual

ATTACHMENT 1

Printed on Wed Jan 8, 2025 at 08:52 am EST

Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032



Number	Description	Revision	Issued Date	Received Date	Set
10300	Fireplaces and Stoves	0	11/26/24	11/26/24	50% CD Project Manual
11 - Equipment					
11 40 00	Foodservice Equipment	0	11/26/24	11/26/24	50% CD Project Manual
12 - Furnishings					
12 24 13	Roller Window Shades	0	11/26/24	11/26/24	50% CD Project Manual
21 - Fire Suppression					
21 00 00	Fire Suppression	0	11/26/24	11/26/24	50% CD Project Manual
21 01 00	Operation and Maintenance of Fire Suppression	0	11/26/24	11/26/24	50% CD Project Manual
21 05 00	Common Work Results for Fire Suppression	0	11/26/24	11/26/24	50% CD Project Manual
21 05 48	B VIBRATION AND SEISMIC CONTROLS FOR FIRE SUPPRESSION	0	11/26/24	11/26/24	50% CD Project Manual
21 05 53	B IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND	0	11/26/24	11/26/24	50% CD Project Manual
21 10 00	Water-Based Fire-Suppression Systems	0	11/26/24	11/26/24	50% CD Project Manual
22 - Plumbing					
22 01 00	Operation and Maintenance of Plumbing	0	11/26/24	11/26/24	50% CD Project Manual
22 05 00	Common Work Results for Plumbing	0	11/26/24	11/26/24	50% CD Project Manual
22 05 23	General-Duty Valves for Plumbing Piping	0	11/26/24	11/26/24	50% CD Project Manual
22 05 53	Identification for Plumbing Piping and Equipment	0	11/26/24	11/26/24	50% CD Project Manual
22 07 00	Plumbing Insulation	0	11/26/24	11/26/24	50% CD Project Manual
22 10 00	Plumbing Piping	0	11/26/24	11/26/24	50% CD Project Manual
22 34 00	Fuel-Fired Domestic Water Heaters	0	11/26/24	11/26/24	50% CD Project Manual
22 40 00	Plumbing Fixtures	0	11/26/24	11/26/24	50% CD Project Manual
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
23 01 00	Operation and Maintenance of HVAC Systems	0	11/26/24	11/26/24	50% CD Project Manual
23 05 00	Common Work Results for HVAC	0	11/26/24	11/26/24	50% CD Project Manual
23 05 23	General-Duty Valves for HVAC Piping	0	11/26/24	11/26/24	50% CD Project Manual
23 05 29	Hangers and Supports for HVAC Piping and Equipment	0	11/26/24	11/26/24	50% CD Project Manual
23 05 53	Identification for HVAC Piping and Equipment	0	11/26/24	11/26/24	50% CD Project Manual
23 05 93	Testing, Adjusting, and Balancing for HVAC	0	11/26/24	11/26/24	50% CD Project Manual
23 07 00	HVAC Insulation	0	11/26/24	11/26/24	50% CD Project Manual
23 08 00	Commissioning of HVAC	0	11/26/24	11/26/24	50% CD Project Manual
23 09 23	Direct-Digital Control System for HVAC	0	11/26/24	11/26/24	50% CD Project Manual
23 20 00	HVAC Piping and Pumps	0	11/26/24	11/26/24	50% CD Project Manual
23 21 13	Hydronic Piping	0	11/26/24	11/26/24	50% CD Project Manual
23 23 00	Refrigerant Piping	0	11/26/24	11/26/24	50% CD Project Manual
23 25 00	HVAC Water Treatment	0	11/26/24	11/26/24	50% CD Project Manual
23 31 00	HVAC Ducts and Casings	0	11/26/24	11/26/24	50% CD Project Manual
23 34 00	HVAC Fans	0	11/26/24	11/26/24	50% CD Project Manual

ATTACHMENT 1

Printed on Wed Jan 8, 2025 at 08:52 am EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Number	Description	Revision	Issued Date	Received Date	Set
23 37 13	Diffusers, Registers, and Grilles	0	11/26/24	11/26/24	50% CD Project Manual
23 65 00	Cooling Towers	0	11/26/24	11/26/24	50% CD Project Manual
23 72 23	Packaged Air-to-Air Energy-Recovery Units	0	11/26/24	11/26/24	50% CD Project Manual
23 81 46	Water-Source Unitary Heat Pumps	0	11/26/24	11/26/24	50% CD Project Manual
26 - Electrical					
26 01 00	Operation and Maintenance of Electrical Systems	0	11/26/24	11/26/24	50% CD Project Manual
26 01 20	Operation and Maintenance of Low-Voltage Electrical Distribution	0	11/26/24	11/26/24	50% CD Project Manual
26 05 00	Common Work Results for Electrical	0	11/26/24	11/26/24	50% CD Project Manual
26 20 00	Low-Voltage Electrical Transmission	0	11/26/24	11/26/24	50% CD Project Manual
26 32 00	Packaged Generator Assemblies	0	11/26/24	11/26/24	50% CD Project Manual
26 36 00	Transfer Switches	0	11/26/24	11/26/24	50% CD Project Manual
26 50 00	Lighting	0	11/26/24	11/26/24	50% CD Project Manual
27 - Communications					
27 51 13	Paging Systems	0	11/26/24	11/26/24	50% CD Project Manual
28 - Electronic Safety and Security					
28 31 00	Fire Detection and Alarm	0	11/26/24	11/26/24	50% CD Project Manual
31 - Earthwork					
31 10 00	Site Clearing	0	11/26/24	11/26/24	50% CD Project Manual
31 20 00	Earth Moving	0	11/26/24	11/26/24	50% CD Project Manual
31 23 19	Dewatering	0	11/26/24	11/26/24	50% CD Project Manual
31 25 00	Erosion and Sedimentation Controls	0	11/26/24	11/26/24	50% CD Project Manual
31 31 16	Termite Control	0	11/26/24	11/26/24	50% CD Project Manual
31 62 16	Steel Piles	0	11/26/24	11/26/24	50% CD Project Manual
314316	Compaction Grouting	0	11/26/24	11/26/24	50% CD Project Manual
32 - Exterior Improvements					
32 12 16	Asphalt Paving	0	11/26/24	11/26/24	50% CD Project Manual
32 13 13	Concrete Paving	0	11/26/24	11/26/24	50% CD Project Manual
32 13 73	Concrete Paving Joint Sealants	0	11/26/24	11/26/24	50% CD Project Manual
32 17 23	Pavement Markings	0	11/26/24	11/26/24	50% CD Project Manual
32 31 13	Chain Link Fences and Gates	0	11/26/24	11/26/24	50% CD Project Manual
32 32 23	Segmental Retaining Walls	0	11/26/24	11/26/24	50% CD Project Manual
32 92 00	Turf and Grasses	0	11/26/24	11/26/24	50% CD Project Manual
32 93 00	Plants	0	11/26/24	11/26/24	50% CD Project Manual
33 - Utilities					
33 05 00	Common Work Results for Utilities	0	11/26/24	11/26/24	50% CD Project Manual
33 10 00	Water Utilities	0	11/26/24	11/26/24	50% CD Project Manual
33 46 00	Subdrainage	0	11/26/24	11/26/24	50% CD Project Manual

ATTACHMENT 1



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Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

Number	Description	Revision	Issued Date	Received Date	Set
33 70 00	Electrical Utilities	0	11/26/24	11/26/24	50% CD Project Manual
334200	Culverts	0	11/26/24	11/26/24	50% CD Project Manual

ATTACHMENT 2

Allowance Log

International Student Center

1/21/2025



#	Item	Allowance	Cost-to-Date	Remaining Allowance
1	Heavy Coordination with Existing Building Foundations per S02-01 (Freezer/Cooler)	\$ 10,000	\$ -	\$ 10,000
2	Heavy Coordination with Existing Building Foundations per S02-01 (Mechanical Rm. Expansion)	\$ 15,000	\$ -	\$ 15,000
3	Misc. Steel Over Windows, Brick Lintels, Expansion Joint at Existing Building per S02-02 (Freezer/Cooler)	\$ 9,000	\$ -	\$ 9,000
4	Misc. Steel Over Windows, Brick Lintels, Expansion Joint at Existing Building per S02-02 (Mechanical Room Expansion)	\$ 12,000	\$ -	\$ 12,000
5	Downspouts per RFI-5 Response	\$ 110,000	\$ -	\$ 110,000
6	Upgrade Existing Corridor Walls to Smoke Partions	\$ 378,000		\$ 378,000
7	ERRC System	\$ 228,788		\$ 228,788
8	Furniture Relocation	\$ 155,000	\$ -	\$ 155,000
9	Courtyard Landscape per C03.01	\$ 275,000	\$ -	\$ 275,000
	Allowances Total	\$ 1,192,788	\$ -	\$ 1,192,788

ATTACHMENT 3

INTERNATIONAL STUDENT CENTER

ASSUMPTIONS & CLARIFICATIONS – 50% CD GMP Budget

January 21st, 2025

GENERAL

01.01 This GMP Estimate is based upon:

- a. General Conditions for this estimate are based on construction taking place during the Summer of 2025 & 2026 and scheduled DCSD breaks
- b. The following documents were used to prepare this Estimate:
 01. ISC 50% CDs Drawings, per attached Drawing Log
 02. ISC 50% Specifications, per attached Specification Log.
- c. Warranties will be based on phased construction and include one (1) year for materials and workmanship, unless otherwise specified in the specifications, from the date of Substantial Completion for each phase.
- d. Winter is carrying an allowance for moving and storage as noted in the Allowance Log.
- e. See the attached RFI Log, dated 01/06/2024, containing Preconstruction clarifications. Only closed RFIs were accounted for in this GMP Estimate.
- f. It is assumed that corridor walls are required to be smoke partitions. Winter is carrying an allowance for costs associated with upgrading corridor walls to be smoke partitions, as noted in the Allowance Log.
- g. Costs associated with the add-alternate to add an additional set of gang restrooms has been incorporated into the base bid.

01.02 General Exclusions:

- a. Unforeseen existing conditions
- b. All unforeseen subsurface conditions, including but not limited to rock, wet soils, contaminated soils, unsuitable soils, groundwater, etc.
- c. NPDES monitoring
- d. Is it assumed that there is no waterproofing consultant
- e. Building permit fees are assumed to be exempt.
- f. Sustainability consulting or LEED certification services.
- g. Commissioning.

SITework/DEMOLITION

02.01 Inclusions:

- a. Winter is carrying an allowance for downspout replacement per RFI-5 Response, as noted in the Allowance Log.
- b. Demolition of existing concrete SOG in gang restrooms and kitchen is included.

02.02 Exclusions:

- a. Irrigation
- b. Meters for water, gas, and electric are excluded and assumed to be provided by the utility provider.
- c. Removal or relocation of site utilities not shown on drawings



ATTACHMENT 3

INTERNATIONAL STUDENT CENTER

ASSUMPTIONS & CLARIFICATIONS – 50% CD GMP Budget

January 21st, 2025

CONCRETE

04.01 Inclusions:

- a. New SOG included for all gang restrooms and kitchen
- b. Winter is carrying an allowance for Heavy Coordination with Existing Building Foundations per Note on sheet S02-01, as noted in the Allowance Log

WOODS AND PLASTICS

06.01 Inclusions:

- a. Solid Surface window sills assumed as 5" depth.

06.02 Exclusions:

- a. AWI fabricator and installer.
- b. FSC certification.

MOISTURE/FIRE PROTECTION

07.01 Inclusions:

- a. Winter is carrying an allowance for fire stopping at existing penetrations at corridor walls to achieve required smoke rating, as noted in the Allowance Log.

07.02 Exclusions:

- a. Intumescent and/or Spray Fireproofing.

GLASS & GLAZING

08.01 Inclusions:

- a. Exterior doors assumed to be replaced as 3'0" x 7'0", 1 3/4" thick, storefront doors with 8" mid-rail and 10" bottom-rail and glaze. Exterior storefront door hardware included as HD continuous hinge, Von Duprin 9800 series panic, LCN 4040 series closers.

8.02 Exclusions:

- a. Egress Windows.
- b. Add alternate provided to install Safe Haven Defense SW440BR/SW600BR laminate up to 7'-0" above grade at all windows designated on Corgan's attached "Protected Windows/Doors Sketch", dated 1/14/25; this scope is excluded from base bid.

DOORS FRAMES & HARDWARE

08.01 Inclusions:

- a. All existing door frames located in existing to remain walls are assumed to be left in place and reused.
- b. Door hardware budgeted per RFI-1 response, dated 12/20/24.



ATTACHMENT 3

INTERNATIONAL STUDENT CENTER

ASSUMPTIONS & CLARIFICATIONS – 50% CD GMP Budget

January 21st, 2025

08.01 Exclusions:

- a. Permanent cores to be purchased by Winter and installed by Owner.

FINISHES

09.01 Inclusions:

- a. At classroom walls where existing unit heaters are removed, paint and primer on standard block is included in lieu of glazed block.
- b. ACT & Ceiling Grid assumed to be removed and replaced both of the (2) Summers construction takes place. The ceiling system installed during Summer 2025 will act as a temporary ceiling until the specified ceiling system is installed during Summer 2026. Temporary ACT budgeted as a blend of warehouse stock USG Radar, CertainTeed Baroque, Fine Fissured, Sand Micro.
- c. Typical teaching wall elevation (02/A07-01) at all classrooms is assumed to be furred out with impact resistant Drywall.

CANOPIES

10.01 Inclusions:

- a. Canopy budgeted as Mitchell Metals Extruded Aluminum Post Supported Walkway System with Standard Baked Enamel Finish.

EQUIPMENT

11.01 Exclusions:

- a. Refrigerator & microwave in the Teacher Lounge excluded and assumed to be provided and installed by Owner.

FURNISHINGS

12.02 Exclusions:

- a. Media center mobile furniture assumed to be by Owner.

MECHANICAL

15.02 Exclusions:

- a. Smoke dampers at supply & return WSHP duct excluded.

ELECTRICAL/LOW VOLTAGE

16.01 Inclusions:

- a. Winter is carrying an allowance for new ERRC System, as noted in the Allowance Log.

15.02 Exclusions:

- a. Utility company fees or services
- b. Low voltage systems (video surveillance systems, access control, voice data systems) are assumed to be supplied and installed by Owner.



ATTACHMENT 3

DOE IU Plumbing Diagram (1/16/25)



Note:

+ Missing urinal count by 1
 + Girls restroom in pink has been accommodated in the blue highlighted area

PINK = 12 IU

DOE REQUIREMENTS:

BOYS:	WC: 4	UR: 4	LAV: 2
GIRLS:	WC: 6	LAV: 3	
EXISTING:	BOYS: WC: 4	UR: 3	LAV: 5
GIRLS:	WC: 5	LAV: 4	

BLUE = 11 IU

DOE REQUIREMENTS:

BOYS:	WC: 4	UR: 4	LAV: 2
GIRLS:	WC: 5	LAV: 2	
EXISTING:	BOYS: WC: 4	UR: 4	LAV: 6
GIRLS:	WC: 7	LAV: 6	

GREEN = 6 IU

DOE REQUIREMENTS:

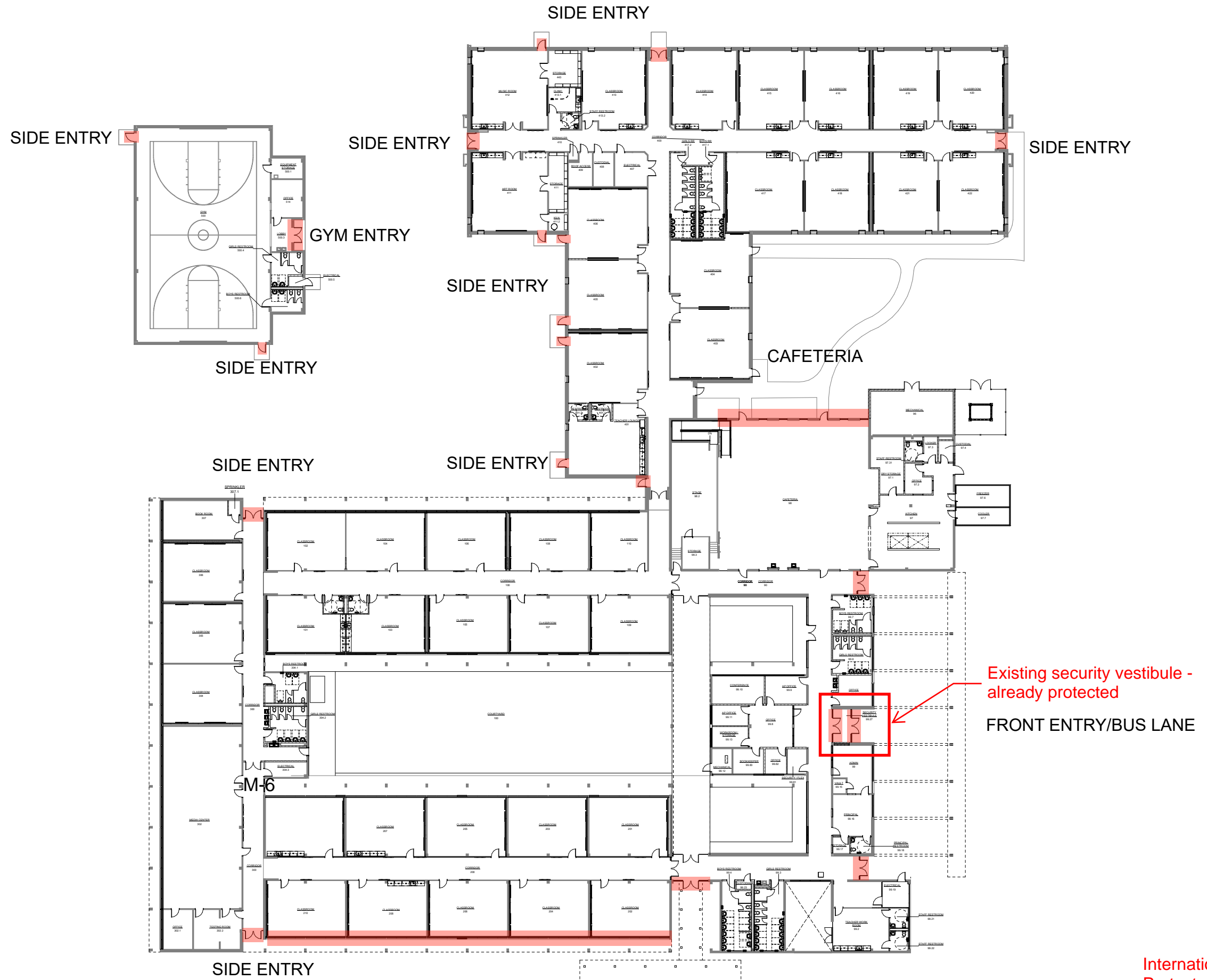
BOYS:	WC: 2	UR: 2	LAV: 2
GIRLS:	WC: 3	LAV: 2	
EXISTING:	BOYS: WC: 2	UR: 2	LAV: 4
GIRLS:	WC: 4	LAV: 4	

PURPLE = 10 IU

DOE REQUIREMENTS:

BOYS:	WC: 3	UR: 4	LAV: 2
GIRLS:	WC: 5	LAV: 2	
EXISTING:	BOYS: WC: 3	UR: 4	LAV: 5
GIRLS:	WC: 5	LAV: 5	

ATTACHMENT 3



International Student Center
Protected windows/ doors sketch
1/14/25
Corgan

ATTACHMENT 3

Printed on Tue Jan 21, 2025 at 05:14 pm EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
50% CD-5	ISC Downspout Clarification	Closed		None	Sanders, Jakiel, Dani, Namrata	12/19/2024	Sarah Heiniger	12/24/2024	01/21/25					
<p>Sarah Heiniger Sent Thu Dec 19, 2024 at 07:04 pm EST Q: Please confirm if the design intent of note on Sheet C04-05 for "Downspout to be picked up" is for the existing downspout at the south-eastern elevation of the gym to be tied into the underground storm. Please confirm this is the only location at ISC where downspout boot/extension will be installed and that all other downspouts at ISC are existing to remain.</p> <p>Namrata Dani Responded Mon Dec 30, 2024 at 11:37 am EST A: Please see attached response from the Civil engineer. RFI #50% CD-5 ISC Downspout Clarification-EAI Reviewed.pdf</p>														
50% CD-4	Electrical VE Options - ISC	Closed		None	Dani, Namrata, Sanders, Jakiel	12/19/2024	Sarah Heiniger	12/24/2024	01/21/25					
<p>Sarah Heiniger Sent Thu Dec 19, 2024 at 06:20 pm EST Targeted construction schedule for ISC has construction taking place Summer 2024 & Summer 2025, with no work taking place during the school year in order to avoid disruption when the building is occupied. There is a large amount of electrical work included in current renovation scope and electrical subcontractors have voiced concern regarding the feasibility of completing the electrical scope during only DCSD scheduled school breaks. Please consider and confirm if either and/or both of the following proposed VE Options can be incorporated. Both options would decrease the overall duration required to complete the electrical scope.</p> <p>Q:</p> <ol style="list-style-type: none"> 1. Use of MC Cable: Current Contract Documents state that the use of MC Cable is not permitted (spec section 26 05 00). Voiding this restriction would result in an expected cost savings of approximately \$180,000 and decrease the anticipated electrical manhours by around 5,000 hours. Then use of MC cable would allow the raceways and conductors to be installed in one installation rather than installing the raceways and coming back to the same area to pull conductors. Please confirm if the use of MC cable for branch circuitry, equipment connections, panel feeders, etc is allowable. 2. Eliminate the requirement for FA EMT Conduit: Current Contract Documents state that all fire alarm cabling shall be installed in EMC conduit (sheet E01-01). Allowing the use of conduit and J-hooks in lieu of EMT for FA cabling would allow fire alarm work to begin about 2 weeks earlier and would result in a cost savings of approximately \$30,000. <p>Namrata Dani Responded Mon Dec 30, 2024 at 03:13 pm EST Please see response from Bolden-Williams (Electrical engineer) below:</p> <p>A:</p> <ol style="list-style-type: none"> MC Cable is acceptable for branch wiring only. MC cable shall be used when concealed in walls or ceilings. All exposed conduit shall be EMT in electrical rooms. Feeders shall be conduit with single cables installed, MC feeder cable is not acceptable. Fire alarm cabling above ceilings is acceptable to install in J-hook system. 														
50% CD-3	Courtyard Demo - ISC	Open		None	Dani, Namrata, Sanders, Jakiel	12/18/2024	Sarah Heiniger	12/23/2024			Heiniger, Sarah (...)			
<p>Sarah Heiniger Sent Wed Dec 18, 2024 at 05:24 pm EST</p> <p>Q:</p> <ol style="list-style-type: none"> Please confirm if the existing satellite in the ISC courtyard is to be removed as part of the construction scope or if it will remain as is. Please confirm if there are any trees that will be removed in the interior courtyard of ISC. <p>Confirmation of these scope items is needed to accurately incorporate into construction schedule and logistics since the only entrance to the courtyard is through the building</p>														

ATTACHMENT 3

Printed on Tue Jan 21, 2025 at 05:14 pm EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	<p>Namrata Dani Responded Mon Dec 30, 2024 at 11:37 am EST</p> <p>A: Please see attached response from the Civil engineer. RFI #50% CD-3 Courtyard Demo - ISC-EAI Reviewed.pdf</p>													
50% CD-2	DCSD International Student Center - Flooring RFIs	Closed		None	Dani, Namrata Sanders, Jakiel	12/18/2024	Sarah Heiniger	12/23/2024	01/21/25					
	<p>Sarah Heiniger Sent Wed Dec 18, 2024 at 11:51 am EST</p> <p>Q:</p> <ol style="list-style-type: none"> Can you confirm the wall tile height being called out in restrooms/kitchen area? Based on the Wall Designations, it looks like they should be receiving a wainscot. Can you confirm finishes in Gym 500, Lobby 500.3, Office 514, & Storage 500.1? Can you confirm the Rubber Flooring Finish, RBR-1? Can you confirm the all wall tile sizes? WT-1,2,3,4,5,6,7 Is there any further clarification on specific rooms that the different types of carpet will be going in? 													
	<p>Namrata Dani Responded Thu Dec 26, 2024 at 11:50 am EST</p> <p>See updated finish schedule for updated materials and locations</p> <p>A:</p> <ol style="list-style-type: none"> There will not be any rubber flooring WT-1: 12" x 22, WT-2: 12" x 24", WT-3: 8" x 24", WT-4: 8" x 24", WT-5: 8" x 24" Reference finish schedule for all carpet locations <p>ISC_A09-00 - FINISH SCHEDULE, NOTES, AND LEGENDS.pdf</p>													
50% CD-1	ISC Security Vestibule	Closed		None	Sanders, Jakiel Dani, Namrata	12/16/2024	Sarah Heiniger	12/19/2024	01/21/25					
	<p>Sarah Heiniger Sent Mon Dec 16, 2024 at 01:59 pm EST</p> <p>Sheet A00-01D shows demo keynote #71 at the existing security vestibule, indicating to remove the existing storefront system.</p> <p>Q:</p> <p>During previous conversations, it was discussed that the Security Vestibule at ISC was recently replaced so the Storefront at the vestibule would not be replaced as part of renovation scope.</p> <p>Please confirm that Storefront for the Security Vestibule at ISC will not be demo'ed or replaced.</p>													
	<p>Namrata Dani Responded Wed Dec 18, 2024 at 10:12 am EST</p> <p>Existing security vestibule to remain and will not be demolished.</p> <p>However, DCSD will change their standard from ballistic glazing to ballistic film/laminate system that still meets the protection rating of UL 752 Level 3. DCSD believes that with the reduced cost of this product, we should see a reduction in the project cost or the ability to provide protection further around the perimeter.</p> <p>Per DCSD directive,</p> <p>At a minimum, the ballistic film should be provided at the entry vestibule (up to door head height), ground level windows along the elevation that is adjacent to the main entry, and side/back entries that have glazing in or adjacent to the entry doors.</p> <p>A: The protection priorities are:</p> <ol style="list-style-type: none"> Front/Main entry Entry from playground/gym building All other side and back entries Bus lane and/or cafeteria (spaces adjacent to asphalt where a drive by shooting could occur) As much of the building adjacent to the main entry as possible 													

ATTACHMENT 3

Printed on Tue Jan 21, 2025 at 05:14 pm EST



Job #: 24092 International Student Center
3318 Midway Rd
Decatur, Georgia 30032

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
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DCSD also discussed having the laminate film system up to door head height but not above this height. DCSD agreed that all glazing in the security vestibule should be protected.

ATTACHMENT 4

Name	Start	Finish	Org Dur	2024												2025												2026											
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
DIVISION 7 - GLAZING	17-Mar-25	10-Jun-25	61d																																				
Subcontract Executed	17-Mar-25	24-Mar-25	5d																																				
Submittal Prep	24-Mar-25	07-Apr-25	10d																																				
TWCC Submittal Review	07-Apr-25	14-Apr-25	5d																																				
A-E Submittal Review	14-Apr-25	28-Apr-25	10d																																				
Fabrication-Lead Time Gla...	28-Apr-25	10-Jun-25	30d																																				
DIVISION 7 - DOORS, FRAME...	17-Mar-25	25-Jun-25	71d																																				
Subcontract Executed	17-Mar-25	24-Mar-25	5d																																				
Submittal Prep	24-Mar-25	07-Apr-25	10d																																				
TWCC Submittal Review	07-Apr-25	14-Apr-25	5d																																				
A-E Submittal Review	14-Apr-25	28-Apr-25	10d																																				
Fabrication-Lead Time	28-Apr-25	25-Jun-25	40d																																				
DIVISION 10 - KITCHEN EQUI...	17-Mar-25	07-Aug-25	101d																																				
Subcontract Executed	17-Mar-25	24-Mar-25	5d																																				
Submittal Prep	24-Mar-25	07-Apr-25	10d																																				
TWCC Submittal Review	07-Apr-25	14-Apr-25	5d																																				
A-E Submittal Review	14-Apr-25	28-Apr-25	10d																																				
Fabrication-Lead Time	28-Apr-25	07-Aug-25	70d																																				
DIVISION 23 - HVAC	17-Mar-25	25-Jun-25	71d																																				
Subcontract Executed	17-Mar-25	24-Mar-25	5d																																				
Submittal Prep	24-Mar-25	07-Apr-25	10d																																				
TWCC Submittal Review	07-Apr-25	14-Apr-25	5d																																				
A-E Submittal Review	14-Apr-25	28-Apr-25	10d																																				
Fabrication-Lead Time	28-Apr-25	25-Jun-25	40d																																				
DIVISION 26 - ELECTRICAL	17-Mar-25	30-Jan-26	222d																																				
Subcontract Executed	17-Mar-25	24-Mar-25	5d																																				
Submittal Prep	24-Mar-25	07-Apr-25	10d																																				
TWCC Submittal Review	07-Apr-25	14-Apr-25	5d																																				
A-E Submittal Review	14-Apr-25	28-Apr-25	10d																																				
FA Lead Time	28-Apr-25	24-Jul-25	60d																																				
Fabrication-Lead Time Ge...	28-Apr-25	30-Jan-26	190d																																				
ACADEMIC CALENDAR	14-Aug-24 A	28-May-26	454d																																				
FALL 2024 - SUMMER 2025	14-Aug-24 A	29-May-25	201d																																				
First Day of School	14-Aug-24 A		0d																																				
Fall Break	15-Oct-24 A	21-Oct-24 A	4d																																				
Thanksgiving Break	25-Nov-24 A	03-Dec-24 A	5d																																				
Winter Break	23-Dec-24 A	07-Jan-25 A	10d																																				
February Break	18-Feb-25 C	25-Feb-25	5d																																				
Spring Break	07-Apr-25 C	11-Apr-25	5d																																				
Last Day of School		29-May-25 C	0d																																				
FALL 2025 - SUMMER 2026	04-Aug-25	28-May-26	209d																																				
First Day of School	04-Aug-25 C		0d																																				
Fall Break	14-Oct-25 C	17-Oct-25	3d																																				
Thanksgiving Break	24-Nov-25 C	01-Dec-25	4d																																				

Current
 Progress
 Critical
 Milestones
 Summary

DATA DATE: 14-Aug-24
 CURRENT DATE: 27-Jan-25
 PAGE: 2 of 8

GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD International Student Center
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur	2024												2025												2026											
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
Paint	02-Jul-25	07-Jul-25	2d																																				
Fixtures	02-Jul-25	03-Jul-25	1d																																				
Final Inspections (Hea...	21-Jul-25	23-Jul-25	2d																																				
Final Clean	23-Jul-25	24-Jul-25	1d																																				
CAFE	02-Jun-25	20-Jun-25	13d																																				
Abatement/Demo - W...	02-Jun-25	09-Jun-25	5d																																				
Install Windows	04-Jun-25	12-Jun-25	6d																																				
Demo Floors	04-Jun-25	11-Jun-25	5d																																				
Install Floor & Base	11-Jun-25	18-Jun-25	5d																																				
Punch Cafe	12-Jun-25	20-Jun-25	5d																																				
AREA C	02-Jun-25	31-Jul-25	41d																																				
FFE Relocation	02-Jun-25	04-Jun-25	2d																																				
CLASSROOMS	04-Jun-25	11-Jul-25	25d																																				
Abatement/Demo - W...	04-Jun-25	11-Jun-25	5d																																				
Install Windows	06-Jun-25	16-Jun-25	6d																																				
Demo Floors & Millwork	06-Jun-25	13-Jun-25	5d																																				
Plumbing Rough	13-Jun-25	24-Jun-25	6d																																				
Paint & Markerboards	13-Jun-25	18-Jun-25	3d																																				
Install Millwork & Sinks	24-Jun-25	01-Jul-25	5d																																				
Install Floor & Base	01-Jul-25	09-Jul-25	5d																																				
Final Clean	09-Jul-25	11-Jul-25	2d																																				
CORRIDORS	04-Jun-25	09-Jun-25	3d																																				
Paint	04-Jun-25	06-Jun-25	2d																																				
Final Clean	06-Jun-25	09-Jun-25	1d																																				
RESTROOMS	04-Jun-25	31-Jul-25	41d																																				
Safe-off/Disconnect ...	04-Jun-25	05-Jun-25	1d																																				
Demo - Plumb Fixture...	05-Jun-25	10-Jun-25	3d																																				
MEP Rough / Relocation	10-Jun-25	17-Jun-25	5d																																				
Cover-up Wall Inspect...	17-Jun-25	19-Jun-25	2d																																				
CMU Walls	19-Jun-25	24-Jun-25	3d																																				
Ceiling Framing (Gyp)	24-Jun-25	25-Jun-25	1d																																				
O/H Cover Up Inspect...	25-Jun-25	27-Jun-25	2d																																				
Ceiling	27-Jun-25	02-Jul-25	3d																																				
Prime Paint	02-Jul-25	03-Jul-25	1d																																				
Wall Tile	03-Jul-25	09-Jul-25	4d																																				
Floor Prep	09-Jul-25	11-Jul-25	2d																																				
Floors	11-Jul-25	16-Jul-25	3d																																				
Fixtures	16-Jul-25	22-Jul-25	4d																																				
Partitions	22-Jul-25	29-Jul-25	5d																																				
Final Inspection	22-Jul-25	24-Jul-25	2d																																				
Accessories	29-Jul-25	30-Jul-25	1d																																				
Final Clean	30-Jul-25	31-Jul-25	1d																																				
AREA D	02-Jun-25	29-Jul-25	39d																																				
FFE Relocation	02-Jun-25	04-Jun-25	2d																																				

- Paint
- Fixtures
- Final Inspections (Health)
- Final Clean
- Abatement/Demo - Windows
- Install Windows
- Demo Floors
- Install Floor & Base
- Punch Cafe
- FFE Relocation
- Abatement/Demo - Windows
- Install Windows
- Demo Floors & Millwork
- Plumbing Rough
- Paint & Markerboards
- Install Millwork & Sinks
- Install Floor & Base
- Final Clean
- Paint
- Final Clean
- Safe-off/Disconnect MEP
- Demo - Plumb Fixtures , CMU Walls, & Slab
- MEP Rough / Relocation
- Cover-up Wall Inspection
- CMU Walls
- Ceiling Framing (Gyp)
- O/H Cover Up Inspection
- Ceiling
- Prime Paint
- Wall Tile
- Floor Prep
- Floors
- Fixtures
- Partitions
- Final Inspection
- Accessories
- Final Clean
- FFE Relocation

Current
 Progress
 Critical
 Milestones
 Summary

DATA DATE: 14-Aug-24
 CURRENT DATE: 27-Jan-25
 PAGE: 5 of 8

GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD International Student Center
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur	2024												2025												2026											
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
CLASSROOMS	04-Jun-25	11-Jul-25	25d																																				
Abatement/Demo - W...	04-Jun-25	11-Jun-25	5d																																				
Install Windows	06-Jun-25	16-Jun-25	6d																																				
Demo Floors & Millwork	06-Jun-25	13-Jun-25	5d																																				
Plumbing Rough	13-Jun-25	24-Jun-25	6d																																				
Paint & Markerboards	13-Jun-25	18-Jun-25	3d																																				
Install Millwork & Sinks	24-Jun-25	01-Jul-25	5d																																				
Install Floor & Base	01-Jul-25	09-Jul-25	5d																																				
Final Clean	09-Jul-25	11-Jul-25	2d																																				
CORRIDORS	02-Jun-25	05-Jun-25	3d																																				
Paint	02-Jun-25	04-Jun-25	2d																																				
Final Clean	04-Jun-25	05-Jun-25	1d																																				
RESTROOMS	02-Jun-25	29-Jul-25	41d																																				
Safe-off/Disconnect ...	02-Jun-25	03-Jun-25	1d																																				
Demo - Plumb Fixture...	03-Jun-25	06-Jun-25	3d																																				
MEP Rough / Relocation	06-Jun-25	13-Jun-25	5d																																				
Cover-up Wall Inspect...	13-Jun-25	17-Jun-25	2d																																				
CMU Walls	17-Jun-25	20-Jun-25	3d																																				
Ceiling Framing (Gyp)	20-Jun-25	23-Jun-25	1d																																				
O/H Cover Up Inspect...	23-Jun-25	25-Jun-25	2d																																				
Ceiling	25-Jun-25	30-Jun-25	3d																																				
Prime Paint	30-Jun-25	01-Jul-25	1d																																				
Wall Tile	01-Jul-25	07-Jul-25	4d																																				
Floor Prep	07-Jul-25	09-Jul-25	2d																																				
Floors	09-Jul-25	14-Jul-25	3d																																				
Fixtures	14-Jul-25	18-Jul-25	4d																																				
Partitions	18-Jul-25	25-Jul-25	5d																																				
Final Inspection	18-Jul-25	22-Jul-25	2d																																				
Accessories	25-Jul-25	28-Jul-25	1d																																				
Final Clean	28-Jul-25	29-Jul-25	1d																																				
AREA A (GYM)	02-Jun-25	31-Jul-25	41d																																				
FFE Relocation	02-Jun-25	04-Jun-25	2d																																				
RESTROOMS	04-Jun-25	31-Jul-25	41d																																				
Safe-off/Disconnect ...	04-Jun-25	05-Jun-25	1d																																				
Demo - Plumb Fixture...	05-Jun-25	10-Jun-25	3d																																				
MEP Rough / Relocation	10-Jun-25	17-Jun-25	5d																																				
Cover-up Wall Inspect...	17-Jun-25	19-Jun-25	2d																																				
CMU Walls	19-Jun-25	24-Jun-25	3d																																				
Ceiling Framing (Gyp)	24-Jun-25	25-Jun-25	1d																																				
O/H Cover Up Inspect...	25-Jun-25	27-Jun-25	2d																																				
Ceiling	27-Jun-25	02-Jul-25	3d																																				
Prime Paint	02-Jul-25	03-Jul-25	1d																																				
Wall Tile	03-Jul-25	09-Jul-25	4d																																				
Floor Prep	09-Jul-25	11-Jul-25	2d																																				

- Abatement/Demo - Windows
- Install Windows
- Demo Floors & Millwork
- Plumbing Rough
- Paint & Markerboards
- Install Millwork & Sinks
- Install Floor & Base
- Final Clean
- ★
- Paint
- Final Clean
- Safe-off/Disconnect MEP
- Demo - Plumb Fixtures , CMU Walls, & Slab
- MEP Rough / Relocation
- Cover-up Wall Inspection
- CMU Walls
- Ceiling Framing (Gyp)
- O/H Cover Up Inspection
- Ceiling
- Prime Paint
- Wall Tile
- Floor Prep
- Floors
- Fixtures
- Partitions
- Final Inspection
- Accessories
- Final Clean
- FFE Relocation
- Safe-off/Disconnect MEP
- Demo - Plumb Fixtures , CMU Walls, & Slab
- MEP Rough / Relocation
- Cover-up Wall Inspection
- CMU Walls
- Ceiling Framing (Gyp)
- O/H Cover Up Inspection
- Ceiling
- Prime Paint
- Wall Tile
- Floor Prep

Current
 Progress
 Critical
 Milestones
 Summary

DATA DATE: 14-Aug-24
 CURRENT DATE: 27-Jan-25
 PAGE: 6 of 8

GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD International Student Center
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur	2024												2025												2026											
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
Floors	11-Jul-25	16-Jul-25	3d	■ Floors																																			
Fixtures	16-Jul-25	22-Jul-25	4d	■ Fixtures																																			
Partitions	22-Jul-25	29-Jul-25	5d	■ Partitions																																			
Final Inspection	22-Jul-25	24-Jul-25	2d	Final Inspection																																			
Accessories	29-Jul-25	30-Jul-25	1d	Accessories																																			
Final Clean	30-Jul-25	31-Jul-25	1d	Final Clean																																			
MECHANICAL ROOM	02-Jun-25	24-Jun-25	15d	▬ MECHANICAL ROOM																																			
Wall Footings	02-Jun-25	04-Jun-25	2d	■ Wall Footings																																			
SOG Prep	04-Jun-25	06-Jun-25	2d	SOG Prep																																			
SOG Pour	06-Jun-25	10-Jun-25	2d	■ SOG Pour																																			
SOG Cure Time	10-Jun-25	13-Jun-25	3d	■ SOG Cure Time																																			
CMU Walls	13-Jun-25	20-Jun-25	4d	■ CMU Walls																																			
Roof Framing	20-Jun-25	23-Jun-25	1d	■ Roof Framing																																			
Roof Deck	23-Jun-25	24-Jun-25	1d	Roof Deck																																			
PHASE 2 - SUMMER 2026	29-May-26	05-Aug-26	47d	▬ PHASE 2 - SUMMER 2026																																			
AREA A	29-May-26	05-Aug-26	47d	▬ AREA A																																			
Demolition - Ceiling, Doors...	29-May-26	04-Jun-26	5d	■ Demolition - Ceiling, Doors & MEP																																			
Mobilization	29-May-26	01-Jun-26	2d	■ Mobilization																																			
Wayfinding Signage	02-Jun-26	03-Jun-26	2d	Wayfinding Signage																																			
Fire Sprinkler OH Rough	05-Jun-26	20-Jul-26	30d	■ Fire Sprinkler OH Rough																																			
Electrical In-Wall Rough	05-Jun-26	13-Jul-26	25d	■ Electrical In-Wall Rough																																			
Electrical OH Rough	05-Jun-26	06-Jul-26	20d	■ Electrical OH Rough																																			
HVAC OH Rough	05-Jun-26	13-Jul-26	25d	■ HVAC OH Rough																																			
ACT Grid	14-Jul-26	17-Jul-26	4d	■ ACT Grid																																			
HVAC Start-up	14-Jul-26	20-Jul-26	5d	■ HVAC Start-up																																			
Door & Hardware Install	14-Jul-26	20-Jul-26	5d	■ Door & Hardware Install																																			
HVAC Trim	20-Jul-26	24-Jul-26	5d	■ HVAC Trim																																			
Light Fixtures	20-Jul-26	24-Jul-26	5d	■ Light Fixtures																																			
HVAC T&B	21-Jul-26	27-Jul-26	5d	■ HVAC T&B																																			
Final Clean	21-Jul-26	24-Jul-26	4d	Final Clean																																			
MEP Ceiling Inspections	27-Jul-26	28-Jul-26	2d	MEP Ceiling Inspections																																			
Fire Sprinkler Trim	28-Jul-26	03-Aug-26	5d	■ Fire Sprinkler Trim																																			
ACT Install	29-Jul-26	04-Aug-26	5d	■ ACT Install																																			
Final Inspections	04-Aug-26	05-Aug-26	2d	Final Inspections																																			
AREA B	29-May-26	05-Aug-26	47d	▬ AREA B																																			
Demolition - Ceiling, Doors...	29-May-26	04-Jun-26	5d	■ Demolition - Ceiling, Doors & MEP																																			
Mobilization	29-May-26	01-Jun-26	2d	■ Mobilization																																			
Wayfinding Signage	02-Jun-26	03-Jun-26	2d	Wayfinding Signage																																			
Fire Sprinkler OH Rough	05-Jun-26	20-Jul-26	30d	■ Fire Sprinkler OH Rough																																			
HVAC OH Rough	05-Jun-26	13-Jul-26	25d	■ HVAC OH Rough																																			
Electrical In-Wall Rough	05-Jun-26	13-Jul-26	25d	■ Electrical In-Wall Rough																																			
Electrical OH Rough	05-Jun-26	06-Jul-26	20d	■ Electrical OH Rough																																			
ACT Grid	14-Jul-26	17-Jul-26	4d	■ ACT Grid																																			
HVAC Start-up	14-Jul-26	20-Jul-26	5d	■ HVAC Start-up																																			

Current
 Progress
 Critical
 Milestones
 Summary

DATA DATE: 14-Aug-24
 CURRENT DATE: 27-Jan-25
 PAGE: 7 of 8

GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD International Student Center
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur	2024												2025												2026											
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
Door & Hardware Install	14-Jul-26	20-Jul-26	5d																															■	Door & Hardware Install				
HVAC Trim	20-Jul-26	24-Jul-26	5d																															■	HVAC Trim				
Light Fixtures	20-Jul-26	24-Jul-26	5d																															■	Light Fixtures				
HVAC T&B	21-Jul-26	27-Jul-26	5d																															■	HVAC T&B				
Paint	21-Jul-26	27-Jul-26	5d																															■	Paint				
Paint	21-Jul-26	27-Jul-26	5d																															■	Paint				
Final Clean	21-Jul-26	24-Jul-26	4d																															■	Final Clean				
MEP Ceiling Inspections	27-Jul-26	28-Jul-26	2d																															■	MEP Ceiling Inspections				
Fire Sprinkler Trim	28-Jul-26	03-Aug-26	5d																															■	Fire Sprinkler Trim				
ACT Install	29-Jul-26	04-Aug-26	5d																															■	ACT Install				
Final Inspections	04-Aug-26	05-Aug-26	2d																															■	Final Inspections				
AREA C	29-May-26	05-Aug-26	47d																															■	Demolition - Ceiling, Doors & MEP				
Demolition - Ceiling, Doors...	29-May-26	04-Jun-26	5d																															■	Mobilization				
Mobilization	29-May-26	01-Jun-26	2d																															■	Wayfinding Signage				
Wayfinding Signage	02-Jun-26	03-Jun-26	2d																															■	Fire Sprinkler OH Rough				
Fire Sprinkler OH Rough	05-Jun-26	20-Jul-26	30d																															■	HVAC OH Rough				
HVAC OH Rough	05-Jun-26	13-Jul-26	25d																															■	Electrical In-Wall Rough				
Electrical In-Wall Rough	05-Jun-26	13-Jul-26	25d																															■	Electrical OH Rough				
Electrical OH Rough	05-Jun-26	06-Jul-26	20d																															■	ACT Grid				
ACT Grid	14-Jul-26	17-Jul-26	4d																															■	HVAC Start-up				
HVAC Start-up	14-Jul-26	20-Jul-26	5d																															■	Door & Hardware Install				
Door & Hardware Install	14-Jul-26	20-Jul-26	5d																															■	HVAC Trim				
HVAC Trim	20-Jul-26	21-Jul-26	2d																															■	Light Fixtures				
Light Fixtures	20-Jul-26	23-Jul-26	4d																															■	HVAC T&B				
HVAC T&B	21-Jul-26	27-Jul-26	5d																															■	Final Clean				
Final Clean	21-Jul-26	24-Jul-26	4d																															■	Paint				
Paint	21-Jul-26	27-Jul-26	5d																															■	MEP Ceiling Inspections				
MEP Ceiling Inspections	24-Jul-26	27-Jul-26	2d																															■	Fire Sprinkler Trim				
Fire Sprinkler Trim	28-Jul-26	03-Aug-26	5d																															■	ACT Install				
ACT Install	28-Jul-26	03-Aug-26	5d																															■	Final Inspections				
Final Inspections	04-Aug-26	05-Aug-26	2d																															■	Final Inspections				
SITE	02-Jun-26	15-Jun-26	10d																															■	Demo Canopy				
Demo Canopy	02-Jun-26	08-Jun-26	5d																															■	Courtyard Improvements				
Courtyard Improvements	02-Jun-26	08-Jun-26	5d																															■	New Canopy				
New Canopy	09-Jun-26	15-Jun-26	5d																															■	New Canopy				

Current
 Progress
 Critical
 Milestones
 Summary

DATA DATE: 14-Aug-24
 CURRENT DATE: 27-Jan-25
 PAGE: 8 of 8

GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD International Student Center
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 5

International Student Center - GMP Alternate



Bid Card

ESTIMATE DATE : January 21, 2025

PRICING PLANS : 50% CD Drawings dated November 22, 2024

Item of Work	Sitework	Unit Cost Per Acre	BUILDING	Unit Cost Per SF	GMP Total	Unit Cost Per SF
	2.0 Acre		76,000 SF		76,000 GBA SF	
01.00-General Requirements	\$ -		\$ 7,166	\$0.10 /SF	\$ 7,166	\$0.09
02A.2000-Demolition	\$ 39,805	\$19.903 /Acre	\$ 436,613	\$5.75 /SF	\$ 476,417	\$6.27
02A.2030-Abatement	\$ -		\$ 151,938	\$2.00 /SF	\$ 151,938	\$2.00
02B.2090-Earthwork	\$ 704,701	\$352.351 /Acre	\$ -		\$ 704,701	\$9.27
02D.2450-Shoring & Underpinning	\$ -		\$ 51,189	\$0.68 /SF	\$ 51,189	\$0.67
02E.2500-Paving / Curb & Gutter	\$ 35,269	\$17.635 /Acre	\$ -		\$ 35,269	\$0.46
02E.2510-Site Concrete	\$ 117,497	\$58.749 /Acre	\$ -		\$ 117,497	\$1.55
02G.2700-Landscaping & Irrigation	\$ 365,081	\$182.541 /Acre	\$ -		\$ 365,081	\$4.80
03A.3050-Concrete Place & Finish	\$ -		\$ 301,828	\$3.98 /SF	\$ 301,828	\$3.97
04A.4000-Masonry	\$ -		\$ 543,813	\$7.16 /SF	\$ 543,813	\$7.16
05A.5050-Misc Metals	\$ -		\$ 308,829	\$4.07 /SF	\$ 308,829	\$4.06
06A.6010-Rough Carpentry	\$ -		\$ 121,748	\$1.61 /SF	\$ 121,748	\$1.60
06B.6100-Architectural Millwork	\$ -		\$ 152,032	\$2.01 /SF	\$ 152,032	\$2.00
07A.7000-Waterproofing & Caulking	\$ -		\$ 56,324	\$0.75 /SF	\$ 56,324	\$0.74
07B.7110-Fireproofing	\$ -		\$ 386,990	\$5.10 /SF	\$ 386,990	\$5.09
07C.7220-Roofing	\$ -		\$ 78,504	\$1.04 /SF	\$ 78,504	\$1.03
08A.8000-Doors / Frames / Hardware	\$ -		\$ 675,594	\$8.89 /SF	\$ 675,594	\$8.89
08B.8210-Glass & Glazing	\$ -		\$ 1,251,319	\$16.47 /SF	\$ 1,251,319	\$16.46
09B.9100-Drywall / Metal Framing	\$ -		\$ 788,797	\$10.38 /SF	\$ 788,797	\$10.38
09D.9150-Flooring	\$ -		\$ 264,936	\$3.49 /SF	\$ 264,936	\$3.49
09D.9200-Hard Tile	\$ -		\$ 136,660	\$1.80 /SF	\$ 136,660	\$1.80
09D.9330-Resinous Flooring	\$ -		\$ 71,599	\$0.95 /SF	\$ 71,599	\$0.94
09E.9500-Painting / Wallcovering	\$ -		\$ 335,494	\$4.42 /SF	\$ 335,494	\$4.41
10A.1000-Misc. Specialties	\$ -		\$ 7,371	\$0.10 /SF	\$ 7,371	\$0.10
10A.1002-Visual Display Boards	\$ -		\$ 70,734	\$0.94 /SF	\$ 70,734	\$0.93
10A.1004-Toilet Partitions / Accessories	\$ -		\$ 183,071	\$2.41 /SF	\$ 183,071	\$2.41
10A.1012-Canopies / Awnings	\$ -		\$ 77,058	\$1.02 /SF	\$ 77,058	\$1.01
10A.1014-Signage	\$ -		\$ 81,903	\$1.08 /SF	\$ 81,903	\$1.08
10A.1022-Lockers	\$ -		\$ 5,528	\$0.08 /SF	\$ 5,528	\$0.07
11A.1136-Food Service Equipment	\$ -		\$ 729,518	\$9.60 /SF	\$ 729,518	\$9.60
12A.1220-Manufactured Casework	\$ -		\$ -		\$ -	\$0.00
12A.1230-Window Treatments	\$ -		\$ 60,042	\$0.80 /SF	\$ 60,042	\$0.79
12A.1240-Furniture	\$ -		\$ 158,686	\$2.09 /SF	\$ 158,686	\$2.09
13A.1370-Misc. Special Construction	\$ -		\$ 36,316	\$0.48 /SF	\$ 36,316	\$0.48
15A.1500-Plumbing	\$ -		\$ 2,918,635	\$38.41 /SF	\$ 2,918,635	\$38.40
15B.1525-HVAC	\$ -		\$ 3,502,129	\$46.09 /SF	\$ 3,502,129	\$46.08
15C.1560-Fire Protection	\$ -		\$ 457,332	\$6.02 /SF	\$ 457,332	\$6.02
16A.1600-Electrical	\$ -		\$ 5,173,915	\$68.08 /SF	\$ 5,173,915	\$68.08
Subtotal Direct Costs	\$ 1,262,353	\$631,177 /Acre	\$ 19,583,613	\$258 /SF	\$ 20,845,966	\$274.29
Construction Contingency 5.00%	\$ 61,651	\$30.826 /Acre	\$ 956,434	\$12.59 /SF	\$ 1,018,085	\$13.40
Owner Contingency 3.00%	\$ 36,991	\$18.496 /Acre	\$ 573,860	\$7.56 /SF	\$ 610,851	\$8.04
General Conditions LSUM	\$ 77,292	\$38.646 /Acre	\$ 1,199,070	\$15.78 /SF	\$ 1,276,362	\$16.79
Business License 0.10%	\$ 1,555	\$778 /Acre	\$ 24,122	\$0.32 /SF	\$ 25,677	\$0.34
Builder's Risk Insurance 0.25%	\$ 3,887	\$1,944 /Acre	\$ 60,305	\$0.80 /SF	\$ 64,193	\$0.84
General Liability Insurance 1.00%	\$ 15,549	\$7,775 /Acre	\$ 241,221	\$3.18 /SF	\$ 256,770	\$3.38
Payment & Performance Bond 1.00%	\$ 15,549	\$7,775 /Acre	\$ 241,221	\$3.18 /SF	\$ 256,770	\$3.38
Subtotal Indirect Costs	\$ 212,474	\$106,238 /Acre	\$ 3,296,234	\$44 /SF	\$ 3,508,709	\$46.17
General Contractor's Fee 5.15%	\$ 80,078	\$40,039 /Acre	\$ 1,242,290	\$16.35 /SF	\$ 1,322,368	\$17.40
GRAND TOTAL	\$ 1,554,904	\$777,453 /Acre	\$ 24,122,138	\$317.40 /SF	\$ 25,677,042	\$337.86

ATTACHMENT 5

International Student Center - GMP Alternate



Bid Card

ESTIMATE DATE : January 21, 2025

PRICING PLANS : 50% CD Drawings dated November 22, 2024

Item of Work	Sitework	Unit Cost Per Acre	BUILDING	Unit Cost Per SF	GMP Total	Unit Cost Per SF
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PREMIUM COST FOR CORGAN 7/17/2024 ASSESSMENT REPORT SCOPE OF WORK vs 10/5/2023 RFQu 24-752-009 SCOPE OF WORK	
Sitework (demo asphalt and sidewalk)	\$ 5,562
Sitework (earthwork/utilities, investigative camera work)	\$ 271,368
Sitework (paving)	\$ 50,921
Sitework (concrete)	\$ 77,515
Sitework (landscaping)	\$ 118,603
Canopies (demo, rebuild, new lighting)	\$ 188,744
Kitchen renovation	\$ 901,810
Restrooms	\$ 1,256,956
Signage	\$ 90,100
Millwork	\$ 617,972
Asbestos survey and abatement	\$ 406,278
ERRC testing & Intercom/Clock/Sound systems	\$ 556,175
Window & window blinds	\$ 1,183,540
Structural settlement monitoring & repairs	\$ 55,618
Metal detector	\$ 166,853
Admin office upgrades	\$ 11,124
	\$ -
Total premium cost for additional scope noted in 7/17/2024 Assessment Report:	\$ 5,959,138
Resultant comparison construction cost to 10/5/2023 RFQu budget:	\$ 15,227,618

PREMIUM COST FOR 10/4/2024 SD/DD DRAWINGS SCOPE OF WORK vs 8/14/24 ASSESSMENT REPORT SCOPE OF WORK	
Sitework (Fire line layout, grading areas, and drainage plan)	\$ 337,796
Site & Loading Dock Concrete	\$ 100,000
Masonry (Opening prep & Kitchen layout)	\$ 203,000
Architectural Powerpoint Finishes	\$ 276,230
Doors, Frames, & Hardware	\$ 332,943
Paint (Primer at existing glazed block)	\$ 145,837
Deduct (1) canopy	\$ (62,000)
Deduct Classroom Casework	\$ (359,000)
Total deduct for better defined MEP scope	\$ (1,000,000)
Net Variance	\$ (25,194)

PREMIUM COST FOR 11/22/2024 50%CD DRAWINGS SCOPE OF WORK vs 10/4/2024 SD/DD DRAWINGS SCOPE OF WORK	
Abatement	\$ (200,693)
Earthwork (Downspouts & Roof Drainage)	\$ 121,484
Landscaping (Courtyard Improvements)	\$ 235,456
Concrete	\$ 186,805
Masonry	\$ 140,193
Steel	\$ 202,023
Millwork	\$ (124,898)
Fireproofing	\$ 361,393
Doors, Frames, and Hardware	\$ (509,056)
Glass	\$ 221,713
Drywall	\$ 453,286
Flooring	\$ (228,125)
Hard Tile (RR)	\$ 54,896
Painting	\$ (100,562)
Visual Display Boards	\$ 68,688
Toilet Partitions	\$ 88,360
Canopies	\$ (54,408)
Casework	\$ (195,564)
Plumbing	\$ 1,855,166
HVAC	\$ (157,450)
Electrical	\$ 1,680,714
Net Variance	\$ 4,099,421

ATTACHMENT 6

General Conditions
International Student Center
1/8/2025



PROJECT STAFFING		\$1,156,301
POSITION	Time %	
PROJECT DIRECTOR	15	
PROJECT EXECUTIVE	25	
PROJECT MANAGER	100	
PROJECT ENGINEER	100	
PROJECT ADMINISTRATOR	50	
GENERAL SUPERINTENDENT	10	
PROJECT SUPERINTENDENT	100	
ASSISTANT SUPERINTENDENT	50	
BIM MANAGER	10	
PROJECT STAFF EXPENSES		\$59,136
VEHICLES		
FUEL		
CELL PHONES		
FIELD OFFICE EXPENSES & CONSUMABLES		\$60,925
PRINTER, INTERNET		
EQUIPMENT		
DRINKING WATER		
OFFICE SUPPLIES		
FIRST AID		
FIRE EXTINGUISHERS		
TOTAL GENERAL CONDITIONS		\$1,276,362

ATTACHMENT 7

List of Subcontractors and Major Suppliers

International Student Center

Tuesday, January 21, 2025



Cost Code	Trade	Subcontractor
01.00	Preconstruction Documentation	Multivista 3284 Medlock Bridge Road Peachtree Corners, GA 30092
02A.2000	Building Demolition	Interior Demolition Services 1092 West Atlanta St SE Marietta, GA 30060
02A.2030	Abatement	Winter Environmental 3550 Green Pointe Parkway Northwest Norcross, GA 30092
02B.2100	Sitework	MHI Construction 752 Grassmeade Way Snellville, GA 30078
02E.2500	Paving & Striping	Magnum Paving 125 Baker Industrial Court Villa Rica, GA 30180
02E.2500	Concrete Curbs	Wheeler Services, Inc. 3539 Trotter Drive Alpharetta, GA 30003
02E.2510	Site Concrete	Wheeler Services, Inc. 3539 Trotter Drive Alpharetta, GA 30004
03A.3000	Concrete - Pressure Grouting	Jensens Concrete 193 Kipling Dr Marietta, GA 30068
04A.4000	Masonry	Masonry Dixie, Inc. 2300 Bethelview Road Cumming, GA 30040
05A.5000	Steel / Misc. Metals	Unlimited Structures 55 Oxford Business Pkwy Oxford, GA 30054
06A.6700	General Trades Subcontractor	Construction Solutions and Services, LLC PO Box 660276 Atlanta, GA 30341
06B.6100	Architectural Millwork	Mark Products Of Georgia 125 Kilrain Court Roswell, GA 30076
07A.7000	Waterproofing & Caulking	Metro Waterproofing, Inc. 2935 Alcove Dr Scottdale, GA 30079
07C.7220	Roofing	Summers Roofing Co Inc. 135 Mauldin Drive Alpharetta, GA 30004
08A.8000	Doors , Frames & Hardware (Supply)	Kelley Bros. 3200 Engineering Parkway Alpharetta, GA 30004
08A.8090	Doors & Hardware (Install)	Kelley Bros. 3200 Engineering Parkway Alpharetta, GA 30004

ATTACHMENT 7

Cost Code	Trade	Subcontractor
08B.8210	Glass & Glazing	Glass South LLC 198 Builders Parkway Cornelia, GA 30531
09B.9100	Drywall & Metal Framing	Astro Interior Contracting, Inc. 5517 Oakdale Road E Mableton, GA 30126
09D.9150	Flooring	DCO Inc. 950 Battery Avenue Southeast, Suite 3000 Atlanta, GA 30339
09E.9500	Painting	Baker Paint & Contracting 4205 1st Avenue, Suite 300 Tucker, GA 30084
10A.1002	Dry Erase & Tack Boards	Mason Hall and Company 500 Discovery Place Mableton, GA 30126
10A.1004	Toilet Partitions	Accessories Unlimited, Inc. 4581 Stonegate Industrial Blvd Stone Mountain, GA 30083
10A.1012	Canopies	Mitchell Metals, LLC 1761 McCoba Dr SE Suite B Smyrna, GA 30080
10A.1014	Building Signage	ASI Signage Innovations 621 North Avenue Northeast Atlanta, GA 30308
11A.1136	Food Service Equipment	Singer T&L 500 Airdale Lane Simpsonville, SC 29680
12A.1230	Window Coverings	Georgia Blind Co. 120 Howell Place Tyrone, GA 30290
15A.1500	Plumbing	Polk County Public Service 291 Huntington Road Cedartown, GA 30125
15B.1525	HVAC	Georgia Mechanical, Inc. 4189 Capital View Dr Suwanee, GA 30024
15C.1560	Fire Protection	Fire Sprinkler of Atlanta 4405 International Boulevard Northwest Norcross, GA 30093
16A.1600	Electrical	All State Electrical 6110 Northbelt Parkway Northwest, Suite D Norcross, GA 30071

ATTACHMENT 8

Alternates Log

International Student Center

1/21/2025



#	Item	Disipline	Amount	
1	Safe Haven Defense SW440BR/SW600BR Laminate per Corgan's Protected Windows/Doors Sketch, dated 1/14/25		\$ 387,953.00	

EXHIBIT N

AGENCY CUSTOMER ID: 00011076

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY The James B. Oswald Company		NAMED INSURED
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

compensation policies - when required in written contract. 30 Day Notice of Cancellation applies.

EXHIBIT O

DEKALB COUNTY SCHOOL DISTRICT | 2024-2025 CALENDAR

(Approved by the Board of Education on January 8, 2024)

JULY '24						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

4 Independence Day
29-31 Pre-Planning Days

JANUARY '25						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

1-2 Winter Break
3 Virtual Teachers' Workday
6 Post/Pre-Planning Day
7 First Day of 2nd Semester
20 Dr. M.L. King, Jr. Day

18 Instructional Days

AUGUST '24						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

1-2 Pre-Planning Days
5 First Day of School

20 Instructional Days

FEBRUARY '25						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

17 Virtual Teachers' Workday
18-21 February Break

15 Instructional Days

SEPTEMBER '24						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

2 Labor Day

20 Instructional Days

MARCH '25						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

7 Independent Learner Day/Professional Development Day

21 Instructional Days

OCTOBER '24						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

14 Columbus Day/Indigenous Peoples' Day
15-18 Fall Break

18 Instructional Days

APRIL '25						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

7-11 Spring Break

17 Instructional Days

NOVEMBER '24						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

5 Independent Learner Day/Professional Development Day
25-29 Thanksgiving Break

16 Instructional Days

MAY '25						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

26 Memorial Day
29 Last Day of School
30 Post Planning Day

20 Instructional Days

DECEMBER '24						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

20 Last Day of 1st Semester
23-31 Winter Break

15 Instructional Days

89 Instructional Days Total

JUNE '25						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

19 Juneteenth
Virtual Teachers' Workday/ Schools Closed
First/Last Day of Semester
Holiday/Break Schools Closed
Teachers' Workday/Professional Development Day Schools Closed
Independent Learner Day/Professional Development Day

91 Instructional Days Total

EXHIBIT O

DEKALB COUNTY SCHOOL DISTRICT | 2025-2026 CALENDAR

(Approved by the Board of Education on January 8, 2024)

JULY '25						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

4 Independence Day

28-31 Pre-Planning Days

JANUARY '26						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

1-2 Winter Break

5 Post/Pre-Planning Day

6 First Day of 2nd Semester

19 Dr. M.L. King, Jr. Day

18 Instructional Days

AUGUST '25						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

1 Pre-Planning Day

4 First Day of School

20 Instructional Days

FEBRUARY '26						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

16 Virtual Teachers' Workday

17-20 February Break

15 Instructional Days

SEPTEMBER '25						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

1 Labor Day

21 Instructional Days

MARCH '26						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

13 Independent Learner/ Professional Development Day

22 Instructional Days

OCTOBER '25						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

13 Virtual Teachers' Workday

14-17 Fall Break

18 Instructional Days

APRIL '26						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

6-10 Spring Break

17 Instructional Days

NOVEMBER '25						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

4 Independent Learner/ Professional Development Day

24-28 Thanksgiving Break

15 Instructional Days

MAY '26						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

25 Memorial Day

28 Last Day of School

29 Post Planning Day

19 Instructional Days

DECEMBER '25						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

19 Last Day of Semester

22-31 Winter Break

15 Instructional Days

89 Instructional Days Total

JUNE '26						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

19 Juneteenth

Virtual Teachers' Workday/ Schools Closed

First/Last Day of Semester

Holiday/Break Schools Closed

Teachers' Workday/Professional Development Day Schools Closed

Independent Learner Day/Professional Development Day

91 Instructional Days Total