

**EXHIBIT M**

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

**AMENDMENT NO. 2 TO AGREEMENT BETWEEN OWNER AND  
CONSTRUCTION CONTRACTOR FOR Murphey Candler ES HVAC Systems Replacement  
and Renovations AGREEMENT NO. SP6CIP.24736.GENCONTR.4052**

Pursuant to Sections 4.B and 7.A of the Construction Management Agreement (“Agreement”), dated 3/26/2025, between The School Board of DeKalb County, Georgia (“Owner”) and Balfour Beatty (“Construction Contractor”), with respect to the construction of Owner’s Murphey Candler ES HVAC Systems Replacement and Renovations (“Project”), Owner and Construction Contractor hereby agree to amend and modify the Agreement by this Amendment No. 1 and establish a Guaranteed Maximum Price and Contract Time for all the Work as set forth below. All capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement, unless otherwise noted.

**ARTICLE 1**

**SCOPE OF WORK**

The scope of the Work consists of the construction of a 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:

<b><u>Attachment No.</u></b>	<b><u>Description</u></b>	<b><u>Pages</u></b>	<b><u>Date</u></b>
List of Drawings, Specifications and Addendums			
1.	Allowances	<u>6</u> through <u>7</u>	<u>3/11/2025</u>
2.	Assumptions and Clarifications	<u>8</u> through <u>22</u>	<u>3/11/2025</u>
3.	Completion Schedule	<u>23</u> through <u>26</u>	<u>3/25/2025</u>
4.	Schedule of Values & RFI Log	<u>27</u> through <u>30</u>	<u>3/7/2025</u>
5.	List of Itemized General Conditions	<u>31</u> through <u>31</u>	<u>3/26/2025</u>
6.	List of Subcontractors and Major Suppliers	<u>32</u> through <u>32</u>	<u>3/26/2025</u>
7.	Alternates	<u>33</u> through <u>33</u>	<u>3/26/2025</u>

## ARTICLE 2

### GUARANTEED MAXIMUM PRICE

2.1 Construction Contractor's Guaranteed Maximum Price ("GMP") for the Work, including the estimated Cost of the Work as defined in Section 5 of the Agreement and the Construction Management Fee as defined in Section 4 of the Agreement, thirty two million eight hundred sixty four thousand six hundred and ten dollars (\$32,864,610 ).

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 five hundred sixty four thousand nine hundred and eighty one dollars (\$1,564,981), 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 six hundred forty six thousand six hundred and twenty five dollars (\$ 2,646,625 ), 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 <sup>one million five hundred sixteen thousand seven hundred and sixty two dollars</sup> (\$1,516,762) ( "**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 7 % 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 <sup>three million one hundred fifteen thousand five hundred and sixty four dollars</sup> (\$3,115,564) Construction Contractor shall not proceed with any portion of the Work associated with the aforesaid allowance ("**Allowance Work**") without first obtaining Owner's express written authorization to proceed with said Allowance Work. Allowance Amounts are reflected in Attachments 1 ~~through~~. Unless otherwise provided in the Contract Documents: (a) allowances amounts shall cover the cost to Construction Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts; (b) Construction Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the GMP but not in the allowances, unless otherwise stated in the allowance; and (c) whenever costs are more than or less than allowances, the GMP shall be adjusted accordingly by Change Order.

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

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

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

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

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

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

**ARTICLE 3**

**CONTRACT TIME**

3.1 The Construction Phase Commencement Date for the Work is 5/5/2025. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is seven hundred and fifteen days ( 715 ) days ("**Contract Time**"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS 4/20/2027.

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

**ARTICLE 4**

**MISCELLANEOUS**

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

Owner

Construction Contractor

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

# ATTACHMENT 1 - Allowances

## Murphey Candler Elementary School

### Assumptions, Clarifications & Exclusions

GMP Estimate  
March 11, 2025

#### Estimate 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. Abatement	\$150,000
2. Cleaning, re-pointing existing exterior brick (including mockups)	\$25,000
3. Patch and repair any exterior damaged masonry (including chipping away loose areas of brick and repair spalled areas with restoration mortar and repair spalled areas of concrete at exterior.	\$35,000
4. Replacing existing lintels and reflashings including replacing brick as necessary	\$100,000
5. CMU wall opening steel reinforcements	\$100,000
6. Bracing new masonry walls to the structure	\$100,000
7. Display cases	\$64,000
8. Casework at Wet Activities room	\$32,500
9. Ramp Railing at Stage	\$36,000
10. Replace millwork at existing to remain millwork locations	\$250,000
11. Repair/replace roof decking as necessary	\$135,514
12. Replacement of plywood at parapet and existing wood blocking (if necessary)	\$27,000
13. Door Hardware Materials & installation	\$376,300
14. Storefront door hardware	\$60,000
15. Smoke Partition Infill and Seal	\$150,000
16. Wolf Gordon Rampart Digital wall covering	\$105,000
17. Wall Graphics / Murals	\$104,250
18. Signage	\$40,000
19. Stage rigging and lighting and control	\$230,000
20. Fire Protection Program	\$50,000
21. Allowance for new refrigerant type	\$50,000
22. New electrical panels	\$120,000
23. Temp sidewalks	\$40,000
24. Temp (sidewalks) overhead covering	\$85,000
25. Relocate items as specified on site demo plan (as necessary)	\$10,000
26. Shade structures at courtyard	\$80,000
27. Design-Build Irrigation System, Sleeves, BFP	\$60,000

**TOTAL ALLOWANCES**

**\$2,615,564**

**Estimate Allowances**

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

1. Allowance for Utility Connections (water/sewer/electrical connections) including hydrovac = \$325,000.
2. Allowance for removal of all Furniture, Fixtures & Equipment (FF&E) prior to commencement of construction work = \$175,000.



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. Our GMP Proposal contains 11 percent (11.0%) design contingency and contains 3 percent (3.00%) escalation contingency.

11. The Design contingency which will be used for including but not limited to the following - additional scope (that is currently not within the GMP), change in scope, change in materials/products, change in color and size of materials/products, and/or change in quantities (compared to what is currently included within the GMP) and/or more details/sections for design clarification and mockups.
12. GMP Proposal will be valid until May 30, 2025.
13. Our schedule includes turn-around time of 15 days for submittals.
14. 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.
15. Manufacturer standard colors.

This estimate excludes:

16. Costs for any future escalation and we will use stated escalation contingency to reconcile any trade material cost items actually been impacted by market escalation.
17. This GMP excludes delays in deliveries, increased labor costs, unavailability of materials or equipment, and/or cost escalation attributable in any way to duties and/or tariffs not in effect and enforced as of the date hereof, and Balfour Beatty reserves all rights to an equitable adjustment to the contract sum and/or contract time to reflect any impact thereon by any such duties and/or tariffs.
18. Repairs to existing structure(s) other than as provided on the Contract Documents.
19. Security guards, security cameras, or security services.
20. Any code updating of existing facility not specifically shown or identified on the documents.
21. Utility consumption fees, except temporary construction power due to this being occupied campus.
22. 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.
23. 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.
24. All Testing and inspections.
25. Building permit fees.
26. All easements, where required.
27. All permanent encroachment agreements (transformers, vaults, etc.) shall be provided by Owner.
28. Ground water discharge permit and fees by Owner.
29. Structural engineering or inspections.

30. 3<sup>rd</sup> party NPDES monitoring & inspections.
31. 3<sup>rd</sup> party monitoring and air clearance during abatement operations.
32. 3<sup>rd</sup> party Commissioning or any Commissioning. By Owner
33. Custom colors.
34. Mockups (unless noted otherwise).
- ~~35.~~ Georgia Power costs associated with design, new or upgraded service, construction, or other.
36. AT&T, Comcast, or other provider costs associated with design, new or upgraded service, construction, or other.
37. Existing Utilities and Restrictions –Restrictions of existing power lines not able to be removed may cause revisions to the site logistics planning and construction operations. Upon subcontractor award and if deemed necessary, modifications initiating additional cost shall be presented to Owner.
38. Any required de-energization of power lines or relocation of telecom lines required to perform work is by Owner. Balfour Beatty is assisting with coordination.

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**Division 2** **Demolition & Abatement**

This estimate includes:

1. All Selective demolition as indicated on the 50% construction documents.
2. Demolition of 24 EA existing hollow metal door frames.
3. Allowance for Abatement. See Allowances.

This estimate excludes:

4. Grinding of existing floors for mastic removal, removal of adhesives and curing compounds from concrete slabs.
5. Air testing and final air clearance testing.
6. Any bracing/shoring or engineering of such as required for demolition.
7. Removal of all existing nails, brackets, plastic shield, hooks, clips, tape, screws etc. from walls, floors or ceilings.
8. Demo of existing bulkhead at the cafeteria.
9. Responsibility for making sure that the demo of existing masonry walls does not affect the structure of the building.
10. AHERA report.
11. Surveying for Asbestos identification

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**Division 3** **Concrete**

This estimate includes:

1. Concrete for the following -



6. Reinforcing existing structural steel or structure.
7. AESS finish and Powder coated steel.
8. Light gage angles at the head of masonry walls.
9. Design responsibility for the structural steel at the bus canopy.
10. AISC certifications.
11. Exterior Stainless steel handrails.

**Division 6**

**Wood and Plastics**

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This estimate includes:

1. New millwork per RFI#11 drawings. New millwork includes:
  - a. New millwork per ID2.11 (Detail-3) in classroom 404, 409, 411, 413, 415, 416
  - b. New millwork per ID2.11 (Detail-2) in classroom 401
  - c. New millwork per ID2.11 (Detail-7) in classroom 306, 307, 308, 309, 311, 312, 313, 314. No work included at L-shaped cabinets.
  - d. New millwork per ID2.11 (Detail-8) in classroom 300
  - e. New millwork per ID2.11 (Detail-9) in classroom 100, 101, 102
  - f. New millwork per ID2.11 (Detail-12) in classroom 104, 105, 106, 107, 108
  - g. Replace countertops in 301, 302, 304, 299.2
  - h. New millwork in Teacher Work Room
  - i. New Tall Cabinets Book Keeper [299.1] and Office [299.4]. We have included 16 cabinets in total.
  - j. New PLAM admin desk, PLAM media center specialist desk.
  - k. Classroom millwork to be Wood Veneer (Plain Sliced White Birch)
2. Allowance for Wet Activities PLAM tall cabinets. See allowances.
3. PL-1 at media center specialist desk and reception desk
4. Satin Chromium Plated finish for exposed millwork hardware finish
5. Stationary Bookcases by Buckstaff in Media Center
6. Allowance for Display Case. See allowances.
7. Allowance for ramp railing at the stage at cafeteria. See allowances.
8. Allowance to replace millwork (currently included as existing to remain). See allowances.

This estimate excludes:

9. FRT materials for millwork
10. FSC requirements, NAF requirements



This estimate excludes:

23. Recaulking existing interior Joints
24. Recaulking existing head of wall joints.
25. New Metal panels at gym facade.
26. 1" base layer of insulation at the roof. Insulation will be installed in an efficient way to achieve 5" minimum.
27. Spray Fireproofing or patching of existing spray fireproofing.
28. Replacing existing expansion joints.
29. No underground work at the downspout boots.

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

This estimate includes:

1. Doors, Frames, and Hardware as following:
  - a. (24 EACH) HM frames
  - b. (34 LEAF) HM doors
  - c. (144 LEAF) Wood Door (non-rated; PS White Maple, Grade A)
  - d. (8 LEAF) FRP doors in Kitchen (Priced as Tiger FRP Door)
  - e. (8 LEAF) 45-Min Wood Door
  - f. (1 LEAF) STC-46 Door and Frame at Music Room
  - g. (161 LEAF) Allowance for Door Hardware Materials and Installation. See allowances.
2. Two caulk beads for aluminum storefront; one interior and one exterior.
3. Level 3 bullet resistant CR Laurance slider.
4. 870 SF of Safe Haven Security Film – SW440BR. Assumed to be at all windows on front face of building, and the first 7' of security vestibule. Window Perimeter will be sealed with DOW 995.
5. One in-place mockup for a SF-04 Window (one for one window replacement)
6. Doors 250I, 250J, 600B, 600C, 607, 608 as wide stile Aluminum Storefront doors.
7. Standard spray testing only. (not by 3rd party).
8. An Allowance for door hardware at aluminum storefront doors. See allowances.
9. Blue colored film on the glass by Decorative Films, LLC; Solyx Tinted Glazing film.

This estimate excludes:

10. STC rated doors and frames, unless noted otherwise.
11. Ultra 800 to seal perimeters of the Safe Haven film.
12. 3<sup>rd</sup> Party Water Testing.
13. Bullet Resistant/ballistic glazing and framing.
14. Access control hardware including card readers etc.
15. Fire rated framing or glazing for the aluminum storefronts.
16. Note 5/A4.07 under Exterior scope at Gym Building (remaining areas). This note does not seem to be applicable to this project.

**Division 9** **Finishes**

This estimate includes:

1. Allowance for smoke partition wall infill and seal. See allowances.
2. Stage ramp framing with metal studs and plywood
3. 3" 16ga (S362162-54) studs with a layer of dens glass as infill framing in the exterior canopies.
4. ACP 1: Armstrong Cortega (#704) 24" x 24" tegular edge tile on 15/16" intermediate galvanized grid in all classrooms and corridors
5. ACP 2: Armstrong Ultima health zone (#1447) 24" x 24" tegular edge tile on 15/16" intermediate galvanized grid in all restrooms, kitchen, and wet activities.
6. ACP 3: Armstrong Ultima (#1914) 24" x 48" tegular edge tile on 15/16" intermediate galvanized grid in cafeteria
7. ACP 4: Stainless Steel Ceiling Tile Panel on 15/16" intermediate galvanized grid (or EQ) around kitchen hood
8. Resinous flooring in lieu of T1 Quarry tile in Kitchen areas per email conversation with Copper Carry dated Feb.24, 2025.
9. Wall tile locations and extents were still under design coordination/review. As such we have included the following quantities per wall tile type:

T2 Daltile, Colorwheel Linear, 190, Artic White - 9'4" tall at water fountain walls	314	SF
T2 Daltile, Colorwheel Linear, 190, Artic White - 6'0" tall	2,256	SF
T3 Daltile, Colorwheel Linear, 1012, Mustard - 1 row accent tile	208	LF
T4 Daltile, Colorwheel Linear, 1049 Ocean Blue - 1 row accent tile	85	LF
T5 Daltile, Colorwheel Linear, 1174 Sea Breeze - 1 row accent tile	84	LF
T3 Daltile, Colorwheel Linear, 1012 Mustard - 3'0" tall at Stage surround area	134	SF
T4 Daltile, Colorwheel Linear, 1174 Sea Breeze - 3'0" tall at Serving line at Cafeteria	74	SF

10. Skim coating over existing terrazzo flooring to receive LVT flooring.
11. Manufacturer standard colors for grout at all floor and wall tiles.
12. One prime coat and two finish coats of paint on all walls.
13. An allowance for wall covering and/or Wolf Gordon Rampart product at corridor and cafeteria walls. See Allowances.
14. An allowance for custom painted murals and/or wall graphics at cafeteria walls. See Allowances.
15. We have included cleaning and repainting of the metal walls panels at the Gym building.

This estimate excludes:

16. Suspended baffles and cloud ceilings at media center.
17. Acoustical wall panels at media center.
18. Terrazzo floors and base.
19. Polishing of LVT flooring.
20. Level 5 finish
21. 0.95 NRC for Acoustical Ceiling
22. Excessive prepping of existing walls to be painted i.e removal of all existing nails, brackets, plastic shield, hooks, clips, tape, screws etc. from walls, floors or ceilings
23. New wood flooring at the Gymnasium.
24. Moisture mitigation/remediation.
25. Major levelling and excessive floor prepping for flooring installation.
26. Patching and painting pre-existing holes and penetrations on walls, floors or ceilings.
27. Block filler for the existing masonry walls.

**Division 10**

**Specialties**

This estimate includes:

1. Toilet partitions and toilet accessories.
2. New fire extinguishers (15 EACH).
3. Tackboards and Markerboards are included at 38 quantity each with 8'x4' dimensions.
4. Prefabricated aluminum floating cantilever canopies with a 2-coat Kynar finish (5 ea – 5'x8'; 1ea – 4'x7'; 1 ea - 4'x13' and 1 ea - 4'x10'). This includes 12" extruded aluminum gutter and 3"x6" extruded aluminum flat pan decking.
5. Interior Signage has been included as below.

Classroom sign w/ double insert 8" x 8", acrylic	53 EA
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**ATTACHMENT 2 – Clarifications and Assumptions**  
**Murphey Candler Elementary School**  
 Lithonia, GA

GMP Estimate  
 March 11, 2025

Room name & number 8" x 8" , acrylic	57 EA
Directional Sign 8" x 8" acrylic	10 EA
Restroom sign 9"x 6" acrylic	33 EA
Maximum Occupancy sign 8" x 8" acrylic	3 EA
Evacuation map holder 8 ½" x 11", acrylic	53 EA

6. Dimensional letter signage as shown on drawings (18" tall at cafeteria serving line, 5" tall at reception desk and 16" tall at top of canopy).
7. An allowance for additional signage. See allowances.

This estimate excludes:

8. Mobile changing stations.
9. Wall and door protection.
10. New fire cabinets, existing will be reused.
11. Metal Storage Shelving.
12. New Projection Screens.
13. Any work associated with existing canopy to remain (besides cleaning).

**Division 11** **Equipment**

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This estimate includes:

1. New food service equipment as indicated on the 50% Construction documents.
2. Using existing rough-ins for new food service equipment. We assume using existing floor drains, troughs and floor sinks.
3. New stage curtains – 25oz IFR Charisma Poly Velour, color TBD sewn at 100% fullness, lined with 100% IFR linertex fabric, black. Main curtain pair 11'-4" H x 42' W, with webbing, grommets, & S-hooks 12"OC 12" on-stage hem- 2" off stage hem, with 6" bottom hem with weight tape. Valance panel 2' H x 36' W ea, webbing, tack strip, 2" side hems, & 3" bottom hem w/ weight tape. 22oz IFR encore poly velour, unlined, color TBD sewn at 100% fullness. Leg 12'-6" H x 42" W ea, webbing, grommets, S-hooks Oc at top, 2" side hems, 6" bottom hem with weight tape. Borders 3'-6" H x 39' W ea, webbing, grommets, & ties 12" OC t top, 2" side hems, & 3" bottom hem with weight tape.
4. New stage rigging items – new tack strip for valance back-tacked to proscenium header. ADC 170 track, ADC2917S motor operated bi-parting main curtain track with pipe backbone. 2' center overlap. 4 qty stage left and 4 qty stage right side leg tracks, ADC #17 rotos with 10' ADC 1700 channel with pipe backbone @ 10' ea. ADC 170 bi-parting manual rope operated curtain track with pipe backbone, 2' center overlap. Rigging suspension points, strut support steel, beam clamp assemblies, ¼" forged shackles, ¼" grade 30 proof coil chain. All battens and backbones are 1.5" ID schedule 40 carbon steel pipe with 18" internal pipe splices drilled and through bolted.
5. An allowance for stage rigging and lighting and controls. See allowances.

This estimate excludes:

6. N/A

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**Division 12** **Furnishings**

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This estimate includes:

1. 1" aluminum horizontal louver blinds.

This estimate excludes:

2. Motorized or manual Roller window shades.
3. Entrance floor mats and frames.

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**Division 14** **Conveying Systems**

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This estimate includes:

1. N/A

This estimate excludes:

2. N/A

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**Division 21** **Fire Protection**

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This estimate includes:

1. Wet Fire Sprinkler System per NFPA 13 at the Un-sprinklered areas of the school.
2. Use of flexible heads (drops) as required.
3. An allowance for Fire Protection Program. See allowances.

This estimate excludes:

4. Galvanized Piping.
5. Fire Pumps.
6. Non-standard fire sprinklers in color or type.
7. Dry, Pre-Action or Deluge systems.
8. Painting of any sprinkler piping unless identified as required in exposed ceilings.
9. MIC (microbiological influenced corrosion) that may be introduced into the fire protection system through the existing water supply.

10. Backflow preventers.
11. Seismic / Earthquake bracing.
12. Free standing FDC, vault, PIV.

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**Division 22** **Plumbing**

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This estimate includes:

1. Using existing floor drains, troughs and floor sinks at the Kitchen.
2. Reusing existing carriers for the new plumbing fixtures.
3. Replacing 28 roof drain bodies (keep existing rough-ins, no new drain stacks). Includes providing of (2) new drain bodies and storm risers; daylighted for new addition.
4. Replacing 500 linear feet of gas pipe to roof top mechanical units. Includes 8 RTU connections.
5. Modifications to existing plumbing piping only as required for new fixtures. Existing to be reused to the extent possible.
6. New floor drains at newly added bathrooms only. All other existing floor drains at existing bathrooms and at the kitchen to remain as-is and be reused.
7. An assumption that existing plumbing rough-in and supports do not require modifications for new plumbing fixtures.
8. Removing and replacing equipment on existing rough-ins in the Kitchen.

This estimate excludes:

9. New carriers for lavatories in existing bathrooms.
10. Any repair of existing to remain pipe, insulation or equipment.
11. Water heaters.
12. Water meters.
13. Seismic bracing.
14. Grease trap demo or relocation
15. Replacing or relocating existing floor drains in existing bathrooms
16. Any new underground storm line for roof drains.

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**Division 23** **Mechanical Systems**

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This estimate includes:

1. DDC controls by Controls Concepts Inc.
2. Turning over existing equipment to the owner (where indicated). The owner will be responsible for packing, storing and transporting the same.
3. Equipment either per basis of design or by acceptable alternative manufacturers as listed in the specifications.

4. An allowance for the add for new refrigerant (R-454B or R32 A2L). See allowances.
5. Fire & smoke dampers as shown on the 50% construction documents only.

This estimate excludes:

6. Temporary equipment for heating/cooling. This proposal only includes running permanent units for temp heat/cooling once installed.
7. NADCA cleaning.

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**Division 26** **Electrical Systems & Low Voltage**

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This estimate includes:

1. Surface mounted raceways or conduits (not within walls).
2. New Switch Gear.
3. New 80Kw natural gas generator with ATS switch and remote annunciator.
4. New Intercom System.
5. New Fire Alarm System.
6. Conduits only for data and security cabling.
7. An allowance for new panels. See allowances.
8. Reusing existing feeders.
9. Light fixtures as shown on the electrical drawings.
10. Code minimum smoke detectors.
11. ERRCS testing and ERRCS installation within the design contingency. Final cost will be reconciled once testing is completed.

This estimate excludes:

12. Installation of new Tele/data/AV systems including Smartboards.
13. CATV system
14. Security System or Access Control System.
15. Lightning protection system.
16. IT/Data room racks, ladder tray, wire management, cabling.
17. Remove, Save, & Reinstall existing LV equipment.
18. New Site lighting.
19. Repairs to existing feeders.
20. Replacing electrical as needed to meet code.



5. An Allowance for relocations of items on the demolition plan deemed “as necessary”. See allowances.
6. An allowance for Temp sidewalks. See allowances.
7. An allowance for Temp (sidewalks) overhead covering. See allowances.

This estimate excludes:

8. Improvements or modifications to the water utilities beyond what is specified at the Fire Protection Drawings.
9. Water Taps, water meters, tap/impact fees.
10. Excavation, removal, and or replacement of unsuitable soils or rock.
11. Trash or debris removal.
12. Replacing drain lines at the downspout boots.

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**Division 32**

**Hardscapes, Landscapes, Paving, Curb and Gutter**

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This estimate includes:

1. All hardscape and site furnishings per 50% Construction drawings.
2. Allowance for Design-Build Irrigation System, Irrigation Sleeves, and BFP. See allowances. If the irrigation system is removed from scope, there will be no warranty/guarantee of any kind on new landscaping.
3. 6-gauge perimeter fence with turnbuckle at fence per 1/C6.01.
4. 6' black vinyl chain link fence (spec match per perimeter fence) around proposed dumpster enclosure, with a vehicular gate.
5. An allowance for shade structures at courtyard. See allowances.
6. Asphalt mill and repave to a depth of 2 inch and restriping at parking lot within the design contingency.

This estimate excludes:

7. GAB under HD concrete paving and sidewalk.
8. Mid-rail brace per 8/L2.01
9. Any site furnishings that are by others – Way finding signage, Trash bin and removable tables and chairs and horse statue.

**END OF CLARIFICATIONS AND ASSUMPTIONS**

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Activity ID	Activity Name	OD	RD	%	Start	Finish	2024												2025												2026												2027											
							M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S							
<b>Pricing</b>							Pricing																																															
PRC100	SD Pricing	25	0	100%	06-Jun-24 A	26-Jul-24 A	SD Pricing																																															
PRC110	DD Pricing - LNTP for Long Lead Procurement	34	1	97.06%	25-Oct-24 A	06-Mar-25*	DD Pricing - LNTP for Long Lead Procurement																																															
PRC120	50% CD Pricing - GMP	34	1	97.06%	20-Jan-25 A	06-Mar-25	50% CD Pricing - GMP																																															
PRC130	100% CD Price Reconciliation	30	30	0%	22-Apr-25	03-Jun-25	100% CD Price Reconciliation																																															
<b>Permitting</b>							Permitting																																															
PRMT100	Building Permit	35	35	0%	06-Mar-25	23-Apr-25	Building Permit																																															
<b>Contract</b>							Contract																																															
CNT120	GMP Package to DCSD	10	10	0%	07-Mar-25	20-Mar-25	GMP Package to DCSD																																															
CNT130	DCSD Board Approval for GMP	1	1	0%	02-May-25	02-May-25	DCSD Board Approval for GMP																																															
<b>Procurement</b>							Procurement																																															
<b>Electrical</b>							Electrical																																															
MCES-PROC	Prep Electrical Submittals	20	20	0%	05-May-25	02-Jun-25	Prep Electrical Submittals																																															
MCES-PROC	BBC Review/Submit Electrical Submittals	3	3	0%	03-Jun-25	05-Jun-25	BBC Review/Submit Electrical Submittals																																															
MCES-PROC	Review/Approve Electrical Submittals	10	10	0%	06-Jun-25	19-Jun-25	Review/Approve Electrical Submittals																																															
MCES-PROC	Fab/Del Switchgear (26 weeks)	130	130	0%	20-Jun-25	26-Dec-25	Fab/Del Switchgear (26 weeks)																																															
<b>Mechanical Equipment</b>							Mechanical Equipment																																															
MCES-PROC	Prep HVAC Equipment Submittals	20	20	0%	05-May-25	02-Jun-25	Prep HVAC Equipment Submittals																																															
MCES-PROC	BBC Review/Submit HVAC Equipment Submittals	3	3	0%	03-Jun-25	05-Jun-25	BBC Review/Submit HVAC Equipment Submittals																																															
MCES-PROC	Review/Approve HVAC Equipment Submittals	10	10	0%	06-Jun-25	19-Jun-25	Review/Approve HVAC Equipment Submittals																																															
MCES-PROC	Fab/Del Above Ceiling HVAC Equipment (20 weeks)	100	100	0%	20-Jun-25	10-Nov-25	Fab/Del Above Ceiling HVAC Equipment (20 weeks)																																															
MCES-PROC	Fab/Del Roof Top HVAC Equipment (30 weeks)	150	150	0%	20-Jun-25	28-Jan-26	Fab/Del Roof Top HVAC Equipment (30 weeks)																																															
<b>Temporary Facilities</b>							Temporary Facilities																																															
TEMP100	GA Power Coordination	15	15	0%	27-Mar-25	16-Apr-25	GA Power Coordination																																															
TEMP110	Permit Drawing Design/Prep	15	15	0%	14-Apr-25	02-May-25	Permit Drawing Design/Prep																																															
TEMP120	BB Review/Submit for Approval	2	2	0%	05-May-25	06-May-25	BB Review/Submit for Approval																																															
TEMP140	Permitting	25	25	0%	07-May-25	11-Jun-25	Permitting																																															
TEMP150	Contract Execution for Mobile Classrooms	5	5	0%	12-Jun-25	18-Jun-25	Contract Execution for Mobile Classrooms																																															
<b>Construction</b>							Construction																																															
<b>Phase 1 - Mobilization &amp; Temp Facilities - Summer 2025</b>							Phase 1 - Mobilization & Temp Facilities - Summer 2025																																															
C1000	Mobilization	3	3	0%	05-May-25	07-May-25	Mobilization																																															
C1010	Install Erosion Controls	3	3	0%	05-May-25	07-May-25	Install Erosion Controls																																															
C1030	Install Underground Utilities (Water/Sewer/Fire Line)	10	10	0%	08-May-25	21-May-25	Install Underground Utilities (Water/Sewer/Fire Line)																																															
C1020	Install Foundations for Modular Trailers	10	10	0%	19-May-25	02-Jun-25	Install Foundations for Modular Trailers																																															
C1040	Install Modular Trailers	10	10	0%	19-Jun-25	02-Jul-25	Install Modular Trailers																																															
C1050	Power Connection to Modular Trailers	10	10	0%	30-Jun-25	14-Jul-25	Power Connection to Modular Trailers																																															
C1060	Install Fire Protection in Modular Trailers	10	10	0%	10-Jul-25	23-Jul-25	Install Fire Protection in Modular Trailers																																															
C1070	Install Low Voltage Tie-In From School	10	10	0%	15-Jul-25	28-Jul-25	Install Low Voltage Tie-In From School																																															
C1080	GA Power Transformer Install	5	5	0%	22-Jul-25	28-Jul-25	GA Power Transformer Install																																															
C1090	80% Ceiling Cover Up Inspection	2	2	0%	28-Jul-25	29-Jul-25	80% Ceiling Cover Up Inspection																																															
C1100	ADA Access Install	3	3	0%	30-Jul-25	01-Aug-25	ADA Access Install																																															
C1110	Final Inspection	3	3	0%	04-Aug-25	06-Aug-25	Final Inspection																																															
C1120	Move into Modular Trailers	5	5	0%	04-Aug-25	08-Aug-25	Move into Modular Trailers																																															








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

## Murphey Candler ES Renovation Preliminary Schedule 2025-03-25





Activity ID	Activity Name	OD	RD	%	Start	Finish	2024												2025												2026												2027													
							M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S									
<b>Exterior</b>		30	30		04-Jan-27	15-Feb-27																																																	Exterior	
A1060	Install Landscape/Hardscapes	15	15	0%	04-Jan-27	25-Jan-27																																																	Install Landscape/Hardscapes	
A1070	Clean & BBC Punch	15	15	0%	26-Jan-27	15-Feb-27																																																	Clean & BBC Punch	
<b>Canopy</b>		100	100		23-Nov-26	20-Apr-27																																																	Canopy	
A1050	FRP Canopy Footers	10	10	0%	23-Nov-26*	08-Dec-26																																																	FRP Canopy Footers	
A1030	Fab/Deliver Canopy Material	60	60	0%	09-Dec-26	09-Mar-27																																																	Fab/Deliver Canopy Ma	
A1040	Install Canopy Material	15	15	0%	10-Mar-27	30-Mar-27																																																	Install Canopy Materi	
A1080	Final Punch & Inspections	15	15	0%	31-Mar-27	20-Apr-27																																																	Final Punch & Insp	

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

## Murphey Candler ES Renovation Preliminary Schedule 2025-03-25



# ATTACHMENT 4 – Schedule of Values

Murphey Candler Elementary School

Lithonia, GA

GMP

March 7, 2025

Item of Work	GMP Total
01D Relocation Logistics	\$ -
01G General Requirements	\$ 836,649
02A Demolition	\$ 584,332
03A Foundations / SOG / Slab on Deck (Turnkey)	\$ 409,253
04A Masonry	\$ 1,236,074
05A Structural & Miscellaneous Steel (Turnkey)	\$ 905,878
06F Architectural Millwork	\$ 798,050
07A Waterproofing & Caulking	\$ 120,715
07B Roofing	\$ 2,005,788
07F Metal Wall Panels	\$ 773,272
08A Doors, Frames & Hardware (Turnkey)	\$ 712,504
08F Glass & Glazing	\$ 710,260
09A Drywall / Metal Framing	\$ 772,820
09D Painting / Wallcovering	\$ 543,258
09E Flooring	\$ 778,245
10A Toilet Partitions / Accessories	\$ 125,305
10C Signage	\$ 94,649
10G Canopies / Awnings	\$ 97,389
11E Food Service Equipment	\$ 758,743
11Z Stage Curtains	\$ 300,929
12A Window Treatments	\$ 13,429
21A Fire Protection	\$ 378,074
22A Plumbing	\$ 661,520
23A HVAC	\$ 2,966,398
26A Electrical	\$ 2,483,150
31D Sitework Package	\$ 722,339
32E Hardscape	\$ 399,596
32F Site Fencing	\$ 95,641
32O Landscaping & Irrigation	\$ 137,015
<b>Subtotal</b>	<b>\$ 20,450,018</b>
General Conditions	\$ 2,463,063
SDI	\$ 310,840
General Liability	\$ 346,479
Performance and Payment Bond	\$ 165,425
Preconstruction Services	\$ -
Builder's Risk	\$ 53,078
Construction Contingency	\$ 1,431,501
Design Contingency	\$ 2,249,502
Escalation Contingency	\$ 613,501
<b>Subtotal</b>	<b>\$ 28,083,407</b>
Fee	5.00% \$ 1,404,170
<b>GRAND TOTAL (SITE + SCHOOL RENOVATIONS)</b>	<b>\$ 29,487,577</b>

**ATTACHMENT 4 – Schedule of Values**  
**Modulars – Murphey Candler Elementary School**  
 Lithonia, GA

Early Release Package  
 Dec.04, 2024

Item of Work	GMP Total
01D Relocation Logistics	\$ 2,243,068
01F General Allowances	\$ 500,000
01G General Requirements	\$ 98,961
General Conditions	\$ 183,562
General Liability	\$ 37,147
SDI	\$ 43,199
Builder's Risk	\$ 6,079
Performance and Payment Bond	\$ 18,945
Construction Contingency	\$ 85,261
Fee	\$ 160,811
<b>GRAND TOTAL</b>	\$ 3,377,033

DCSD Murphey Cander ES - RFI LOG

BBC RFI #	Discipline	Drawing/Spec #	Detail #	Issue / Question	Date Submitted	Reviewer Name	Reviewer Company Name	Answer	Date Answered
1	Civil			Please provide specifications for Division 31 Earthwork, Division 32 Exterior Improvements and Division 33 Utilities.	01/28/25	Roger Wells	BLP	Specifications were sent to CC on 1/8/2025	02/10/25
2	Electrical			It is our understanding that the owner is responsible for the low voltage equipment, devices and cabling including security/access controls, Telecom/Data (Structured cabling). Please confirm.	01/28/25	Dillon Johnson	AHP	Yes, the system componenets and cabling will be the owner's responsibility. The contractor shall include raceway and boxes for the system.	02/10/25
3	Electrical	263213		Spec section 263213 calls for Generator; however a new Generator is not shown on the electrical drawings. Please advise if we are to include a new Generator.	01/28/25	Dillon Johnson	AHP	The new emergency generator will be located in the courtyard where the existing utility transformer is located.	02/10/25
4	Electrical			Please provide Riser Diagram.	01/28/25	Dillon Johnson	AHP	All panels are being replaced in existing locations and power riser will be included in forthcoming progress sets.	02/10/25
5	Electrical	260526		Spec section 260526 mentions Lightning Protection System. Are we to include new Lightning Protection System ? Please advise.	01/28/25	Dillon Johnson	AHP	The lightning protection system will not be included.	02/10/25
6	Electrical			Please confirm that the existing fire alarm system at the school is a Simplex system.	01/28/25	Dillon Johnson	AHP	The fire alarm system will be new for the entire building. The existing fire alarm system shall be replaced.	02/10/25
7	Architectural			Per note 23 on the Demolition plans, it states that the existing Restroom wall tile is to be removed and the wall prepped for new finish. The finish schedule on ID2.11 indicates wall tiles T-2, T-3, T-4 and T-5 however does not provide location for them. Please indicate the wall tile type for Restroom walls and provide locations for the wall tiles T-2, T-3, T-4 and T-5.	01/28/25	Katie Mitchell	Cooper Carry	T-2 - field tile at all gang restrooms / toilets T-3 / T-4 accent tiles at girls / womens gang restrooms and single toilets 103.7, 223, 227, 242, 247, 315A, 319.2, 326, 415, 419 T-3 / T-5 accent tile at boys gang restrooms and single toilets 103.1A, 103.7A, 224, 228, 246, 315B, 318-5, 319.1, 404, 416, 420, 423  wall tile to be (18) whole rows (approx. 6') overall dimension, ashlar install. Allow for one row each of accent tiles listed. Elevation to provided at next issuance.  T-3 & T-4 are also used at the cafeteria. T-3 is for the stage surround, T-4 is for the serving line entry (Noted as T-3 in Elevation 2/A3.03 - will correct at next issuance)	02/07/25
8	Electrical			Please indicate if there will be any new HVAC or Electrical work in the Gym building. There is no mechanical plan showing any new work at the Gym and E205 does not show anything either.	01/28/25	Dillon Johnson	AHP	There wil be no New Work for power in the gym.	02/10/25
9	Architectural			During DD pricing round, the intent was to re-use majority of the existing door frames. However, per demo note-22, all doors, frames, and hardware to be replaced unless noted otherwise but per door schedule, comments have been made under "comments" columns asking to replace selective door frames. Please advise.	01/29/25	Joiana Hooks	Cooper Carry	The door schedule has be updated to reflect the correct scope of work. There are select interior door frames to be replaced based on existing damage, resizing of doors, and door swing orientation changes. All Double doors to the exterior will receive new frames as well.	
10	Architectural			Door schedule do not show hardware set. Please advise.	01/29/25	Joiana Hooks	Cooper Carry	We are currently coordinating the door schedule and hardware.	
11	Architectural			Per ID2.04, new millwork in shown in one of the 5th grade classrooms but it's not shown in others. Please advise.	01/30/25	Joiana Hooks / Katie	Cooper Carry	See interior elevations on PreCon RFI #11 Drawings, 12/ID2.11 for typical 5th-grade block millwork. The tall storage above the cubby openings will be lockable. Additionally, 1 of the tall cabinets will be a teacher's wardrobe. The above applies to classrooms 104, 105, 106, 107, and the computer science lab (108). See Precon RFI #11 drawings for updated millwork scope throughout the building	02/19/25
12	Architectural			Per ID2.04, new storage cabinets are shown on the drawings but not elevations or details have been provided for the millwork. Please advise.	01/30/25	Katie Mitchell	Cooper Carry	Assuming this question is for Wet Activities Area 129? Millwork to be replaced with locking tall hardwood cabinets. See attached updated drawings	02/11/25
13	Architectural			Per ID2.04, new trophy unit is drawn on the east wall but no details have been provided for the millwork. Please advise.	01/30/25	Katie Mitchell	Cooper Carry	Locking hardwood cabinets with glass shelves	02/11/25
14	Architectural			Per ID2.04, new cabinets are shown in work room [103.3] I but no details or elevations have been provided for the millwork. Please advise.	01/30/25	Katie Mitchell	Cooper Carry	Existing millwork to remain.	02/11/25
15	Architectural			Per demo general note-16, bookcases in media center to be salvaged for re-use. However, per Tag 17 on A3.01, hardwood bookcases to be Contractor Furnished/Contractor Installed. Please advise.	01/30/25	Katie Mitchell	Cooper Carry	Contractor to salvage, clean, and reuse existing. Supplement as needed with new units to match.	02/11/25

16	Interior	ID2.11		Finish Material Legend on ID2.11 calls BOD for E-1 epoxy floors to be Stontec by Stonhard. Are other equal epoxy flooring products acceptable?	02/01/25	Katie Mitchell	Cooper Carry	Substitutions are acceptable. Refer to specification section 09 6723 Resinous Flooring for approved manufacturers. Alternative manufacturers would need to follow the substitution request process outlined in spec section 01 6000 Product Requirements	02/07/25
17	Interior	ID2.11		Details 17,18,19, and 20 on ID2.11 show flooring transitions. However, there is no manufacturer, and product data listed for these transitions. Please provide.	02/01/25	Katie Mitchell	Cooper Carry	Flooring contractor to provide products coordinated to work with submitted flooring types that match intent of details. Manufacturer for all vinyl / rubber transitions to match rubber base manufacturer - refer to specification section 09 6513 Resilient Base and Accessories	02/07/25
18	Interior	ID2.11		Detail 20 on ID2.11 shows no floor transition between LVT to Carpet. Please confirm.	02/01/25	Katie Mitchell	Cooper Carry	Basis of design LVT & carpet are 5mm products, so no transition is necessary. If final submitted products are not the same height, flooring contractor to coordinate required transition profile.	02/07/25
19	Architectural	A4.01, Spec Section 099113	Note #4	Overall exterior elevations indicate that the existing metal panels at parapet are to be cleaned and repainted. Is there a BOD product for paint at these locations or are we to paint per the Ferrous Metal paint schedule in spec section 099113. Please confirm.	02/01/25		Cooper Carry	There are areas within the courtyard and toward the back of the school at the classroom wings of the building where the metal panel parapets will be cleaned and painted with Duron "weather Shield" One Coat, which is BOD per DCSD, Arch will determine the color. We will confirm this is still the current directive as some of the DCSD's guidelines have been overruled within our meetings. The remaining metal panel parapets that wrap the front entry will be replaced.	
20	Architectural	A4.01, Spec Section 099113		Would the structural steel columns and beams at building entrance be painted? Is there a BOD product for paint at these locations or are we to paint per the Ferrous Metal paint schedule in spec section 099113. Please confirm.	02/01/25	Mashara Williams	Cooper Carry	The columns and beams will be powder coated.	
21	Plumbing	A1.17		Note 3 on A1.17 calls to replace all roof drains and overflow drains, adding new drains and relocating some drains; however the plumbing drawings do not show any changes required to the roof drains. Please clarify if there are any changes required to the existing roof drains including its complete replacement and provide associated plumbing drawing.	02/03/25	Rodney Hopkins	AHP	Roof drains will be replaced and coordinated with Architectural plans	
22	Architectural			ID 2.11 shows Tile T-2,4,5; however these are not on floor plans or elevations of any areas. Please provide the location for Tile T-2,4 & 5.	02/04/25	Katie Mitchell	Cooper Carry	see response to RFI question 7	02/07/25
23	Architectural			Gang restrooms on 2/A3.10, 4/A3.10 and 2/A3.11 shows masonry wall partitions at the toilets. Are these to be masonry partitions or Plastic toilet compartments ? Please advise.	02/06/25		Cooper Carry	The drawings have been updated to reflect current conditions. The existing toilet partitions are a mix of plastic and phenolic. Per DCSD 50% CD Review, we will update drawings and specs to include final decision. DCSD prefers the look for solid HDPE plastic, though wants both options to be priced.	
24	Architectural			Please clarify the fascia type at the bus canopy. Is it to be ACM ?	02/06/25	Mashara Williams	Cooper Carry	Yes.	
25	Architectural			Please clarify the fascia type at the tall entrance canopy.	02/06/25	Mashara Williams	Cooper Carry	ACM	
26	Electrical			Are we to replace existing Switchgear ? If yes, please provide specifications.	02/06/25	Holden Parker	AHP	Yes. See specification section 262413 - Switchboards	
27	Architectural			Please clarify if we are to install wall tiles only at the Restroom wet walls and provide the height required for these wall tiles including the type of tile required.	02/07/25	Katie Mitchell	Cooper Carry	see response to RFI question 7	02/07/25
28	Plumbing			Mechanical Demo sheets note all existing hot water piping and boiler should be removed. Plumbing sheets do not depict any new hot water lines or water heater locations. Electric water heater detail shown on P3.01, but not included in schedule. Please confirm location of new water heaters	02/07/25	Holden Parker	AHP	The note on the demo sheet applies to HVAC heating hot water and not domestic hot water. Mechanical will add clarifying language for next set.	
29	Architectural	A3.03		No stage equipment is shown on the drawings. Please confirm that a new curtain system is required and provide details for the curtain system.	02/07/25			Cooper Carry is working with Barbizon.	
30	Architectural			Please provide specification for transaction window.	02/07/25	Jessica Alexander	Cooper Carry	please see attached spec per District standard. (1st column, row 30)	
31	Architectural			Please provide specification for the colored film (blue) to be installed on the storefront windows.	02/07/25	Jessica Alexander	Cooper Carry	Specification to be provided within next issuance.	
32	Architectural		102123	Spec section 102123 calls for Cubicle curtain and track. Please provide the location for the cubicle curtain and track.	02/07/25	Katie Mitchell	Cooper Carry	Provide at clinic exam beds. location to be shown on next issuance	02/11/25
33	Interior	ID2.01		Finish Floor Plan on ID2.01 indicates to repaint walls only at the existing Gym. Please clarify whether we need to include painting of the exposed deck at the Gym	02/18/25	Katie Mitchell	Cooper Carry	Yes, paint existing deck at the Gym	02/24/25
34	Interior	ID2.11		Finish Material Legend on ID2.11 WC-1 wall covering at corridor and cafeteria walls. However, it is not clear which locations get wall coverings. Please clarify the locations and extents of this wall covering.	02/18/25	Katie Mitchell	Cooper Carry	Wallcovering to be provided at Media Center - no scope at Cafeteria or Corridors. To be updated at next issuance.	02/24/25

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
Vehicles, Fuel, Maintenance	X
Record Retention	X
Document Reproduction	X
Postage & Couriers	X
Project Photo Documentation	X
Site Signage	X
Drug Testing	X
Water, Ice, Cups	X
Mobilization (prime)	X
Demobilization (prime)	X

**ATTACHMENT 6 – List of Subcontractors & Major Suppliers**  
**Murphey Candler Elementary School**  
 Lithonia, GA

GMP  
 March.26, 2025

Item of Work	Subcontractor
01D Relocation Logistics	Mobile Modular
02A Demolition	Alpha Omega, Green Circle, KMD Management
03A Foundations / SOG / Slab on Deck (Turnkey)	Div. 3, Wheeler Services, Hard Rock
04A Masonry	C&M Masonry, Cornerstone Masonry, Masonry Dixie, ATL Mas
05A Structural & Miscellaneous Steel (Turnkey)	Rays Stairs, ICM, SteelTech
06F Architectural Millwork	Div.6, American Woodwork, CBD
07A Waterproofing & Caulking	Chambless, Metro Waterproofing
07B Roofing	RoofTech, Summers Roofing, Innovative Roofing
07F Metal Wall Panels	Kistler, SEAS, Peachtree Protective Covers, Carros
08A Doors, Frames & Hardware (Turnkey)	Kelly Brothers, Unified, CD Morris
08F Glass & Glazing	A-1, G+S Glass, CGM, FB Glazing
09A Drywall / Metal Framing	Astro, United, Baker, Ochoa
09D Painting / Wallcovering	Ortiz, Baker Paint, Bobby Taylor, Goodman
09E Flooring	DCO, CP Build, AAA Commercial, ProFloors
10A Toilet Partitions / Accessories	Restroom Stalls and all, Robinson
10B Visual Display Boards	TBD
10C Signage	Henry Graphics, Pinnacle
10G Canopies / Awnings	Mitchell Metals, Peachtree Protective
11E Food Service Equipment	11400 Inc., Singer, Stafford Smith, Boelter
11Z Stage Curtains	GA Stage, Mainstage
12A Window Treatments	DCO, Prestige
21A Fire Protection	Chattanooga Fire, Amber Fire, Shambaugh & Son
22A Plumbing	Gill Plumbing, Clarkeson, Rawlins
23A HVAC	5 Seasons, Conditioned Air, ASL Mechanical
26A Electrical	J&I Cordon, Penco, Metropower
31D Sitework Package	Lewis Contracting, RE-Site
32E Hardscape	Curbcoco, Div.3, HardRock
32F Site Fencing	Celebrity Fence, 1st Fence
32O Landscaping & Irrigation	Visionscapes, Mayer, South Fulton

**Alternates**

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

1. N/A
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