



DeKalb County School District

DESIGN & CONSTRUCTION
1780 Montreal Road
Tucker, GA 30084-6705
(678) 676-1345

Dr. Devon Q. Horton
SUPERINTENDENT

Routing/Transmittal Form

Project: Champion Theme MS Project No: 358-35
 Contractor: Balfour Beatty Architect: SSOE
 Originator: Ryan Fernandez Date: February 5, 2025

DOCUMENT ATTACHED

Design/Construction Phase

- Contract Award Package: *(Reason Below)*
 - Notice of Award
 - Notice to Proceed
 - Original Contract
- Mandatory Addendum to Owner Architect Agreement - State Capital Outlay
- Work Authorization
- Request for Proposal/Invitation to Bid Package
 - Review
 - Signature
- Design Contract Additional Services Request
- Change Order
- Change Order Request: *(Reason Below)* COR Amount _____
- Amendment Amendment Amount \$1,987,229.00
 - Owner Request
 - Errors/Omissions
 - Unforeseen Conditions
 - Regulatory Change
 - Other (Specify): _____
- Review of Drawings or Specifications
- Finish Board/Color Boards
- Plaque Dedication Authorization
- Project Close-Out: *(Reason Below)*
 - Release of Retainage
 - Recommendation of Acceptance
 - Report of Substantial Completion
 - Certificate of Substantial Completion
- Other: _____

Notes: Amendment #03 for review and signatures
RFQ #21-752-017
Cost Code: SP5FACCON.35835.ARCHITECT

REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

| Review | Approve | | |
|-----------------------|----------------------------------|--|----------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> | Project Manager | <u>[Signature]</u> 2/5/25 |
| <input type="radio"/> | <input type="radio"/> | Deputy Program Director | <u>[Signature]</u> 3/3/25 |
| <input type="radio"/> | <input type="radio"/> | Program Director | <u>[Signature]</u> 3/6/25 |
| <input type="radio"/> | <input type="radio"/> | District Architect | <u>[Signature]</u> 3/6/25 |
| <input type="radio"/> | <input type="radio"/> | Executive Director of Capital Improvements | <u>[Signature]</u> 3.10.25 |
| <input type="radio"/> | <input type="radio"/> | Chief Operating Officer | _____ |
| <input type="radio"/> | <input type="radio"/> | _____ | _____ |

The DeKalb County Board of Education
 Champion Theme Middle School
Change Order to Contract for Architectural Services

Project Name: Champion Theme Middle School
Project #: 358-423
Amendment #: 003
Date: February 4, 2025

Architect: Stevens & Wilkinson
 100 Peachtree St #2500 Phone: 404-522-8888
 Atlanta, GA 30303 Fax:
 (hereinafter, "the Architect")

Project Description: Major Building Systems Replacement

Reason for Amendment: Increase in Stated Cost ~~X~~ Limitation (SCL)

Scope of Work: (for this Amendment)

A/E Fee Increase for current HVAC renovation scope = \$944,319.00
 A/E Fee Increase for phase 2 scope of work = \$601,867.00
 A/E Fee Increase for Old Rock Gym Renovations = \$441,013.00

Total A/E Fee Increase = \$1,987,229.00

Required Submissions / Deliverables: N/A
Date:

Owner Selections
And Approvals Required: N/A

Cost Breakdown (for this Amendment): See above scope of work - \$1,987,229.00

| | | |
|-------------------------|--|------------------------|
| Contract Amount: | Original Contract Amount: | \$ 300,120.00 |
| | Previous Amendments: | \$ 114,419.00 |
| | Current Contract Amount (with Amendment(s)): | \$ 414,539.00 |
| | Amount of this Amendment: | <u>\$ 1,987,229.00</u> |
| | Revised Contract Amount: | \$ 2,401,768.00 |

Attachments (Incorporated by Reference):

Signatures are included on the following page.

All terms and conditions of the Standard Form of Contract for Architectural Services between the Architect and the DeKalb County Board of Education for the Champion Theme Middle School Project remain in full force and effect as amended hereby.

Agreed to by the Architect:



Bill Polk
Principal


FEBRUARY 4, 2025
Date

Recommended for Acceptance by Program Manager & Owner:



Mel Butler
Program Director

3/5/25
Date



Richard Boyd
District Architect

3/10/25
Date



Keith Ball
Executive Director – Capital Improvements & Facilities

3.10.25
Date

Erick Hofstetter
Chief Operating Officer

Date

Approved by The DeKalb County Board of Education:

Dr. Devon Q. Horton
Superintendent

Date

Mrs. Deirdre P. Pierce
Board Chair

Date

| | | |
|---|------------------|----------------------|
| Board of Education Approval: (Required Over \$100,000) | Date: N/A | Item No.: N/A |
|---|------------------|----------------------|

SSOE Group
 100 Peachtree St., NW
 Suite 2500
 Atlanta, GA 30303
 404.522.8888 T
 404.521.6204 F

www.ssoe.com

July 16, 2024
Revised October 15, 2024
Revised February 3, 2025

Dekalb County School District Facilities
 Sam Moss Service Center
 1780 Montreal Road
 Tucker, GA 30084

RE: Champion Theme Middle School
 Major Building System
 Replacement

Attn: Ryan Hernandez
 Project Manager
C09121602@dekalbschoolsga.org

Dear Ryan:

SSOE is requesting an amendment to our Contract for Architectural Services for the above noted project based on current GMP of the work in the amount of \$944,319.

The GMP cost of the work is the contracted amount with Balfour Beatty.

The following table lists the original SCL budget for Champion Theme Middle School, previous fee adjustments, the current GMP, and the proposed fee adjustment (\$) based on design fees at 6% of the cost of construction. The numbers below do not include pass thru costs (\$16,720 – survey and flow test).

| Champion Theme Middle School | | Fee (6% of SCL) | Proposed fee modification (6% of SCL) |
|------------------------------|---------------|-------------------|---------------------------------------|
| Original SCL | \$ 5,001,975 | \$ 300,120 | |
| Revised SCL (2021) | \$ 6,630,286 | \$ 97,699 | |
| Current Fee | | \$ 397,819 | |
| Current GMP | \$ 22,368,973 | \$1,342,138 | \$944,319 |

This request is revised to include design fees for two additional projects identified by DCSD facilities:

| Champion Theme Middle School Phase 2 | | Fee (6% of SCL) |
|--------------------------------------|---------------|-----------------|
| Proposed SCL | \$ 10,031,118 | \$ 601,867 |

| Old Rock Gym Renovation | | Fee (6% of SCL) |
|-------------------------|--------------|-----------------|
| Proposed SCL | \$ 7,350,224 | \$ 441,013 |

Please provide the appropriate amendment forms for execution. If you have any questions about the numbers I am submitting, please contact me.

Regards,

Bill Polk, AIA, LEED BD+C
Architect, Principal

SSOE | Stevens & Wilkinson

Erick Hofstetter
Chief Operating Officer



Dr. Devon Q. Horton
Superintendent

Operations Division – Sam Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084-6705
(678) 676-1320

June 12, 2024

Mr. Travis Alford
Balfour Beatty
300 Galleria Parkway Suite 2050
Atlanta, Ga. 30339

RE: Notice to Proceed – Construction Manager at Risk Contract
Champion Theme Middle School – Major Building System Replacement and Renovations
RFQ# 24-752-006 Project #358-35
Charge Code: SP5FACCON.35835.GENCONTR

Dear Mr. Alford:

This letter shall serve as your Official "NOTICE TO PROCEED" (NTP) for the start of the Construction Phase on the above referenced project. The effective date of this notice is June 12, 2024. All services shall be performed in strict accordance with the terms and conditions set forth in the Contract Agreement Exhibit M between DeKalb County Board of Education and Balfour Beatty for the above mentioned project.

Contractor is directed to proceed immediately with the following:

- Secure all permits.
- Confirm all background checks have been completed through DCSD Public Safety Department
- Submission of Project Schedule
- Emergency Contact List / Site Specific Safety Plan.

We look forward to working with you and the successful completion of this project. If you have any questions concerning this matter, please contact Ryan Fernandez at 678-676-1417.

Sincerely,
DeKalb County School District

A handwritten signature in blue ink that reads "Richard H. Boyd".

Richard Boyd
Director, Design and Construction

cc: Mr. Mel Butler, Program Director
Mr. Ryan Fernandez, Project Manager

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

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

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

ARTICLE 1

SCOPE OF WORK

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

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



ARTICLE 2

GUARANTEED MAXIMUM PRICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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



ARTICLE 3

CONTRACT TIME

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

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

ARTICLE 4

MISCELLANEOUS

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

Owner

By: *Dr. Deron O. Horton*
Dr. Deron O. Horton
Its: Superintendent

Date: 6-11-24

Attest: *[Signature]*

Construction Contractor

By: *[Signature]*
MICHAEL C. MASON
Its: SVP

Date: 3/30/24

Attest: *[Signature]*
Asst. Division Secretary



Owner Allowances

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

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

Assumptions & Clarifications

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

General Notes

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

This estimate includes:

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

Division 1

General Requirements

This estimate includes:

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

Balfour Beatty



ATTACHMENT 2 - Clarifications and Assumptions

Champion Theme Middle School
Stone Mountain, GA

GMP
March 8, 2024

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

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

This estimate excludes:

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

Balfour Beatty



ATTACHMENT 2 - Clarifications and Assumptions

Champion Theme Middle School
Stone Mountain, GA

GMP
March 8, 2024

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

Division 9

Finishes

This estimate includes:

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

This estimate excludes:

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

Balfour Beatty



Division 10 **Specialties**

This estimate includes:

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

This estimate excludes:

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

Division 21,22 & 23 **Mechanical Systems (Plumbing, Fire Protection, HVAC)**

This estimate includes:

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

This estimate excludes:

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

Division 26 **Electrical Systems**

This estimate includes:

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

This estimate excludes:

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

Division 31 & 32

Sitework & Fencing

This estimate includes:

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

This estimate excludes:

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

END OF CLARIFICATIONS AND ASSUMPTIONS

Balfour Beatty



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

| Activity Name | Activity ID | RD | % Start | Finish | |
|--|-------------|-----|-----------|-------------|-----------|
| Milestones | | | | | |
| Executed Precon Agreement | M110 | 0 | 100% | 23-Jan-24 A | |
| NTP - Preconstruction | M100 | 0 | 0% | 29-Jun-24* | |
| Project Kick-off Meeting DCSD/SSOE/BB | M120 | 0 | 0% | 29-Jun-24 | |
| NTP - Construction | M130 | 0 | 0% | 15-Apr-24 | |
| Start Summer 2024 Work | M150 | 0 | 0% | 24-May-24 | |
| Start 2024-2025 School Year Work | M250 | 0 | 0% | 30-Jul-24 | |
| 2024-2025 School Year Substantial Completion | M300 | 0 | 0% | 30-May-25* | |
| Start Summer 2025 Work | M350 | 0 | 0% | 02-Jun-25 | |
| Summer 2025 Work Substantial Completion | M400 | 0 | 0% | 25-Jul-25* | |
| Start 2025-2026 School Year Work | M450 | 0 | 0% | 02-Jun-25 | |
| 2025-2026 School Year Work Substantial Completion | M500 | 0 | 0% | 29-May-26* | |
| Start Summer 2026 Work | M550 | 0 | 0% | 01-Jun-26 | |
| Summer 2026 Work Construction Completion | M600 | 0 | 0% | 24-Jul-26* | |
| Project Substantial Completion | M900 | 0 | 0% | 24-Jul-26 | |
| Final Completion | M850 | 0 | 0% | 21-Aug-26 | |
| Durations | | | | | |
| Project Construction Duration (calendar days) | DUR60 | 573 | 15-Apr-24 | 24-Jul-26 | |
| 2024-2025 School Year Construction Duration | DUR20 | 831 | 0% | 15-Apr-24 | 24-Jul-26 |
| Summer 2025 Construction Duration | DUR30 | 305 | 0% | 30-Jul-24 | 30-May-25 |
| 2025-2026 School Year Construction Duration | DUR40 | 54 | 0% | 02-Jun-25 | 25-Jul-26 |
| Summer 2026 Construction Duration | DUR50 | 305 | 0% | 29-Jul-25 | 29-May-26 |
| Summer 2026 Construction Duration | DUR50 | 39 | 0% | 01-Jun-26 | 24-Jul-26 |
| School Calendar | | | | | |
| Spring Break 2024 | CAL10 | 5 | 0% | 01-Apr-24* | 05-Apr-24 |
| Teacher Last Day 2023-2024 | CAL20 | 1 | 0% | 23-May-24* | 23-May-24 |
| Teacher First Day 2024-2025 | CAL30 | 1 | 0% | 29-Jul-24* | 29-Jul-24 |
| Thanksgiving Break 2024 | CAL40 | 5 | 0% | 25-Nov-24* | 29-Nov-24 |
| Winter Break 2024-2025 | CAL50 | 12 | 0% | 23-Dec-24* | 03-Jan-25 |
| February Break 2025 | CAL140 | 5 | 0% | 17-Feb-25* | 21-Feb-25 |
| Spring Break 2025 | CAL60 | 5 | 0% | 07-Apr-25* | 11-Apr-25 |
| Teacher Last Day 2024-2025 | CAL70 | 1 | 0% | 30-May-25* | 30-May-25 |
| Teacher First Day 2025-2026 | CAL80 | 1 | 0% | 28-Jul-25* | 28-Jul-25 |
| Fall Break 2025 | CAL150 | 5 | 0% | 13-Oct-25* | 17-Oct-25 |
| Thanksgiving Break 2025 | CAL90 | 5 | 0% | 24-Nov-25* | 28-Nov-25 |
| Winter Break 2025-2026 | CAL100 | 12 | 0% | 22-Dec-25* | 02-Jan-26 |
| February Break 2026 | CAL160 | 5 | 0% | 16-Feb-26* | 20-Feb-26 |
| Spring Break 2026 | CAL110 | 5 | 0% | 06-Apr-26* | 10-Apr-26 |
| Teacher Last Day 2025-2026 | CAL120 | 1 | 0% | 29-May-26* | 29-May-26 |
| Teacher First Day 2026-2027 | CAL130 | 1 | 0% | 27-Jul-26* | 27-Jul-26 |
| Preconstruction/CM Package/Board Submission | | | | | |
| Subcontractor Solicitation | PRE100 | 20 | 90% | 29-Dec-23 A | 29-Jun-24 |
| Subcontractor Bid Date | PRE200 | 1 | 0% | 29-Jun-24 | 29-Jan-24 |
| GMP Package to DCSD | PRE300 | 1 | 0% | 26-Feb-24 | 26-Feb-24 |

Champion MS Preliminary Schedule 2024-01-29

CMS00-P05

Page 1 of 3

Data Date: 26-Jan-24

Print Date: 29-Jan-24

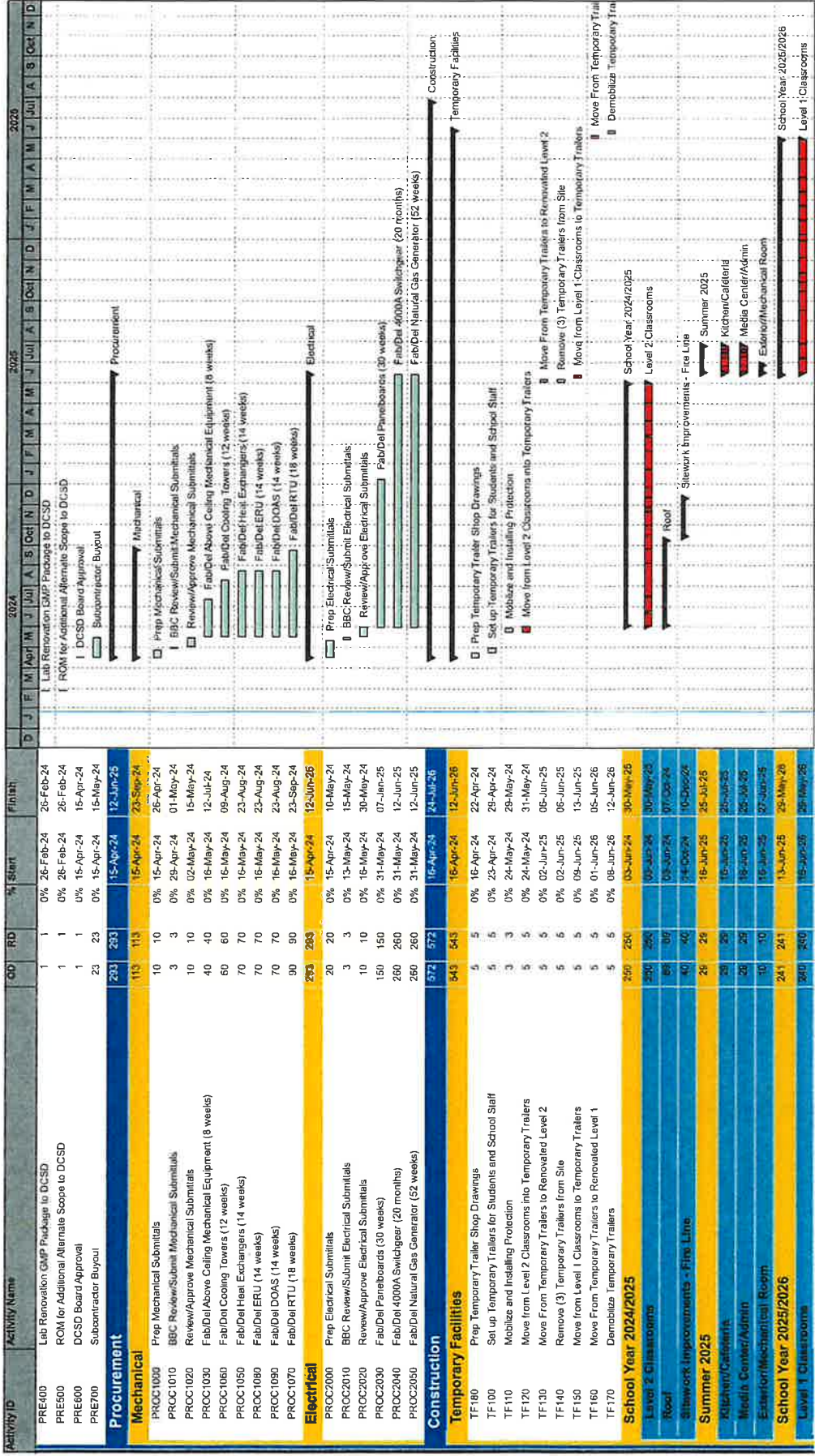
Champion MS Preliminary Schedule 2024-01-29

CMS00-P05

Page 1 of 3

Data Date: 26-Jan-24

Print Date: 29-Jan-24



Champion MS Preliminary Schedule 2024-01-29

CMS00-P05

█ Remaining Level of Effort
█ Actual Level of Effort
 Remaining Work
█ Actual Work
█ Critical Remaining

Page 2 of 3
 Data Date: 26-Jan-24
 Print Date: 29-Jan-24



Bob

| Activity ID | Activity Name | OO | RD | % Start | Finish | 2024 | 2025 | 2026 |
|-------------|-------------------------------------|----|----|-----------|-----------|------|------|------------------------|
| | Exterior | 10 | 10 | 13-Jun-25 | 25-Jul-25 | | | |
| | Summer 2026 | 35 | 38 | 01-Jun-26 | 24-Jul-26 | | | Summer 2026 |
| | Gym (Level 3) | 39 | 36 | 01-Jun-26 | 24-Jul-26 | | | Gym (Level 3) |
| | Gym Basement (Level 2) | 30 | 30 | 01-Jun-26 | 24-Jul-26 | | | Gym Basement (Level 2) |
| | Gym Mezzanine | 35 | 35 | 01-Jun-26 | 24-Jul-26 | | | Gym Mezzanine |
| | Gym Roof | 13 | 13 | 01-Jun-26 | 17-Jul-26 | | | Gym Roof |
| | Blowwork Improvements - ADA Parking | 34 | 34 | 01-Jun-26 | 24-Jul-26 | | | Blowwork Improvements |
| | Commissioning | 20 | 20 | 18-Jul-26 | 18-Jul-26 | | | Commissioning |

Remaining Level of Effort

Actual Level of Effort

Remaining Work

Actual Work

Critical Remaining

Champion MS Preliminary Schedule 2024-01-29

CMS00-P05

Page 3 of 3

Data Date: 26-Jan-24

Print Date: 29-Jan-24

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ATTACHMENT 4 - Schedule of Values

Champion Theme Middle School
Stone Mountain, GA

GMP
March 8, 2024

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

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ATTACHMENT 5 – List of Itemized General Conditions
Champion Theme Middle School
Stone Mountain, GA

GMP
 Feb.28, 2024

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

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ATTACHMENT 6 – List of Subcontractors & Major Suppliers
Champion Theme Middle School
Stone Mountain, GA

GMP
 Feb.28, 2024

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

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Alternates

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

1. N/A
-

| Item of Work | 03-Science Lab | 03-Classroom | 04-Interior Painting | 05-Media Center | 04-Windows | 07-Corridors | 08-Corridor Lockers | 09-Kitchen | 10-Cafeteria | 11-Doors | 12-Corncalling | 14-Gymnasium | 16-Basement Storage | 19-Exterior Work | GRIP Total |
|--|---------------------|-------------------|----------------------|-------------------|---------------------|-------------------|---------------------|-------------------|-------------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------------|
| 02A Remediation | \$ 11,524 | \$ 8,540 | \$ - | \$ 5,001 | \$ 160,125 | \$ 1,661 | \$ 13,020 | \$ 47,900 | \$ 4,747 | \$ 28,723 | \$ 281 | \$ - | \$ 2,500 | \$ - | \$ 417,958 |
| 02Z Misc. Masonry | \$ 60,920 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,170 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 63,070 |
| 05B Flooring (Turnkey) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,000 |
| 06G Ceilingwork | \$ 424,175 | \$ - | \$ - | \$ 69,900 | \$ - | \$ - | \$ 130,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 624,273 |
| 06N Composite Fabrications | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 23,750 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 23,750 |
| 07A Waterproofing & Caulking | \$ - | \$ - | \$ - | \$ - | \$ 120,260 | \$ - | \$ - | \$ 4,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 124,260 |
| 07B Roofing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,000 |
| 08A Doors, Frames & Hardware (Turnkey) | \$ 24,354 | \$ - | \$ - | \$ - | \$ 663,800 | \$ - | \$ - | \$ - | \$ - | \$ 1,084,500 | \$ - | \$ 2,000 | \$ - | \$ - | \$ 1,110,654 |
| 09F Glass & Glazing | \$ 104,475 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 54,500 | \$ 7,341 | \$ - | \$ - | \$ - | \$ 171,300 |
| 09A Drywall / Metal Framing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 40,000 |
| 09B Ceiling | \$ 40,600 | \$ 10,161 | \$ 378,364 | \$ 2,301 | \$ - | \$ 48,020 | \$ - | \$ - | \$ 48,000 | \$ - | \$ 1,410 | \$ - | \$ - | \$ - | \$ 505,012 |
| 09D Flooring / Walkovering | \$ 26,484 | \$ 24,573 | \$ - | \$ 23,200 | \$ - | \$ 57,165 | \$ - | \$ - | \$ 15,675 | \$ - | \$ 450 | \$ - | \$ - | \$ - | \$ 246,527 |
| 09I Resilient Flooring | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 94,900 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 94,900 |
| 09J Acoustic Room Treatments | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 134,750 |
| 09Z Misc. Finishes | \$ - | \$ 50,750 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 50,750 |
| 11E Food Service Equipment | \$ - | \$ 4,900 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 54,900 |
| 12A Window Treatments | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | \$ - | \$ 10,000 |
| 12G Furniture | \$ 10,074 | \$ - | \$ - | \$ 40,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 50,074 |
| 22A HVAC | \$ 114,954 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 114,954 |
| 22A Plumbing | \$ 106,568 | \$ 20,500 | \$ - | \$ - | \$ - | \$ - | \$ 26,040 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 153,108 |
| 26A Electrical | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 132,116 | |
| 31D Signwork Package | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 33,570 | |
| 32A Paving / Cure & Grind | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 182,108 | |
| 32G Athletic Field Construction | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,821,088 | |
| Subtotal | \$ 1,077,118 | \$ 120,044 | \$ 378,864 | \$ 128,401 | \$ 852,385 | \$ 108,846 | \$ 171,430 | \$ 866,370 | \$ 76,696 | \$ 1,168,725 | \$ 9,484 | \$ 342,466 | \$ 192,055 | \$ 2,099,182 | \$ 7,179,746 |
| General Conditions | \$ 184,335 | \$ 20,550 | \$ 64,769 | \$ 23,692 | \$ 162,032 | \$ 18,200 | \$ 28,346 | \$ 62,576 | \$ 11,128 | \$ 200,065 | \$ 1,623 | \$ 55,312 | \$ 32,877 | \$ 349,074 | \$ 1,218,781 |
| General Requirements | \$ 30,311 | \$ 3,883 | \$ 10,663 | \$ 3,600 | \$ 26,837 | \$ 3,011 | \$ 4,831 | \$ 10,301 | \$ 2,165 | \$ 32,933 | \$ 267 | \$ 9,115 | \$ 5,412 | \$ 57,461 | \$ 204,022 |
| General Utility | \$ 1,526 | \$ 1,807 | \$ 5,761 | \$ 2,291 | \$ 15,766 | \$ 1,769 | \$ 2,838 | \$ 6,052 | \$ 1,270 | \$ 19,348 | \$ 157 | \$ 5,355 | \$ 3,179 | \$ 33,758 | \$ 117,660 |
| SD | \$ 3,035 | \$ 338 | \$ 1,066 | \$ 2,104 | \$ 14,476 | \$ 1,624 | \$ 2,606 | \$ 5,556 | \$ 1,166 | \$ 17,765 | \$ 144 | \$ 4,917 | \$ 2,919 | \$ 30,996 | \$ 108,220 |
| Builder's Risk | \$ 8,498 | \$ 907 | \$ 2,985 | \$ 390 | \$ 2,694 | \$ 301 | \$ 483 | \$ 1,030 | \$ 216 | \$ 3,293 | \$ 27 | \$ 911 | \$ 541 | \$ 5,746 | \$ 20,682 |
| Performance and Payment Bond | \$ 32,314 | \$ 3,001 | \$ 11,351 | \$ 4,152 | \$ 28,572 | \$ 3,205 | \$ 1,352 | \$ 2,884 | \$ 605 | \$ 9,221 | \$ 75 | \$ 2,552 | \$ 1,515 | \$ 16,089 | \$ 58,174 |
| Escalation Contingency | \$ 75,388 | \$ 8,003 | \$ 26,895 | \$ 9,688 | \$ 66,667 | \$ 7,479 | \$ 12,000 | \$ 25,639 | \$ 5,369 | \$ 61,811 | \$ 285 | \$ 9,704 | \$ 5,762 | \$ 61,775 | \$ 213,392 |
| Construction Contingency | \$ 1,445,283 | \$ 161,029 | \$ 507,697 | \$ 185,769 | \$ 1,277,931 | \$ 143,348 | \$ 210,029 | \$ 490,804 | \$ 102,913 | \$ 1,568,223 | \$ 12,725 | \$ 484,634 | \$ 257,704 | \$ 2,716,224 | \$ 9,551,445 |
| Per | \$ 72,265 | \$ 8,054 | \$ 25,395 | \$ 9,285 | \$ 63,897 | \$ 7,168 | \$ 11,501 | \$ 24,525 | \$ 5,146 | \$ 78,411 | \$ 636 | \$ 21,702 | \$ 12,885 | \$ 136,811 | \$ 477,672 |
| GRAND TOTAL | \$ 1,517,568 | \$ 169,132 | \$ 533,082 | \$ 194,995 | \$ 1,341,830 | \$ 150,537 | \$ 241,530 | \$ 515,929 | \$ 108,059 | \$ 1,646,634 | \$ 13,261 | \$ 495,736 | \$ 270,589 | \$ 2,873,035 | \$ 10,051,116 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|----------|------|-------------|--------------------|
| 02-Science Lab | | | | |
| 2 Demo casework, plumbing fixtures, fume hoods, flooring, blinds | 7.00 | EACH | \$10,222.00 | \$71,554 |
| 3 Patching existing masonry walls after demo | 7.00 | EACH | \$8,700.00 | \$60,900 |
| 4 Bi-Fold Door (10' x 7') - Prep Rooms | 3.00 | EACH | \$8,118.00 | \$24,354 |
| 5 Wall Framing, blocking | 7.00 | EACH | \$14,925.00 | \$104,475 |
| 5 Interior Painting | 7.00 | EACH | \$5,800.00 | \$40,600 |
| 7 Floor Prep & VCT | 7,670.00 | SQFT | \$3.00 | \$23,010 |
| 8 New Vinyl Base | 1,158.00 | LNFT | \$3.00 | \$3,474 |
| 9 Casework-Collab Room | 7.00 | EACH | \$54,221.00 | \$379,547 |
| 10 Casework-Prep Room | 3.00 | EACH | \$14,876.00 | \$44,628 |
| 11 Plumbing | 7.00 | EACH | \$14,722.00 | \$103,054 |
| 12 HVAC | 7.00 | EACH | \$16,422.00 | \$114,954 |
| 13 Electrical | 7.00 | EACH | \$15,224.00 | \$106,568 |
| 14 TOTAL 02-Science Lab | | | | \$1,077,118 |

Name: CTMS - Additional Scope
 Location:
 Estimate Type:
 Date of Estimate: 9/10/2024



Sorted By
 1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|---|----------|------|------------|------------------|
| 03-Classroom | | | | |
| Demo Existing LED Lights | 82.00 | EACH | \$15.00 | \$1,230 |
| Demo existing flooring (excluding A107) | 4,600.00 | SQFT | \$0.30 | \$1,380 |
| Demo existing teacher cabinets | 7.00 | EACH | \$250.00 | \$1,750 |
| Demo existing blinds | 7.00 | EACH | \$100.00 | \$700 |
| Demo Marker Boards, Bulletin Boards, Chalk Board, Projector Screens | 7.00 | EACH | \$500.00 | \$3,500 |
| Prep Wall prior to painting | 7,479.00 | SQFT | \$0.30 | \$2,244 |
| Paint Walls, Regular Block | 3,324.00 | SQFT | \$1.00 | \$3,324 |
| Paint Walls, Glass Block | 4,155.00 | SQFT | \$1.25 | \$5,194 |
| Minor Floor Prep (excluding A107) | 4,600.00 | SQFT | \$0.30 | \$1,380 |
| New LVP, Glued Down (excluding A107) | 4,600.00 | SQFT | \$4.50 | \$20,700 |
| New Vinyl Base (excluding A107) | 831.00 | LNFT | \$3.00 | \$2,493 |
| New Marker Boards | 7.00 | EACH | \$1,500.00 | \$10,500 |
| New Bulletin Boards | 7.00 | EACH | \$1,000.00 | \$7,000 |
| New Chalk Boards | 7.00 | EACH | \$1,500.00 | \$10,500 |
| New Projection Screens (Motorized) | 7.00 | EACH | \$2,000.00 | \$14,000 |
| Tall Mobile Locking Kitchen Cabinets | 7.00 | EACH | \$1,250.00 | \$8,750 |
| New Roller Blinds | 7.00 | EACH | \$700.00 | \$4,900 |
| Add New Troffer Lights | 82.00 | EACH | \$250.00 | \$20,500 |
| TOTAL 03-Classroom | | | | \$120,044 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|------------|------|-------------|------------------|
| 04-Interior Painting | | | | |
| Prep wall prior to painting & masonry touch up | 180,000.00 | SQFT | \$0.40 | \$72,000 |
| Wall painting, regular block | 80,000.00 | SQFT | \$1.00 | \$80,000 |
| Wall painting, glass block | 100,000.00 | SQFT | \$1.25 | \$125,000 |
| Ceiling Painting | 29,709.00 | SQFT | \$1.50 | \$44,564 |
| Paint Door Frames | 270.00 | EACH | \$75.00 | \$20,250 |
| Paint Doors | 270.00 | EACH | \$75.00 | \$20,250 |
| Seal Murals | 1.00 | LSUM | \$10,000.00 | \$10,000 |
| Paint Railings | 630.00 | LNFT | \$10.00 | \$6,300 |
| TOTAL 04-Interior Painting | | | | \$378,364 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--------------------------------|----------|------|------------|------------------|
| 05-Media Center | | | | |
| Demo Shelves, circulation desk | 1.00 | LSUM | \$3,500.00 | \$3,500 |
| Demo Flooring & base | 3,601.00 | SQFT | \$0.50 | \$1,801 |
| New Carpet Tile | 440.00 | SQYD | \$50.00 | \$22,000 |
| New Vinyl Base | 400.00 | LNFT | \$3.00 | \$1,200 |
| New Library Shelves | 400.00 | LNFT | \$150.00 | \$60,000 |
| New Circulation Desk | 12.00 | LNFT | \$425.00 | \$5,100 |
| Circulation Desk Countertop | 48.00 | SQFT | \$100.00 | \$4,800 |
| New Tables & Chairs | 20.00 | EACH | \$2,000.00 | \$40,000 |
| TOTAL 05-Media Center | | | | \$138,401 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--------------------------------|----------|-------|------------|------------------|
| 06-Windows | | | | |
| 56 Demo existing windows | 6,413.00 | SQFT | \$25.00 | \$160,325 |
| 57 Prep & Flash rough openings | 6,413.00 | SQFT | \$15.00 | \$96,195 |
| 58 New Storefront Window | 6,413.00 | SQFT | \$100.00 | \$641,300 |
| 59 Exterior Caulking | 6,413.00 | SQFT | \$5.00 | \$32,065 |
| Manlift | 3.00 | MONTH | \$7,500.00 | \$22,500 |
| TOTAL 06-Windows | | | | \$952,385 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|-----------|------|------------|------------------|
| 07-Corridors | | | | |
| Demo existing base | 3,322.00 | LNFT | \$0.50 | \$1,661 |
| Prep Walls prior to painting | 29,898.00 | SQFT | \$0.30 | \$8,969 |
| Wall Painting, regular block | 13,288.00 | SQFT | \$1.00 | \$13,288 |
| Wall Painting, glass block | 16,610.00 | SQFT | \$1.25 | \$20,763 |
| Seal Murals | 1.00 | LSUM | \$5,000.00 | \$5,000 |
| New Millwork Wall Base | 3,488.00 | LNFT | \$10.00 | \$34,880 |
| Prep floor prior to installing LVP | 4,457.00 | SQFT | \$0.50 | \$2,229 |
| New LVP, Glued Down (25% of corridor terrazzo) | 4,457.00 | SQFT | \$4.50 | \$20,057 |
| TOTAL 07-Corridors | | | | \$106,846 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|---|----------|------|-----------|------------------|
| 72 08-Corridor Lockers | | | | |
| 73 Demo Corridor Lockers | 434.00 | LNFT | \$30.00 | \$13,020 |
| 74 Floor & Wall Patch-up | 2,170.00 | SQFT | \$1.00 | \$2,170 |
| 75 New Bench, Display, Genius Bar | 434.00 | LNFT | \$300.00 | \$130,200 |
| 76 New LED Strip Lights and power to LED lights | 868.00 | LNFT | \$30.00 | \$26,040 |
| 77 TOTAL 08-Corridor Lockers | | | | \$171,430 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024



Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|----------|------|-------------|------------------|
| 09-Kitchen | | | | |
| 73 Demo existing epoxy & floor remediation | 5,050.00 | SQFT | \$8.00 | \$40,400 |
| 74 Demo Hood, Exhaust Duct, Supply Duct, Exhaust Fan, MUA | 1.00 | LSUM | \$7,500.00 | \$7,500 |
| 75 FRP 10' Tall | 3,800.00 | SQFT | \$6.25 | \$23,750 |
| 76 High-Temperature Epoxy Flooring | 5,050.00 | SQFT | \$18.00 | \$90,900 |
| 77 New wall base | 400.00 | LNFT | \$10.00 | \$4,000 |
| 78 New UDS System | 20.00 | LNFT | \$2,500.00 | \$50,000 |
| 79 Plumbing Adjustments | 1.00 | LSUM | \$10,000.00 | \$10,000 |
| 80 Power to UDS | 1.00 | LSUM | \$7,500.00 | \$7,500 |
| 81 Retractable Receptacles | 5.00 | EACH | \$1,500.00 | \$7,500 |
| 82 New Hood, new exhaust duct, new supply duct, new exhaust, new MUA | 40.00 | LNFT | \$3,000.00 | \$120,000 |
| 83 Patch & Seal Roofing | 1.00 | LSUM | \$4,000.00 | \$4,000 |
| 84 TOTAL 09-Kitchen | | | | \$365,550 |

Name: CTMS - Additional Scope
 Location:
 Estimate Type:
 Date of Estimate: 9/10/2024



Sorted By
 1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|----------|------|-----------|-----------------|
| 10-Cafeteria | | | | |
| Demo existing flooring | 4,521.00 | SQFT | \$0.30 | \$1,356 |
| Demo existing ACT | 4,521.00 | SQFT | \$0.75 | \$3,391 |
| New Acoustical Ceiling | 4,800.00 | SQFT | \$10.00 | \$48,000 |
| Prep wall prior to painting & masonry touch up | 5,553.00 | SQFT | \$0.40 | \$2,221 |
| Interior Painting, Glazed Block | 2,000.00 | SQFT | \$1.25 | \$2,500 |
| Interior Painting, Regular Block | 3,553.00 | SQFT | \$1.00 | \$3,553 |
| Floor Prep & New VCT | 4,800.00 | SQFT | \$3.00 | \$14,400 |
| New Vinyl Base | 425.00 | LNFT | \$3.00 | \$1,275 |
| TOTAL 10-Cafeteria | | | | \$76,696 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|---|--------|------|------------|--------------------|
| 11-Doors | | | | |
| 102 Demo doors, 1953 building | 31.00 | EACH | \$100.00 | \$3,100 |
| 103 Demo doors, 1966 building | 26.00 | EACH | \$100.00 | \$2,600 |
| 104 Demo doors, 1971 building | 104.00 | EACH | \$100.00 | \$10,400 |
| 105 Demo doors, 1988 building | 100.00 | EACH | \$100.00 | \$10,000 |
| 106 Demo doors, Kitchen | 9.00 | EACH | \$100.00 | \$900 |
| 107 Demo storefronts | 545.00 | SQFT | \$5.00 | \$2,725 |
| 108 New Frame, Door, & hardware, 1953 | 31.00 | EACH | \$4,000.00 | \$124,000 |
| 109 New Frame, Door, & hardware, 1966 | 26.00 | EACH | \$4,000.00 | \$104,000 |
| 110 New Frame, Door, & hardware, 1971 | 104.00 | EACH | \$4,000.00 | \$416,000 |
| 111 New Frame, Door, & hardware, 1988 | 100.00 | EACH | \$4,000.00 | \$400,000 |
| 112 New Frame Door, & hardware, Kitchen (2-way service) | 9.00 | EACH | \$4,500.00 | \$40,500 |
| 113 New interior storefronts & hardware | 545.00 | SQFT | \$100.00 | \$54,500 |
| TOTAL 11-Doors | | | | \$1,168,725 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--------------------------------|----------|------|-----------|----------------|
| 12-Counseling | | | | |
| 116 Remove existing wood panel | 565.00 | SQFT | \$0.50 | \$283 |
| 117 Hat Channel Furring | 1,410.00 | SQFT | \$1.50 | \$2,115 |
| 118 New Drywall | 1,410.00 | SQFT | \$3.00 | \$4,230 |
| 119 New Wall Painting | 1,410.00 | SQFT | \$1.00 | \$1,410 |
| 120 New Vinyl Base | 150.00 | LNFT | \$3.00 | \$450 |
| 121 Ceiling Repair | 498.00 | SQFT | \$2.00 | \$996 |
| 122 TOTAL 12-Counseling | | | | \$9,484 |

Name: CTMS - Additional Scope
 Location:
 Estimate Type:
 Date of Estimate: 9/10/2024



Sorted By
 1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|---|-----------|------|------------|------------------|
| 14-Gymnasium | | | | |
| Demo existing flooring - Stage | 4,620.00 | SQFT | \$0.50 | \$2,310 |
| Demo Ceiling (Save & Wrap ACT) - Gym | 11,722.00 | SQFT | \$1.50 | \$17,583 |
| Wood-framed Ramp & Railings for Stage Access | 15.00 | LNFT | \$1,000.00 | \$15,000 |
| Sound Attenuation Panel (8' AFF to 18' AFF) - Gym | 3,850.00 | SQFT | \$35.00 | \$134,750 |
| 6' Tall Crash Wall Padding - Stage | 1,380.00 | SQFT | \$15.00 | \$20,700 |
| 6' Tall Crash Wall Padding - Gym | 1,236.00 | SQFT | \$15.00 | \$18,540 |
| Dry-fog exposed ceiling structure - Gym | 11,722.00 | SQFT | \$1.50 | \$17,583 |
| Athletic Flooring - Stage | 4,850.00 | SQFT | \$20.00 | \$97,000 |
| TOTAL 14-Gymnasium | | | | \$323,466 |

Name: CTMS - Additional Scope
 Location:
 Estimate Type:
 Date of Estimate: 9/10/2024



Sorted By
 1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|----------|------|------------|------------------|
| 16-Basement Storage | | | | |
| Demo metal fencing, pony wall | 1.00 | LSUM | \$2,500.00 | \$2,500 |
| Clean & fill control joints with polyurea joint fill | 1,500.00 | LNFT | \$5.90 | \$8,850 |
| Polished Concrete, 400-grit | 7,345.00 | SQFT | \$5.00 | \$36,725 |
| New Vinyl Base | 660.00 | LNFT | \$3.00 | \$1,980 |
| Metal Rack Shelving | 800.00 | LNFT | \$175.00 | \$140,000 |
| New door hardware | 4.00 | EACH | \$500.00 | \$2,000 |
| TOTAL 16-Basement Storage | | | | \$192,055 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024

Balfour Beatty

Sorted By

1) SYSTEM

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|-----------|------|-------------|--------------------|
| 19-Exterior Work | | | | |
| 142 Demo Asphalt & Haul - Athletic Track | 22,515.00 | SQFT | \$2.00 | \$45,030 |
| 143 Demo sidewalk - Gym Entrance | 3,730.00 | SQFT | \$2.00 | \$7,460 |
| 144 Adjust grading for storm drainage & Fine Grade, Sidewalk | 3,730.00 | SQFT | \$5.00 | \$18,650 |
| 145 Storm water drainage slope & catch basin elevation adjustments | 1.00 | LSUM | \$10,000.00 | \$10,000 |
| 146 Fine Grade, Track & Field | 82,773.00 | SQFT | \$1.25 | \$103,466 |
| 147 Standard field with GHSA markings and a 6 lanes track | 82,773.00 | SQFT | \$22.00 | \$1,821,006 |
| 148 New Sidewalk - Gym Entrance | 3,730.00 | SQFT | \$9.00 | \$33,570 |
| 149 TOTAL 19-Exterior Work | | | | \$2,039,182 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024



Sorted By

1) SYSTEM

| Category | Percent | Amount |
|------------------------------|---------|------------------------|
| Total Direct | | \$7,119,745.35 |
| General Conditions | 12.15% | \$1,218,781 |
| General Requirements | 2.00% | \$200,622 |
| General Liability | 1.18% | \$117,866 |
| SDI | 1.52% | \$108,220 |
| Builder's Risk | 0.20% | \$20,062 |
| Performance and Payment Bond | 0.56% | \$56,174 |
| Construction Contingency | 7.00% | \$498,382 |
| Escalation Contingency | 3.00% | \$213,592 |
| Subtotal | | \$9,553,445 |
| Fee | 5.00% | \$477,672 |
| Grand Total | | \$10,031,118 |
| GRAND TOTAL | | \$10,031,117.53 |

Name: CTMS - Additional Scope

Location:

Estimate Type:

Date of Estimate: 9/10/2024



Sorted By

1) SYSTEM

| Property | Value |
|---------------------|------------|
| Total Building Area | 128,006.00 |
| Total Site Area | 0.00 |
| Project Type | K-12 |

DATE: 07.21.23
PROJ. NAME: Champion Theme MS School
PROJECT NO.: 022-01063-00
SUBJECT: Site walk to review scope

MEETING DATE: 07.21.23
MEETING TIME: 9:00am
MEETING LOCATION: Champion MS
MINUTES BY: Bill Polk

| | |
|-------------------|--|
| Attendees: | Richard Boyd, DCSD Hans William, DCSD Ryan Fernandez, DCSD Bobby Moncrief, DCSD Melvin Butler, DCSD Keith Singleton, DCSD Bill Polk, SSOE Dee LeClair, SSOE |
|-------------------|--|

| ITEM | DESCRIPTION | ACTION BY | STATUS |
|------|--|--------------|--------|
| 1 | List of current scope per contract documents prepared by SSOE, dated 12.06.2021: <ul style="list-style-type: none"> • Replace the existing HVAC system throughout the facility, including equipment and piping, with water source heat pumps (classrooms), packaged units for large areas, split systems for electrical rooms. • Replace existing lighting with LED lighting. • Replace power distribution equipment. • Replace the existing generator with a new generator. • Install a fire sprinkler system, including new fire supply line from the street • Replace the existing fire alarm. • Replace the clock/intercom system. • Replace all plumbing fixtures. • Rework existing accessible parking places and accessible route. • Replace all acoustical tile ceiling systems • Add two accessible toilet rooms | N/A | |
| 2 | <ul style="list-style-type: none"> • Add science classroom renovation to scope: <ul style="list-style-type: none"> ○ Replace all casework per layouts to be provided by Richard Boyd ○ Remove fume hoods (no replacement) ○ Provide gas only at teacher station ○ Redo prep rooms ○ B101 - casework and flooring being renovated by others. | Richard Boyd | |
| 3 | <ul style="list-style-type: none"> • Classrooms <ul style="list-style-type: none"> ○ Paint ○ New wall base ○ Replace lighting with LED lighting ○ Remove and replace marker boards, bulletin boards, chalkboards, roll up projection screens. ○ Flooring – replace VCT with LVT on room by room basis. Some | N/A | |

Please accept this memo as confirmation of SSOE's understanding. If your understanding is inconsistent, or if listed attachments are not included, please notify SSOE immediately.

| ITEM | DESCRIPTION | ACTION BY | STATUS |
|------|--|-----------|--------|
| | <p>classrooms (A107) have VCT that is in good shape and should remain.</p> <ul style="list-style-type: none"> ○ Provide new blinds or mecho-shades (compare costs). Are room darkening shades required? ○ Demo existing teacher cabinets and replace with tall mobile locking cabinet. ○ At classroom areas with glazed block or brick, paint. Specify proper paint and preparation. | | |
| 4 | <ul style="list-style-type: none"> • Paint <ul style="list-style-type: none"> ○ Paint all interior walls ○ Paint all door frames, exposed metal structure and railing ○ Follow up – exterior painting/cleaning was not discussed. Should this be included in scope? | DCSD/SSOE | |
| 5 | <ul style="list-style-type: none"> • Media Center <ul style="list-style-type: none"> ○ Replace carpet with carpet tiles ○ Replace shelving, tables, and circulation desk ○ Lighting in Media Center has been replaced with LED fixtures (to remain). NOTE: per our electrical engineering team, the current LED fixtures in this space are re-furbished LED fixtures that were in the space in 2021 when we did our first building survey. Our recommendation at that time was to replace them with new LED due to the quality and expected remaining life of the fixtures. DCSD to confirm installation year of these fixtures. | N/A | |
| 6 | <ul style="list-style-type: none"> • Windows <ul style="list-style-type: none"> ○ Replace all windows | N/A | |
| 7 | <ul style="list-style-type: none"> • Corridors <ul style="list-style-type: none"> ○ Lighting in corridors has been replaced with LED fixtures (to remain). NOTE: per our electrical engineering team, the current LED fixtures in this space are re-furbished LED fixtures that were in the space in 2021 when we did our first building survey. Our recommendation at that time was to replace them with new LED due to the quality and expected remaining life of the fixtures. DCSD to confirm installation year of these fixtures. ○ Paint ○ New wall base ○ Terrazzo flooring to remain except at designated area (DCSD will identify terrazzo floors to be covered with new flooring). ○ Murals – identify locations of murals to remain and protect. ○ At corridor areas with glazed block and brick, paint. Specify proper paint and preparation. | DCSD | |
| 8 | <ul style="list-style-type: none"> • Corridor Lockers <ul style="list-style-type: none"> ○ DCSD to determine if they should be removed. In some areas, lockers are on a concrete base. Options discussed about how to | DCSD | |

| ITEM | DESCRIPTION | ACTION BY | STATUS |
|------|--|-----------|--------|
| | address concrete base: add display cases, add built in benches, add genius bar. | | |
| 9 | <ul style="list-style-type: none"> • Kitchen <ul style="list-style-type: none"> ○ Provide new UDS (Utility Distribution System) ○ Provide FRP panels on walls ○ Replace epoxy floor and base ○ Comments made about floor mounted electrical being damaged and shorted out from mopping / water. Look at options. ○ DCSD will check with nutrition about any additional work (hood, equipment) | DCSD | |
| 10 | <ul style="list-style-type: none"> • Cafeteria <ul style="list-style-type: none"> ○ Lighting in cafeteria has been replaced with LED fixtures (to remain). NOTE: per our electrical engineering team, the current LED fixtures in this space are re-furbished LED fixtures that were in the space in 2021 when we did our first building survey. Our recommendation at that time was to replace them with new LED due to the quality and expected remaining life of the fixtures. DCSD to confirm installation year of these fixtures. ○ New finishes | N/A | |
| 11 | <ul style="list-style-type: none"> • Doors <ul style="list-style-type: none"> ○ Replace older doors and hardware (in older wings) ○ At locations where hardware is accessible and doors are in good shape, re-finish doors, hardware to remain. ○ FRP doors in kitchen ○ Replace all exterior doors | N/A | |
| 12 | <ul style="list-style-type: none"> • Clinic/Counseling Suite <ul style="list-style-type: none"> ○ Layout to remain ○ Relace wood paneling | N/A | |
| 13 | <ul style="list-style-type: none"> • Toilets <ul style="list-style-type: none"> ○ Currently ongoing work in selected toilets to replace fixtures, flooring, toilet partitions, lighting (with LED lighting). Coordinate scope of work when project is restarted (which toilets have been reworked by Owner). | N/A | |
| 14 | <ul style="list-style-type: none"> • Gymnasium <ul style="list-style-type: none"> ○ Currently using a portable lift for stage access. ○ New finishes, gym flooring to remain, provide new sports flooring at stage. ○ Remove ceiling and leave open to structure; paint out structure, provide new ductwork. ○ Install sound attenuation panels. ○ Install wall mounted padding associated with goal locations. ○ Provide accessible toilet at gym lobby | N/A | |

| ITEM | DESCRIPTION | ACTION BY | STATUS |
|------|---|-----------|--------|
| 15 | <ul style="list-style-type: none"> • Project phasing. <ul style="list-style-type: none"> ○ Will project construction be phased; will students be moved out during construction? Hans Williams will start this conversation with the district. ○ | | |
| 16 | <ul style="list-style-type: none"> • Provide secured storage at basement area beneath gymnasium with metal rack shelving. Polish existing concrete floor. | | |
| 17 | <ul style="list-style-type: none"> • Modernization (per GaDOE) – some concern about how this building could meet GaDOE modernization guidelines, Hans indicated he would negotiate with GaDOE. | | |
| 18 | <ul style="list-style-type: none"> • Budget – Potentially \$25M | | |
| 19 | <ul style="list-style-type: none"> • Exterior Work <ul style="list-style-type: none"> ○ Rework sidewalk/entry at gymnasium entrance to provide accessibility. ○ Address drainage issue at gym exit areaway (interior stairs down to exit, pass through exit doors, areaway stairs up to grade. Areaway doesn't drain and floods the lower exit). ○ Potential renovation of track | | |
| 20 | <ul style="list-style-type: none"> • Design Secure Vestibule (using ballistic glass) | | |

END OF MEETING NOTES

ROM ESTIMATE SUMMARY

January 27, 2025

1.40 Acre

12,500 GBA

| Item of Work | Site | Unit Cost (Acre) | Building | Unit Cost (GBA) | ROM Total |
|---|-------------------|------------------------|---------------------|---------------------|---------------------|
| 01G General Requirements | \$ - | | \$ 250,050 | \$20.00 /sf | \$ 250,050 |
| 02A Demolition | \$ - | | \$ 106,693 | \$8.54 /sf | \$ 106,693 |
| 02D Remediation, Contaminated & Hazardous Material Remedi | \$ - | | \$ 66,500 | \$5.32 /sf | \$ 66,500 |
| 03A Foundations / SOG / Slab on Deck (Turnkey) | \$ - | | \$ 12,625 | \$1.01 /sf | \$ 12,625 |
| 04A Masonry | \$ - | | \$ 174,800 | \$13.98 /sf | \$ 174,800 |
| 05A Structural & Miscellaneous Steel (Turnkey) | \$ - | | \$ 426,750 | \$34.14 /sf | \$ 426,750 |
| 06B Framing (Turnkey) | \$ - | | \$ 184,375 | \$14.75 /sf | \$ 184,375 |
| 06I Countertops | \$ - | | \$ 12,750 | \$1.02 /sf | \$ 12,750 |
| 07B Roofing | \$ - | | \$ 651,200 | \$52.10 /sf | \$ 651,200 |
| 08A Doors, Frames & Hardware (Turnkey) | \$ - | | \$ 61,000 | \$4.88 /sf | \$ 61,000 |
| 08H Storefronts | \$ - | | \$ 27,025 | \$2.16 /sf | \$ 27,025 |
| 08I Commercial Windows | \$ - | | \$ 738,000 | \$59.04 /sf | \$ 738,000 |
| 09A Drywall / Metal Framing | \$ - | | \$ 41,040 | \$3.28 /sf | \$ 41,040 |
| 09B Ceilings | \$ - | | \$ 8,000 | \$0.64 /sf | \$ 8,000 |
| 09D Painting / Wallcovering | \$ - | | \$ 165,343 | \$13.23 /sf | \$ 165,343 |
| 09G Resilient Flooring | \$ - | | \$ 18,400 | \$1.47 /sf | \$ 18,400 |
| 09J Wood Flooring | \$ - | | \$ 213,480 | \$17.08 /sf | \$ 213,480 |
| 09P Acoustic Room Treatments | \$ - | | \$ 118,825 | \$9.51 /sf | \$ 118,825 |
| 10A Toilet Partitions / Accessories | \$ - | | \$ 13,000 | \$1.04 /sf | \$ 13,000 |
| 10C Signage | \$ - | | \$ 10,000 | \$0.80 /sf | \$ 10,000 |
| 10E Fire Extinguishers / Cabinets | \$ - | | \$ 1,000 | \$0.08 /sf | \$ 1,000 |
| 10N Wall Protection | \$ - | | \$ 14,400 | \$1.15 /sf | \$ 14,400 |
| 10Z Misc. Specialties | \$ - | | \$ 26,250 | \$2.10 /sf | \$ 26,250 |
| 11F Athletic Equipment | \$ - | | \$ 32,500 | \$2.60 /sf | \$ 32,500 |
| 11H Stage Equipment | \$ - | | \$ 50,000 | \$4.00 /sf | \$ 50,000 |
| 12C Grandstands & Bleachers | \$ - | | \$ 45,000 | \$3.60 /sf | \$ 45,000 |
| 14Z Other Conveying Equipment | \$ - | | \$ 25,000 | \$2.00 /sf | \$ 25,000 |
| 21A Fire Protection | \$ - | | \$ 96,250 | \$7.70 /sf | \$ 96,250 |
| 22A Plumbing | \$ - | | \$ 137,500 | \$11.00 /sf | \$ 137,500 |
| 23A HVAC | \$ - | | \$ 470,000 | \$37.60 /sf | \$ 470,000 |
| 26A Electrical | \$ - | | \$ 666,000 | \$53.28 /sf | \$ 666,000 |
| 31D Sitework Package | \$ 170,000 | \$121.429 /Acre | \$ - | | \$ 170,000 |
| 32A Paving / Curb & Gutter | \$ 187,778 | \$134.127 /Acre | \$ - | | \$ 187,778 |
| 32B Striping / Signage / Striping | \$ 7,200 | \$5.143 /Acre | \$ - | | \$ 7,200 |
| 32C Site Concrete | \$ 58,594 | \$41.853 /Acre | \$ - | | \$ 58,594 |
| 32O Landscaping & Irrigation | \$ 23,750 | \$16.964 /Acre | \$ - | | \$ 23,750 |
| | \$ - | | \$ - | | |
| Subtotal | \$ 447,322 | \$319,515 /Acre | \$ 4,863,755 | \$389.10 /sf | \$ 5,311,077 |
| General Conditions | 12.52% \$ 77,486 | | \$ 842,514 | | \$ 920,000 |
| General Liability | 1.17% \$ 7,274 | | \$ 79,091 | | \$ 86,365 |
| SDI | 1.52% \$ 6,799 | | \$ 73,929 | | \$ 80,728 |
| Building Permit | 0.00% \$ - | | \$ - | | \$ - |
| Performance and Payment Bond | 0.56% \$ 3,473 | | \$ 37,762 | | \$ 41,235 |
| Preconstruction Services | 0.20% \$ 1,263 | | \$ 13,737 | | \$ 15,000 |
| Builder's Risk | 0.20% \$ 1,238 | | \$ 13,462 | | \$ 14,700 |
| Construction Contingency | 5.00% \$ 22,366 | | \$ 243,188 | | \$ 265,554 |
| Design Contingency | 5.00% \$ 22,366 | | \$ 243,188 | | \$ 265,554 |
| Subtotal | \$ 589,588 | | \$ 6,410,625 | | \$ 7,000,213 |
| Fee | 5.00% \$ 29,479 | | \$ 320,531 | | \$ 350,011 |
| GRAND TOTAL | \$ 619,067 | \$442.191 /Acre | \$ 6,731,156 | \$538.49 /sf | \$ 7,350,224 |

Name: Old Rock Gym - Champion Theme Middle School
 Location:
 Estimate Type:ROM
 Date of Estimate: 1/27/2025



Sorted By
 1) System
 2) Bid Package

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|---|-----------|------|-------------|------------------|
| 1 Building | | | | |
| 1.01G General Requirements | | | | |
| 3 Dumpsters | 44.00 | EACH | \$450.00 | \$19,800 |
| 4 Temp Power | 1.00 | LSUM | \$25,000.00 | \$25,000 |
| 5 Temp Heat | 1.00 | LSUM | \$5,000.00 | \$5,000 |
| 6 Temp Fence | 975.00 | LNFT | \$25.00 | \$24,375 |
| 7 Temp Lighting | 1.00 | LSUM | \$7,500.00 | \$7,500 |
| 8 Temp Safety | 44.00 | WEEK | \$150.00 | \$6,600 |
| 9 Small Tools | 44.00 | WEEK | \$75.00 | \$3,300 |
| 10 Portalets (4) | 22.00 | WEEK | \$600.00 | \$13,200 |
| 11 Floor Protection | 10,000.00 | SQFT | \$1.00 | \$10,000 |
| 12 Roof Anchors | 10,000.00 | SQFT | \$2.50 | \$25,000 |
| 13 Temp Dry-in | 1.00 | LSUM | \$3,500.00 | \$3,500 |
| 14 Final Clean | 12,500.00 | SQFT | \$0.75 | \$9,375 |
| 15 Water, Ice, Cooler | 44.00 | WEEK | \$100.00 | \$4,400 |
| 16 Fire Extinguishers | 1.00 | LSUM | \$500.00 | \$500 |
| 17 Temp Roofing | 12,500.00 | SQFT | \$3.00 | \$37,500 |
| 18 Scanning & BIM | 1.00 | LSUM | \$35,000.00 | \$35,000 |
| 19 Security, Background Checks, & Badging | 1.00 | LSUM | \$20,000.00 | \$20,000 |
| 20 TOTAL 01G General Requirements | | | | \$250,050 |
| 2.02A Demolition | | | | |
| 22 Demo Windows - Original Building (Fins embedded in stone masonry) | 1,400.00 | SQFT | \$25.00 | \$35,000 |
| 23 Demo Windows - Building Addition | 350.00 | SQFT | \$25.00 | \$8,750 |
| 24 Demo Frames, Doors, & Hardware -Building Addition | 5.00 | EACH | \$100.00 | \$500 |
| 25 Demo Frames, Doors, & Hardware - Original Building | 25.00 | EACH | \$100.00 | \$2,500 |
| 26 Demo canopy structure, decking at entry canopy | 726.00 | SQFT | \$10.00 | \$7,260 |
| 27 Demo handrails at building entry | 10.00 | LNFT | \$25.00 | \$250 |
| 28 Demo canopy structure, stairs at North Elevation | 350.00 | SQFT | \$10.00 | \$3,500 |
| 29 Demo Canopy Structure at West Elevation | 75.00 | LNFT | \$10.00 | \$750 |
| 30 Demo Toilet Accessories, Toilet Partitions - Building Addition | 1.00 | LSUM | \$2,000.00 | \$2,000 |
| 31 Demo Toilet Accessories in Basement | 1.00 | LSUM | \$1,000.00 | \$1,000 |
| 32 Demo Carpet Flooring, Wood Base trims | 1,600.00 | SQFT | \$1.50 | \$2,400 |
| 33 Demo existing scoreboard, basketball goals | 2.00 | EACH | \$2,000.00 | \$4,000 |
| 34 Demo existing crash padding | 160.00 | LNFT | \$5.00 | \$800 |
| 35 Salvage Wood Flooring | 8,000.00 | SQFT | \$2.50 | \$20,000 |
| 36 Demo benches, bleachers | 1.00 | LSUM | \$2,500.00 | \$2,500 |
| 37 Remove loose items like TV, bulletin board etc | 1.00 | LSUM | \$1,000.00 | \$1,000 |
| 38 Remove interior vegetation | 240.00 | SQFT | \$3.00 | \$720 |
| 39 Remove VCT at basement | 1,600.00 | SQFT | \$2.00 | \$3,200 |
| 40 Demo Drywall | 3,375.00 | SQFT | \$1.50 | \$5,063 |
| 41 Remove loose items from Ticket Office | 1.00 | LSUM | \$500.00 | \$500 |
| 42 Remove loose items from Locker Room | 1.00 | LSUM | \$3,500.00 | \$3,500 |
| 43 Remove loose items from Basment | 1.00 | LSUM | \$1,500.00 | \$1,500 |
| 44 Excluded- Demo shower stall walls in Gym Basement | 1.00 | LSUM | | |
| 45 Excluded- Demo shower stall walls in Building Addition Basement | 1.00 | LSUM | | |
| 46 TOTAL 02A Demolition | | | | \$106,693 |
| 3.02D Remediation, Contaminated & Hazardous Material Removals | | | | |
| 48 Abatement & Lead Survey/Testing | 1.00 | L.S. | \$4,000.00 | \$4,000 |
| 49 Asbestos & Lead Abatement Allowance | 12,500.00 | SQFT | \$5.00 | \$62,500 |
| 50 TOTAL 02D Remediation, Contaminated & Hazardous Material Removals | | | | \$66,500 |
| 4.03A Foundations / SOG / Slab on Deck (turnkey) | | | | |
| 52 Repair concrete stairs - North Elevation | 275.00 | SQFT | \$25.00 | \$6,875 |
| 53 Repair concrete slab at Canopy - West Elevation | 50.00 | SQFT | \$15.00 | \$750 |
| 54 Repair concrete stairs - West Elevation | 20.00 | SQFT | \$25.00 | \$500 |

Name: Old Rock Gym - Champion Theme Middle School
 Location:
 Estimate Type:ROM
 Date of Estimate: 1/27/2025



Sorted By
 1) System
 2) Bid Package

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|-----------|------|-------------|------------------|
| 35 Building | | | | |
| 36 03A Foundations / SOG / Slab on Deck (turnkey) | | | | |
| 37 Repair concrete slab - Gym Entry | 300.00 | SQFT | \$15.00 | \$4,500 |
| 38 Excluded- Crawl spcae CMU Piers Repair | 1.00 | LSUM | | |
| 39 TOTAL 03A Foundations / SOG / Slab on Deck (turnkey) | | | | \$12,625 |
| 40 04A Masonry | | | | |
| 41 Remove vegetation off facade - Stone Masonry Exterior | 1,200.00 | SQFT | \$1.50 | \$1,800 |
| 42 Stone & Masonry Repair- Exterior Side | 4,000.00 | SQFT | \$30.00 | \$120,000 |
| 43 Pressure Wash - Stone Masonry - Exterior | 10,800.00 | SQFT | \$0.50 | \$5,400 |
| 44 Point-Up Mortar Joints at Brick Veneer | 2,800.00 | SQFT | \$15.00 | \$42,000 |
| 45 Pressure Wash - Brick Veneer | 2,800.00 | SQFT | \$0.50 | \$1,400 |
| 46 Clear Sealer - Brick Veneer | 2,800.00 | SQFT | \$1.50 | \$4,200 |
| 47 TOTAL 04A Masonry | | | | \$174,800 |
| 48 05A Structural & Miscellaneous Steel (Turnkey) | | | | |
| 49 New Steel & Metal Deck for Gym Entry Canopy | 400.00 | SQFT | \$75.00 | \$30,000 |
| 50 New Steel & Metal Deck for back canopy - North Elevation | 350.00 | SQFT | \$75.00 | \$26,250 |
| 51 New Steel & Metal Deck for side canopy - West Elevation | 75.00 | SQFT | \$75.00 | \$5,625 |
| 52 RTU Steel Reinforcement | 2.00 | EACH | \$50,000.00 | \$100,000 |
| 53 Handrails for stage access stairs | 30.00 | LNFT | \$125.00 | \$3,750 |
| 54 Handrails for Basement access stairs | 25.00 | LNFT | \$125.00 | \$3,125 |
| 55 Handrails for Locker room access stairs | 16.00 | LNFT | \$125.00 | \$2,000 |
| 56 Railings at Building Entry Canopy | 20.00 | LNFT | \$175.00 | \$3,500 |
| 57 Roof Access Ladder | 1.00 | LSUM | \$7,500.00 | \$7,500 |
| 58 Remove Wood Deck & Add New Metal Deck Substrate - Gym | 10,000.00 | SQFT | \$20.00 | \$200,000 |
| 59 Remove Tectum Deck & Add New Metal Deck Substrate - Building Addition | 3,000.00 | SQFT | \$15.00 | \$45,000 |
| 60 Excluded - Structural Modifications to bowstring trusses | 1.00 | LSUM | | |
| 61 TOTAL 05A Structural & Miscellaneous Steel (Turnkey) | | | | \$426,750 |
| 62 06B Framing (Turnkey) | | | | |
| 63 Remove existing subfloor at basketball court and stage | 9,500.00 | SQFT | \$1.00 | \$9,500 |
| 64 Cleanup crawl space | 8,000.00 | SQFT | \$0.75 | \$6,000 |
| 65 Termite Treatment - Crawl Space | 8,000.00 | SQFT | \$0.50 | \$4,000 |
| 66 New Wood Joists - Basketball court | 8,000.00 | SQFT | \$15.00 | \$120,000 |
| 67 Repair stage framing allowance | 1,500.00 | SQFT | \$6.00 | \$9,000 |
| 68 New subfloor - Basketball court | 8,000.00 | SQFT | \$3.25 | \$26,000 |
| 69 New subfloor - Stage | 1,500.00 | SQFT | \$3.25 | \$4,875 |
| 70 Modify stage access stairs | 2.00 | EACH | \$2,500.00 | \$5,000 |
| 71 TOTAL 06B Framing (Turnkey) | | | | \$184,375 |
| 72 06I Countertops | | | | |
| 73 Toilet Suspended Vanity Base & Steel Brackets | 12.00 | LNFT | \$750.00 | \$9,000 |
| 74 Toilet Vanity Countertop | 30.00 | SQFT | \$125.00 | \$3,750 |
| 75 TOTAL 06I Countertops | | | | \$12,750 |
| 76 07B Roofing | | | | |
| 77 Demo barrel main roof, wood decking, downspouts, & gutters | 10,000.00 | SQFT | \$5.00 | \$50,000 |
| 78 Demo tectum roof, downspouts, & gutters - Building Addition | 3,000.00 | SQFT | \$5.00 | \$15,000 |
| 79 Curved Standing Seam, Polyiso, Gutters, Downspouts, Splash Block | 10,000.00 | SQFT | \$55.00 | \$550,000 |
| 80 Modified Bitumen Roofing, Polyiso, Gutters, Downspouts, Splash Block | 2,600.00 | SQFT | \$12.00 | \$31,200 |
| 81 Gutters, Brackets, Downspouts for metal canopies | 1.00 | LSUM | \$5,000.00 | \$5,000 |
| 82 TOTAL 07B Roofing | | | | \$651,200 |
| 83 08A Doors, Frames & Hardware (Turnkey) | | | | |
| 84 Insulated Metal Doors, Frames, Hardware | 7.00 | EACH | \$4,000.00 | \$28,000 |
| 85 Interior Doors, Frames, Hardware | 11.00 | EACH | \$3,000.00 | \$33,000 |
| 86 TOTAL 08A Doors, Frames & Hardware (Turnkey) | | | | \$61,000 |
| 87 08H Storefronts | | | | |

Name: Old Rock Gym - Champion Theme Middle School
 Location:
 Estimate Type: ROM
 Date of Estimate: 1/27/2025



Sorted By
 1) System
 2) Bid Package

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|-----------|------|------------|------------------|
| Building | | | | |
| 08H Storefronts | | | | |
| 110 Prep & Flash Rough Openings | 235.00 | SQFT | \$15.00 | \$3,525 |
| 111 Storefronts, Non-Impact | 235.00 | SQFT | \$95.00 | \$22,325 |
| 112 Exterior Caulking | 235.00 | SQFT | \$5.00 | \$1,175 |
| 113 TOTAL 08H Storefronts | | | | \$27,025 |
| 08I Commercial Windows | | | | |
| 115 Prep & Flash Rough Openings (Flatten stone masonry jamb edges/grind) | 1,400.00 | SQFT | \$40.00 | \$56,000 |
| 118 Exterior Caulking | 1,400.00 | SQFT | \$5.00 | \$7,000 |
| 117 Graham Architectural Windows SR6700, Non-Impact (Per sub, Graham requires a PO of minimum 3000 SF for Steel Replica Windows) | 3,000.00 | SQFT | \$225.00 | \$675,000 |
| 119 TOTAL 08I Commercial Windows | | | | \$738,000 |
| 09A Drywall / Metal Framing | | | | |
| 120 Drywall - Stage | 3,960.00 | SQFT | \$8.00 | \$31,680 |
| 121 Drywall - Stairs | 320.00 | SQFT | \$8.00 | \$2,560 |
| 122 Drywall - Gym Entry Ceiling | 250.00 | SQFT | \$8.00 | \$2,000 |
| 123 Drywall - Toilets Ceiling | 600.00 | SQFT | \$8.00 | \$4,800 |
| 124 TOTAL 09A Drywall / Metal Framing | | | | \$41,040 |
| 09B Ceilings | | | | |
| 125 Acoustical Ceiling - Side Rooms at stage | 800.00 | SQFT | \$10.00 | \$8,000 |
| 126 TOTAL 09B Ceilings | | | | \$8,000 |
| 09D Painting / Wallcovering | | | | |
| 127 Paint Drywall | 3,960.00 | SQFT | \$1.50 | \$5,940 |
| 128 Paint Frames & Doors | 18.00 | EACH | \$100.00 | \$1,800 |
| 129 Repair interior plaster at stage and paint | 2,000.00 | SQFT | \$15.00 | \$30,000 |
| 130 Sand, clean, & paint existing interior stone walls | 9,683.00 | SQFT | \$3.50 | \$33,891 |
| 131 Paint drywall ceiling, trusses, underdeck, ducts | 10,000.00 | SQFT | \$5.00 | \$50,000 |
| 132 Clean & Paint walls & ceilings - Locker room & Toilet | 6,456.00 | SQFT | \$2.00 | \$12,912 |
| 133 Clean & Paint walls & ceilings - Basement | 6,000.00 | SQFT | \$2.00 | \$12,000 |
| 134 Paint Handrails | 100.00 | LNFT | \$8.00 | \$800 |
| 135 Paint Wood Base at Stage Side Rooms | 80.00 | LNFT | \$5.00 | \$400 |
| 136 Paint stage plywood in black & seal | 1,600.00 | SQFT | \$6.00 | \$9,600 |
| 137 Caulk gap between bottom of deck and Stone Masonry - Interior | 800.00 | LNFT | \$10.00 | \$8,000 |
| 138 TOTAL 09D Painting / Wallcovering | | | | \$165,343 |
| 09G Resilient flooring | | | | |
| 139 Rubber Base - Toilet & Athletic Locker | 400.00 | LNFT | \$3.00 | \$1,200 |
| 140 Sand concrete floor & top with Slip Resistant Coat - Building Addition | 2,600.00 | SQFT | \$4.00 | \$10,400 |
| 141 Sand concrete floor & top with Slip Resistant Coat - Basement | 1,700.00 | SQFT | \$4.00 | \$6,800 |
| 142 TOTAL 09G Resilient flooring | | | | \$18,400 |
| 09J Wood Flooring | | | | |
| 143 Palletize & transport salvaged wood flooring | 1.00 | LSUM | \$5,000.00 | \$5,000 |
| 144 Repurpose salvaged wood flooring | 1.00 | LSUM | \$5,000.00 | \$5,000 |
| 145 Restripe game lines | 1.00 | LSUM | \$3,000.00 | \$3,000 |
| 146 Wood base trims at stage side rooms | 80.00 | LNFT | \$6.00 | \$480 |
| 147 New wood flooring - Gym | 8,000.00 | SQFT | \$25.00 | \$200,000 |
| 148 TOTAL 09J Wood Flooring | | | | \$213,480 |
| 09P Acoustic Room Treatments | | | | |
| 149 Sound Attenuation Panel (8' AA to 23' AFF) | 3,395.00 | SQFT | \$35.00 | \$118,825 |
| 150 TOTAL 09P Acoustic Room Treatments | | | | \$118,825 |
| 10A Toilet Partitions / Accessories | | | | |
| 151 Vanity Mirror, Paper Towel Dispenser, TP, Hooks, Grab Bars | 2.00 | EACH | \$3,000.00 | \$6,000 |
| 152 Toilet Partitions Stalls | 4.00 | EACH | \$1,750.00 | \$7,000 |
| 153 TOTAL 10A Toilet Partitions / Accessories | | | | \$13,000 |

Name: Old Rock Gym - Champion Theme Middle School

Location:

Estimate Type:ROM

Date of Estimate: 1/27/2025



Sorted By

1) System

2) Bid Package

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|--|-----------|------|-------------|------------------|
| Building | | | | |
| 10C Signage | | | | |
| Exterior & Interior Signage | 1.00 | LSUM | \$10,000.00 | \$10,000 |
| TOTAL 10C Signage | | | | \$10,000 |
| 10E Fire Extinguishers / Cabinets | | | | |
| Fire Extinguishers, Wall Mounted | 5.00 | EACH | \$200.00 | \$1,000 |
| TOTAL 10E Fire Extinguishers / Cabinets | | | | \$1,000 |
| 10N Wall Protection | | | | |
| 6' Tall Crash Wall Padding | 960.00 | SQFT | \$15.00 | \$14,400 |
| TOTAL 10N Wall Protection | | | | \$14,400 |
| 10Z Misc. Specialties | | | | |
| Metal storage shelving - Locker Room | 150.00 | LNFT | \$175.00 | \$26,250 |
| TOTAL 10Z Misc. Specialties | | | | \$26,250 |
| 11F Athletic Equipment | | | | |
| Basketball Goals | 2.00 | EACH | \$12,500.00 | \$25,000 |
| Electronic Scoreboards | 1.00 | EACH | \$7,500.00 | \$7,500 |
| TOTAL 11F Athletic Equipment | | | | \$32,500 |
| 11H Stage Equipment | | | | |
| Stage Equipment - Tracks & Curtains Allowance | 1.00 | LSUM | \$50,000.00 | \$50,000 |
| TOTAL 11H Stage Equipment | | | | \$50,000 |
| 12C Grandstands & Bleachers | | | | |
| Bleacher Seats, Fixed | 180.00 | LNFT | \$250.00 | \$45,000 |
| TOTAL 12C Grandstands & Bleachers | | | | \$45,000 |
| 14Z Other Conveying Equipment | | | | |
| Stage Lift | 1.00 | EACH | \$25,000.00 | \$25,000 |
| TOTAL 14Z Other Conveying Equipment | | | | \$25,000 |
| 21A Fire Protection | | | | |
| Wet Fire Sprinkler System - Includes items listed below: | 12,500.00 | SQFT | \$7.70 | \$96,250 |
| Wet system with Easy riser with butterfly valve with tamper and flow switch | 1.00 | LSUM | | |
| Electric Bell | 1.00 | LSUM | | |
| Standpipe & Control Stations | 1.00 | LSUM | | |
| NFPA#13 Pipings & fittings | 1.00 | LSUM | | |
| Upright, recessed, & semi recessed sprinkler heads | 1.00 | LSUM | | |
| TOTAL 21A Fire Protection | | | | \$96,250 |
| 22A Plumbing | | | | |
| Plumbing Package - Includes items listed below: | 12,500.00 | SQFT | \$11.00 | \$137,500 |
| Toilets - Demo existing fixtures & Pipes, Sawcut & Patch concrete, Furr out walls, Install new waste and water, Install new fixtures | 1.00 | LSUM | | |
| Gym Basement- Demo existing fixtures & cap existing waste/water in place, new water heater | 1.00 | LSUM | | |
| Building Addition- Demo existing fixtures & cap waste/water in place | 1.00 | LSUM | | |
| Demo existing gas line, new gas lines for RTU & Water Heater. | 1.00 | LSUM | | |
| TOTAL 22A Plumbing | | | | \$137,500 |
| 23A HVAC | | | | |
| Building Addition & Basement HVAC (Split System, Exhaust, Unit Heater) | 4,300.00 | SQFT | \$20.00 | \$86,000 |
| Gym & Stage HVAC (RTU, Paint Grip Spiral Ducts) | 9,600.00 | SQFT | \$40.00 | \$384,000 |
| TOTAL 23A HVAC | | | | \$470,000 |
| 26A Electrical | | | | |
| Power Distribution, Light Fixtures & Controls, PA System, Fire Alarm | 12,500.00 | SQFT | \$53.00 | \$662,500 |
| ERRCS Testing (Assuming ERRCS is not required) | 1.00 | LSUM | \$3,500.00 | \$3,500 |
| Rough-in, Raceway, Cabling included above (Network equipment by Owner) | 1.00 | LSUM | | |
| Security System Delegated Design (By Owner) | 1.00 | LSUM | | |
| TOTAL 26A Electrical | | | | \$666,000 |

Name: Old Rock Gym - Champion Theme Middle School

Location:

Estimate Type:ROM

Date of Estimate: 1/27/2025

Balfour Beatty

Sorted By

1) System

2) Bid Package

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|----------------------------|-----|------|-----------|--------------------|
| 2.11 Building | | | | |
| 2.12 TOTAL Building | | | | \$4,863,755 |

Name: Old Rock Gym - Champion Theme Middle School
 Location:
 Estimate Type:ROM
 Date of Estimate: 1/27/2025



Sorted By
 1) System
 2) Bid Package

| Item Description | Qty | Unit | Unit Cost | TOTAL |
|---|-----------|------|-------------|------------------|
| 215 Site | | | | |
| 216 31D Sitework Package | | | | |
| 216 Domestic Water, Meter Box, BFP, Riser | 1.00 | LSUM | \$25,000.00 | \$25,000 |
| 216 Tap & Valve, Fire Vault, FDC, Hydrant Assembly, Fire Riser | 1.00 | LSUM | \$35,000.00 | \$35,000 |
| 217 8" DIP Water/Fire, Sawcut, Testing | 150.00 | LNFT | \$200.00 | \$30,000 |
| 218 Sanitary Line, Sawcut, Tap & Valve, Cleanouts, Risers | 200.00 | LNFT | \$400.00 | \$80,000 |
| 219 TOTAL 31D Sitework Package | | | | \$170,000 |
| 220 32A Paving / Curb & Gutter | | | | |
| 220 Asphalt Mill & Overlay, 2" thick | 3,444.44 | SQYD | \$50.00 | \$172,222 |
| 222 New Asphalt where new underground utilities are added | 194.44 | SQYD | \$80.00 | \$15,556 |
| 223 TOTAL 32A Paving / Curb & Gutter | | | | \$187,778 |
| 224 32B Striping / Signage / Striping | | | | |
| 224 Striping | 31,000.00 | SQFT | \$0.20 | \$6,200 |
| 226 Handicap Signs | 2.00 | EACH | \$500.00 | \$1,000 |
| 227 TOTAL 32B Striping / Signage / Striping | | | | \$7,200 |
| 228 32C Site Concrete | | | | |
| 228 Haul in dirt & fine grade - Back of the Building | 254.32 | CUYD | \$50.00 | \$12,716 |
| 209 ADA ramp, tactile warnings- Gym Entry | 1.00 | LSUM | \$2,500.00 | \$2,500 |
| 221 Demo Asphalt & Install Concrete Sidewalk North of building | 745.92 | SQFT | \$30.00 | \$22,378 |
| 222 New Railing - Back of the building | 120.00 | LNFT | \$175.00 | \$21,000 |
| 223 TOTAL 32C Site Concrete | | | | \$58,594 |
| 224 32O Landscaping & Irrigation | | | | |
| 224 Landscaping around building perimeter, 5' (excluding irrigation system) | 2,375.00 | SQFT | \$10.00 | \$23,750 |
| 225 TOTAL 32O Landscaping & Irrigation | | | | \$23,750 |
| 226 TOTAL Site | | | | \$447,322 |

Name: Old Rock Gym - Champion Theme Middle School
 Location:
 Estimate Type:ROM
 Date of Estimate: 1/27/2025



Sorted By
 1) System
 2) Bid Package

| Category | Percent | Amount |
|------------------------------|-----------|-----------------------|
| Total Direct | | \$5,311,076.56 |
| General Conditions | \$920,000 | \$920,000 |
| General Liability | 1.18% | \$86,365 |
| SDI | 1.52% | \$80,728 |
| Builder's Risk | 0.20% | \$14,700 |
| Performance and Payment Bond | 0.56% | \$41,235 |
| Preconstruction Services | \$15,000 | \$15,000 |
| Construction Contingency | 5.00% | \$265,554 |
| Design Contingency | 5.00% | \$265,554 |
| Subtotal | | \$7,000,213 |
| Fee | 5.00% | \$350,011 |
| Grand Total | | \$7,350,224 |
| GRAND TOTAL | | \$7,350,223.56 |

PLEASE NOTE - IN THIS ROM:

- We have assumed the GBA of this project to be 12,500 SQFT (Gym Building : 10,000 sf + Addition Area: 2,500 sf)
- Basement below stage is excluded from GBA but we have picked up all scope of work per narrative in that area.
- Our pricing is based of visual review/site visit only. No drawings were provided.
- We assume a construction duration of approximately 10 Months.
- We have included a 5% Design and 5% Construction Contingency.
- Markup rates are consistent with current contract rates in existing contract.

Name: Old Rock Gym - Champion Theme Middle School

Location:

Estimate Type:ROM

Date of Estimate: 1/27/2025



Sorted By

1) System

2) Bid Package

| Property | Value |
|---------------------|-----------|
| Total Building Area | 12,500.00 |
| Total Site Area | 0.00 |
| Project Type | K-12 |