

EXHIBIT M

GMP AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION CONTRACTOR

AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION CONTRACTOR FOR Ashford Park Elementary School HVAC System Replacement Renovations AGREEMENT NO. RFOu. 24-752-009

Pursuant to Sections 4.B and 7.A of the Construction Management Agreement (“Agreement”), dated March 22, 2024, between The School Board of DeKalb County, Georgia (“Owner”) and The Winter Construction Company (“Construction Contractor”), with respect to the construction of Owner’s Ashford Park Elementary School HVAC System Replacement Renovations (“Project”), Owner and Construction Contractor hereby agree to amend and modify the Agreement by this Amendment No. 1 and establish a Guaranteed Maximum Price and Contract Time for all the Work as set forth below. All capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement, unless otherwise noted.

ARTICLE 1

SCOPE OF WORK

The scope of the Work consists of the construction of a 48,000 SF renovation of existing elementary school, in accordance with the Agreement, this Amendment and the other Contract Documents listed as Attachments 1 through 8 below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attachment No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
1.	List of Drawings, Specifications and Addendums	<u>M-6 through M-16</u>	<u>01/06/2025</u>
2.	Allowances	<u>M-17 through M-17</u>	<u>01/20/2025</u>
3.	Assumptions and Clarifications	<u>M-18 through M-29</u>	<u>01/20/2025</u>
4.	Completion Schedule	<u>M-30 through M-39</u>	<u>01/06/2025</u>
5.	Schedule of Values	<u>M-40 through M-41</u>	<u>01/21/2025</u>
6.	List of Itemized General Conditions	<u>M-42 through M-42</u>	<u>01/21/2025</u>
7.	List of Subcontractors and Major Suppliers	<u>M-43 through M-44</u>	<u>01/21/2025</u>
8.	Alternates	<u>M-45 through M-45</u>	<u>01/21/2025</u>

ARTICLE 2

GUARANTEED MAXIMUM PRICE

2.1 Construction Contractor's Guaranteed Maximum Price ("GMP") for the Work, including the estimated Cost of the Work as defined in Section 5 of the Agreement and the Construction Management Fee as defined in Section 4 of the Agreement, is twenty-three million five hundred twenty-six thousand seventy and 00/100 Dollars (\$23,526,070.00).

2.2 The Construction Management Fee for the entire Work anticipated on this Project is hereby established as a lumpsum amount of one million two hundred eleven thousand five hundred ninety-three and 00/100 Dollars (\$1,211,593.00), said lump sum amount is included within the above noted GMP.

2.3 The general condition expenses for the entire Work anticipated on this Project are hereby established as a lump sum amount of one million six hundred one thousand seventy-eight and 00/100 Dollars (\$1,601,078.00), said lump sum amount is included within the above noted GMP ("General Conditions Expenses"). The items included as General Condition Expenses are listed in the List of Itemized General Conditions attached hereto and incorporated herein as Attachment No. 6. Except as said lump sum amount for General Condition Expenses may be expressly adjusted by Change Order or Construction Change Directive, Construction Contractor acknowledges and agrees that Owner shall have no liability for any General Condition expenses beyond payment of the above noted lump sum amount and Construction Contractor agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above lump sum amount. There shall be no additional General Conditions Expenses payable to Construction Contractor on the first Five Hundred Thousand and No/100 Dollars (\$500,000.00) of Change Order or Construction Change Directive Work (i.e. the lump sum amount specified in this Subsection includes consideration for up to \$500,000.00 of Change Order and/or Construction Change Directive Work). Further, there shall be no mark-up for a subcontractor's General Conditions expenses on the first One Hundred Thousand and No/100 Dollars (\$100,000.00) of Change Order and Construction Change Directive Work to be performed by such subcontractor.

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

2.5 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General Condition expense amount noted in Subsection 2.4 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed amount of five hundred forty-seven thousand nine hundred eight and 00/100 Dollars (\$547,908.00) ("**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 nine hundred thirteen thousand one hundred eighty and 00/100 Dollars (\$913,180.00) ("**Contractor's Contingency**"). Construction Contractor shall not proceed with any portion of the Work which it intends to charge against the Contractor's Contingency without first obtaining Owner's express written authorization to proceed. Construction Contractor acknowledges and agrees that any portion of Work which is to be charged against the Contractor's Contingency that does not receive such prior written approval from Owner shall be deemed to be part of Construction Contractor's Work compensated within the GMP and not chargeable against Contractor's Contingency. Owner reserves the right, at its sole discretion, to withhold its consent on Contractor's Contingency expenditures. Further, the work that is the subject of any Owner's Contingency expenditures shall be deemed part of the Work. The GMP shall be reduced by unused Contractor's Contingency remaining at the completion of the Work. Construction Contractor has no entitlement to any portion of any unused Contractor's Contingency. Construction Contractor shall be entitled to an increase in the Construction Management Fee in the amount of 5.15% of the Cost of the Work charged against the Contractor's Contingency.

2.7 The parties have agreed to establish an allowance within the GMP for Coordination with existing Building Foundations, Misc. Steel Over Windows, Brick Lintels, and Expansion Joints at Existing Building, Downspouts, Furniture Relocation, Upgrading Corridor Walls to Smoke Partitions, and ERRC in the amount of seven hundred five thousand two hundred twenty and 00/100 Dollars (\$705,220.00). Construction Contractor shall not proceed with any portion of the Work associated with the aforesaid allowance ("**Allowance Work**") without first obtaining Owner's express written authorization to proceed with said Allowance Work. Allowance Amounts are reflected in Attachment 2. Unless otherwise provided in the Contract Documents: (a) allowances amounts shall cover the cost to Construction Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts; (b) Construction Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the GMP but not in the allowances, unless otherwise stated in the allowance; and (c) whenever costs are more than or less than allowances, the GMP shall be adjusted accordingly by Change Order.

2.8 Pursuant to Subsection 12.3 of Exhibit A to the Agreement, if at the time final payment is made to Construction Contractor the total Cost of the Work has been increased by approved Change Orders in an amount causing the original GMP as set forth in this Amendment to be exceeded by more than Five Hundred Thousand and 00/100 Dollars (\$500,000.00), then Construction Contractor shall be entitled to an increase in the Construction Management Fee in the percentage of (5.15%) of the amount exceeding the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) plus that original GMP amount.

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

2.10.1 The amount of Zero and 00/100 Dollars (\$0.00) has been separately identified for the cost of compliance with the required trench safety standards; said amount is included within the GMP.

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

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

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

ARTICLE 3

CONTRACT TIME

3.1 The Construction Phase Commencement Date for the Work is May 30, 2025. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is Four Hundred Thirty (430) days ("Contract Time"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS August 3, 2026.

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

ARTICLE 4

MISCELLANEOUS

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

Owner

Construction Contractor

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Attest: _____

Attest: _____

ATTACHMENT 1

Printed on Tue Dec 17, 2024 at 04:55 pm EST



Job #: 24091 Ashford Park Elementary
2968 Cravenridge Dr NE
Atlanta, Georgia 30319

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A00-0S	DEMO SITE PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01	DEMO FLOOR PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01A	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01B	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-01C	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09	DEMO REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09A	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09B	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A00-09C	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A01-01	SITE PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A01-10	ENLARGED SITE PLAN - BUS CANOPY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A01-11	ENLARGED SITE PLANS - SITE CANOPY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A01-14	ENLARGED SITE PLANS - STORAGE SHED	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-00	WALL & PARTITION TYPES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01	FLOOR PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01A	FLOOR PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01B	FLOOR PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-01C	FLOOR PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A02-10	ROOF PLAN - OVERALL	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01	REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01A	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01B	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A03-01C	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-00	RESTROOM TYPES AND RESTROOM ACCESSORIES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-01	ENLARGED PLANS - RESTROOMS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-02	ENLARGED PLANS - RESTROOMS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-03	ENLARGED PLANS - RESTROOMS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-04	ENLARGED PLANS - TYPICAL CLASSROOM	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-05	ENLARGED SITE PLANS - ENTRY CANOPY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-06	ENLARGED PLANS - KITCHEN ADDITION	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A04-07	ENLARGED PLANS - DESIGN OPTIONS - SITE CANOPY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-08	ENLARGED PLANS - DESIGN OPTIONS - SITE CANOPY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A04-10	ENLARGED PLANS - DESIGN OPTIONS - BUS CANOPY	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)

ATTACHMENT 1

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Job #: 24091 Ashford Park Elementary
2968 Cravenridge Dr NE
Atlanta, Georgia 30319

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A05-01	EXTERIOR ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A05-02	EXTERIOR ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A06-01	BUILDING SECTIONS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A07-01	INTERIOR ELEVATIONS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A07-41	MILLWORK DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-01	DOOR SCHEDULE	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-21	DOOR FRAMES AND DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-22	DOOR DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-23	SIGNAGE DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-31	WINDOW AND FRAME DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A08-32	WINDOW DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-00	FINISH SCHEDULE, NOTES, AND LEGENDS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-00.	FINISH SCHEDULE, NOTES, AND LEGENDS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
A09-02	FINISH FLOOR PLAN - LEVEL ONE - OVERALL	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-03	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT A	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-04	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-05	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
A09-06	DESIGN OPTIONS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Civil					
1	BOUNDARY TOPOGRAPHIC TREE AND UTILITY SURVEY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
2	BOUNDARY TOPOGRAPHIC TREE AND UTILITY SURVEY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
3Z	BOUNDARY TOPOGRAPHIC TREE AND UTILITY SURVEY	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C01-00	COVER SHEET AND GENERAL NOTES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C02-00	DEMOLITION PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C03-00	LAYOUT AND STAKING PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-00	GRADING & DRAINAGE PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-01	DETAILED GRADING PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-02	BMP DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-03	BMP DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C04-04	BMP DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C05-00	UTILITY PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C06-00	PROFILES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-00	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-01	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-02	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-03	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-04	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
C07-05	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C07-06	CONSTRUCTION DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-00	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-01	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-02	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC01-03	ES&PC NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC02-00	INITIAL ES&PC PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC03-00	INTERMEDIATE ES&PC PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC04-00	FINAL ES&PC PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-00	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-01	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-02	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-03	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
EC05-04	ES&PC DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Electrical					
E01-01	ELECTRICAL LEGEND, NOTES, SCHEDULES AND DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E2-01	ELECTRICAL SITE PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E2-01A	ELECTRICAL LIGHTING PLAN AREA A	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
E2-01B	ELECTRICAL LIGHTING PLAN AREA B	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
E3-01A	ELECTRICAL LIGHTING PLAN AREA A & C	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E3-01B	ELECTRICAL LIGHTING PLAN AREA B	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E4-01A	ELECTRICAL POWER PLAN AREA A & C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E4-01B	ELECTRICAL POWER PLAN AREA B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E4-02A	ELECTRICAL HVAC & PLUMBING PLAN AREA A & C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E4-02B	ELECTRICAL HVAC & PLUMBING PLAN AREA B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E4-03	ELECTRICAL OVERALL ROOF PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E4-04	ELECTRICAL ENLARGED KITCHEN PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E5-01A	ELECTRICAL SYSTEMS PLAN AREA A & C	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E5-01B	ELECTRICAL SYSTEMS PLAN AREA B	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
E6-01	ELECTRICAL RISER, NOTES, SCHEDULES & DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Equipment					
QF0.0	FOODSERVICE GENERAL NOTES	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.0	FOODSERVICE EQUIPMENT PLAN -OVERALL	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.1	FOODSERVICE EQUIPMENT PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.2	FOODSERVICE EQUIPMENT SCHEDULE	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF1.3	FOODSERVICE EQUIPMENT PLAN CAFETERIA EXPANSION DESIGN OPTION	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF2.1	FOODSERVICE EQUIPMENT ELEVATION KEY PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF2.2	FOODSERVICE EQUIPMENT ELEVATIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF2.3	FOODSERVICE EQUIPMENT ISOMETRIC VIEWS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

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QF2.4	FOODSERVICE EQUIPMENT ISOMETRIC VIEWS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
QF3.1	FOODSERVICE EQUIPMENT PLUMBING SUPPLY PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF3.2	FOODSERVICE EQUIPMENT PLUMBING DRAIN PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF4.1	FOODSERVICE EQUIPMENT ELECTRICAL PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF5.1	FOODSERVICE EQUIPMENT SLAB PENETRATION PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
QF8.1	FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Fire Protection					
FP00-01	FIRE PROTECTION NOTES & DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
FP001	FIRE PROTECTION NOTES & DETAILS	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
FP01-00	FIRE PROTECTION OVERALL PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
FP002	FIRE PROTECTION LEVEL 1 NEW WORK PLAN	0	10/04/2024	10/04/2024	10-04-24 DD Set (10/04/24)
FP02-00	FIRE PROTECTION LEVEL 1 NEW WORK PLAN	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
general					
COVER	COVER SHEET	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
G00-00	STANDARDS AND SYMBOLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
G00-01	CODE PLAN INFORMATION	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
G01-01	LIFE SAFETY PLAN - LEVEL ONE - OVERALL	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Mechanical					
M00-01	HVAC GENERAL NOTES & LEGEND	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M01-01	HVAC -PART PLAN A -DUCT DEMO WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M01-02	HVAC -PART PLAN B -DUCT DEMO WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M01-03	HVAC - PART PLAN C - DUCT DEMO WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M01-11	HVAC -LEVEL 1 - PIPING DEMO WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M01-21	HVAC -ROOF LEVEL- HVAC DEMO WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-01	HVAC -PART PLAN A -DUCT NEW WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-02	HVAC - PART PLAN B - DUCT NEW WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-03	HVAC -PART PLAN C -DUCT NEW WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-11	HVAC - LEVEL 1 - PIPING NEW WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M02-21	HVAC -ROOF LEVEL- HVAC NEW WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M03-01	HVAC - MECHANICAL ROOM	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-01	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-02	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-03	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M04-04	HVAC - DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M05-01	HVAC SCHEDULES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M06-01	HVAC CONTROLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M06-02	HVAC CONTROLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
M06-03	HVAC CONTROLS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

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Plumbing					
P00-01	PLUMBING NOTES & SCHEDULES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P00-02	PLUMBING DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-00	PLUMBING DEMO PLANS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-01	PLUMBING - PART PLAN A - DEMO	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-02	PLUMBING - PART PLAN B - DEMO	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P01-03	PLUMBING - PART PLAN C - DEMO	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-00	PLUMBING NEW WORK PLANS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-01	PLUMBING - PART PLAN A - NEW WORK	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-02	PLUMBING - PART PLAN B - NEW WORK	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P02-03	PLUMBING - PART PLAN C - NEW WORK	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
P03-01	PLUMBING PART PLANS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
Structural					
S00-01	GENERAL NOTES	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S00-02	ABBREVIATIONS, WIND DIAGRAM & LEGEND	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S00-03	SPECIAL INSPECTIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S00-04	SPECIAL INSPECTIONS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S02-01	FOUNDATION PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S02-02	ROOF FRAMING PLAN	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S03-01	FOUNDATION SECTIONS AND DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S04-01	FRAMING SECTIONS AND DETAILS	1	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)
S04-02	SHED FRAMING SECTIONS AND DETAILS	0	11/22/2024	11/22/2024	11-22-24 50% CDs (11/22/24)

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Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
00 31 00	Available Project Information	0	11/22/24	11/22/24	50% CDs
000110	Table of Contents	0	11/22/24	11/22/24	50% CDs
01 - General Requirements					
01 10 00	Summary	0	11/22/24	11/22/24	50% CDs
01 23 00	Alternates	0	11/22/24	11/22/24	50% CDs
01 25 00	Substitution Procedures	0	11/22/24	11/22/24	50% CDs
01 26 00	Contract Modification Procedures	0	11/22/24	11/22/24	50% CDs
01 29 00	Payment Procedures	0	11/22/24	11/22/24	50% CDs
01 31 00	Project Management and Coordination	0	11/22/24	11/22/24	50% CDs
01 32 00	Construction Progress Documentation	0	11/22/24	11/22/24	50% CDs
01 32 33	Photographic Documentation	0	11/22/24	11/22/24	50% CDs
01 33 00	Submittal Procedures	0	11/22/24	11/22/24	50% CDs
01 35 16	Alteration Project Procedures	0	11/22/24	11/22/24	50% CDs
01 40 00	Quality Requirements	0	11/22/24	11/22/24	50% CDs
01 41 00	Regulatory Requirements	0	11/22/24	11/22/24	50% CDs
01 42 00	References	0	11/22/24	11/22/24	50% CDs
01 50 00	Temporary Facilities and Controls	0	11/22/24	11/22/24	50% CDs
01 60 00	Product Requirements	0	11/22/24	11/22/24	50% CDs
01 73 00	Execution	0	11/22/24	11/22/24	50% CDs
01 73 29	Cutting and Patching	0	11/22/24	11/22/24	50% CDs
01 74 19	Construction Waste Management and Disposal	0	11/22/24	11/22/24	50% CDs
01 77 00	Closeout Procedures	0	11/22/24	11/22/24	50% CDs
01 78 23	Operation and Maintenance Data	0	11/22/24	11/22/24	50% CDs
01 78 39	Project Record Documents	0	11/22/24	11/22/24	50% CDs
01 79 00	Demonstration and Training	0	11/22/24	11/22/24	50% CDs
01 81 13	Sustainable Design Requirements	0	11/22/24	11/22/24	50% CDs
01 83 16	Exterior Enclosure Performance Requirements	0	11/22/24	11/22/24	50% CDs
01 91 13	General Commissioning Requirements	0	11/22/24	11/22/24	50% CDs
01 91 19	Facility Shell Commissioning	0	11/22/24	11/22/24	50% CDs
1 - Unknown					
1 1010	Maintenance Equipment	0	11/22/24	11/22/24	50% CDs
1 1900	Exhibit Equipment	0	11/22/24	11/22/24	50% CDs

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

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07 81 16	Cementitious Fireproofing	0	11/22/24	11/22/24	50% CDs
07 84 13	Penetration Firestopping	0	11/22/24	11/22/24	50% CDs
07 91 00	Preformed Joint Seals	0	11/22/24	11/22/24	50% CDs
07 92 00	Joint Sealants	0	11/22/24	11/22/24	50% CDs
08 - Openings					
08 11 13	Hollow Metal Doors and Frames	0	11/22/24	11/22/24	50% CDs
08 14 16	Flush Wood Doors	0	11/22/24	11/22/24	50% CDs
08 31 13	Access Doors and Frames	0	11/22/24	11/22/24	50% CDs
08 41 13	Aluminum-Framed Entrances and Storefronts	0	11/22/24	11/22/24	50% CDs
08 71 00	Door Hardware	0	11/22/24	11/22/24	50% CDs
08 71 13	Automatic Door Operators	0	11/22/24	11/22/24	50% CDs
08 80 00	Glazing	0	11/22/24	11/22/24	50% CDs
08 91 19	Fixed Louvers	0	11/22/24	11/22/24	50% CDs
09 - Finishes					
09 05 61	Common Work Results for Flooring Preparation	0	11/22/24	11/22/24	50% CDs
09 21 16	Gypsum Board Assemblies	0	11/22/24	11/22/24	50% CDs
09 30 00	Tiling	0	11/22/24	11/22/24	50% CDs
09 51 13	Acoustical Panel Ceilings	0	11/22/24	11/22/24	50% CDs
09 65 13	Resilient Base and Accessories	0	11/22/24	11/22/24	50% CDs
09 65 19	Resilient Tile Flooring	0	11/22/24	11/22/24	50% CDs
09 67 23	Resinous Flooring	0	11/22/24	11/22/24	50% CDs
09 68 13	Tile Carpeting	0	11/22/24	11/22/24	50% CDs
09 84 33	Sound-Absorbing Wall Units	0	11/22/24	11/22/24	50% CDs
09 91 13	Exterior Painting	0	11/22/24	11/22/24	50% CDs
09 91 23	Interior Painting	0	11/22/24	11/22/24	50% CDs
09 96 00	High-Performance Coatings	0	11/22/24	11/22/24	50% CDs
09 96 23	Graffiti-Resistant Coatings	0	11/22/24	11/22/24	50% CDs
10 - Specialties					
10 11 00	Visual Display Units	0	11/22/24	11/22/24	50% CDs
10 14 19	Dimensional Letter Signage	0	11/22/24	11/22/24	50% CDs
10 14 23	Panel Signage	0	11/22/24	11/22/24	50% CDs
10 21 16	Shower and Dressing Compartments	0	11/22/24	11/22/24	50% CDs
10 26 13	Corner Guards	0	11/22/24	11/22/24	50% CDs
10 26 41	Bullet Resistant Panels	0	11/22/24	11/22/24	50% CDs
10 28 13	Toilet Accessories	0	11/22/24	11/22/24	50% CDs
10 41 16	Emergency Key Cabinets	0	11/22/24	11/22/24	50% CDs
10 44 00	Fire Protection Specialties	0	11/22/24	11/22/24	50% CDs

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

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23 37 13	Diffusers, Registers, and Grilles	0	11/22/24	11/22/24	50% CDs
23 65 00	Cooling Towers	0	11/22/24	11/22/24	50% CDs
23 72 23	Packaged Air-to-Air Energy-Recovery Units	0	11/22/24	11/22/24	50% CDs
23 81 46	Water-Source Unitary Heat Pumps	0	11/22/24	11/22/24	50% CDs
26 - Electrical					
26 01 00	Operation and Maintenance of Electrical Systems	0	11/22/24	11/22/24	50% CDs
26 01 20	Operation and Maintenance of Low-Voltage Electrical Distribution	0	11/22/24	11/22/24	50% CDs
26 05 00	Common Work Results for Electrical	0	11/22/24	11/22/24	50% CDs
26 20 00	Low-Voltage Electrical Transmission	0	11/22/24	11/22/24	50% CDs
26 32 00	Packaged Generator Assemblies	0	11/22/24	11/22/24	50% CDs
26 36 00	Transfer Switches	0	11/22/24	11/22/24	50% CDs
26 50 00	Lighting	0	11/22/24	11/22/24	50% CDs
27 - Communications					
27 51 13	Paging Systems	0	11/22/24	11/22/24	50% CDs
28 - Electronic Safety and Security					
28 31 00	Fire Detection and Alarm	0	11/22/24	11/22/24	50% CDs
31 - Earthwork					
31 10 00	Site Clearing	0	11/22/24	11/22/24	50% CDs
31 20 00	Earth Moving	0	11/22/24	11/22/24	50% CDs
31 23 19	Dewatering	0	11/22/24	11/22/24	50% CDs
31 25 00	Erosion and Sedimentation Controls	0	11/22/24	11/22/24	50% CDs
31 31 16	Termite Control	0	11/22/24	11/22/24	50% CDs
31 62 16	Steel Piles	0	11/22/24	11/22/24	50% CDs
314316	Compaction Grouting	0	11/22/24	11/22/24	50% CDs
32 - Exterior Improvements					
32 12 16	Asphalt Paving	0	11/22/24	11/22/24	50% CDs
32 13 13	Concrete Paving	0	11/22/24	11/22/24	50% CDs
32 13 73	Concrete Paving Joint Sealants	0	11/22/24	11/22/24	50% CDs
32 17 23	Pavement Markings	0	11/22/24	11/22/24	50% CDs
32 31 13	Chain Link Fences and Gates	0	11/22/24	11/22/24	50% CDs
32 32 23	Segmental Retaining Walls	0	11/22/24	11/22/24	50% CDs
32 92 00	Turf and Grasses	0	11/22/24	11/22/24	50% CDs
32 93 00	Plants	0	11/22/24	11/22/24	50% CDs
33 - Utilities					
33 05 00	Common Work Results for Utilities	0	11/22/24	11/22/24	50% CDs
33 10 00	Water Utilities	0	11/22/24	11/22/24	50% CDs
33 46 00	Subdrainage	0	11/22/24	11/22/24	50% CDs

ATTACHMENT 1

Printed on Mon Jan 6, 2025 at 03:00 am EST



Job #: 24091 Ashford Park Elementary
2968 Cravenridge Dr NE
Atlanta, Georgia 30319

Number	Description	Revision	Issued Date	Received Date	Set
33 70 00	Electrical Utilities	0	11/22/24	11/22/24	50% CDs
334200	Culverts	0	11/22/24	11/22/24	50% CDs

ATTACHMENT 2

Allowance Log

Ashford Park E.S

1/22/2025



Allowance Log:

#	Item	Allowance	Cost-to-Date	Remaining Allowance
1	Heavy Coordination with Existing Building Foundations per S02-01 (Freezer/Cooler)	\$ 30,000	\$ -	\$ 30,000
2	Misc. Steel Over Windows, Brick Lintels, Expansion Joint at Existing Building per	\$ 44,000	\$ -	\$ 44,000
3	Downspout Allowance per RFI-10 Response	\$ 226,500	\$ -	\$ 226,500
4	Furniture Relocation	\$ 97,264	\$ -	\$ 97,264
5	Upgrade Existing Corridor Walls to Smoke Partions	\$ 175,000	\$ -	\$ 175,000
6	ERRC	\$ 132,456	\$ -	\$ 132,456
	Allowances Total	\$ 705,220	\$ -	\$ 705,220

ATTACHMENT 3

ASHFORD PARK ELEMENTARY SCHOOL

ASSUMPTIONS & CLARIFICATIONS – GMP 50% CDs

January 21st, 2025

GENERAL

01.01 This GMP Estimate is based upon:

- a. General Conditions for this estimate are based on construction taking place during the Summer of 2025 & 2026 and during scheduled DCSD breaks
- b. The following documents were used to prepare this Estimate:
 01. Ashford Park 50% CD Drawings, per attached Drawing Log.
 02. Ashford Park 50% Specifications, per attached Specification Log.
- c. Warranties will be based on phased construction and include one (1) year for materials and workmanship, unless otherwise specified in the specifications, from the date of Substantial Completion for each phase.
- d. Winter is carrying an allowance for moving and storage as noted in the Allowance Log.
- e. See the attached RFI Log, dated 01/06/2024, containing Preconstruction clarifications. Only Closed RFIs were accounted for in this GMP Estimate.
- f. It is assumed that corridor walls are required to be smoke partitions. Winter is carrying an allowance for costs associated with upgrading corridor walls to be smoke partitions, as noted in the Allowance Log.
- g. Costs associated with Cafeteria Expansion add-alternate have been incorporated into the base bid. Total footprint of expansion assumed to be 95'x20'.

01.02 General Exclusions:

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

SITework/DEMOLITION

02.01 Inclusions:

- a. Winter is carrying an allowance for downspout replacement per RFI-10 Response, as noted in the Allowance Log.
- b. Demolition of existing concrete SOG in gang restrooms and kitchen is included.
- c. Storm profiles are not included in 50% CD Drawing Set, depth budgeted at 10'.
- d. New water line assumed at 4' depth.
- e. MC 7200 Stormtech Detention System is budgeted based on minimum requirements per 1/C04-03. Depth of Detention System assumed to be 10' with 12" of stone above, below, and around chambers.

02.02 Exclusions:

- a. Meters for water, sewer, gas, and electric are excluded and assumed to be provided by the utility provider.
- b. Irrigation



ATTACHMENT 3

ASHFORD PARK ELEMENTARY SCHOOL

ASSUMPTIONS & CLARIFICATIONS – GMP 50% CDs

January 21st, 2025

CONCRETE

04.01 Inclusions:

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

MASONRY

04.01 Inclusions:

- a. Epoxy Injection for crack repair at masonry partition wall between classrooms 27 & 28.

WOODS AND PLASTICS

06.01 Inclusions:

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

06.02 Exclusions:

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

MOISTURE/FIRE PROTECTION

07.01 Inclusions:

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

07.02 Exclusions:

- a. Intumescent and/or Spray Fireproofing.

GLASS & GLAZING

08.01 Inclusions:

- a. Exterior doors assumed to be replaced as 3'0" x 7'0", 1 3/4" thick, storefront doors with 8" mid-rail and 10" bottom-rail and glaze. Exterior storefront door hardware included as HD continuous hinge, Von Duprin 9800 series panic, LCN 4040 series closers.
- b. Safe Haven Defense SW440BR/SW600BR laminate included in base bid up to 7'-0" above grade at windows designated as glass type 7-1 per sheet A08-31 Glazing Schedule only.
- c. Includes egress windows per Corgan's attached "Ashford Park Code Diagrams", distributed 1/15/25. It is assumed that egress windows will be left in place permanently.

08.02 Exclusions:

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



ATTACHMENT 3

ASHFORD PARK ELEMENTARY SCHOOL

ASSUMPTIONS & CLARIFICATIONS – GMP 50% CDs

January 21st, 2025

DOORS, FRAMES & HARDWARE

08.01 Inclusions:

- a. Door frames in existing-to-remain walls are assumed to left in place and re-used. New paint is included for existing to remain door frames.
- b. Door hardware budgeted per RFI-1 response, dated 12/20/24.

FINISHES

09.01 Inclusions:

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

CANOPIES

10.01 Inclusions:

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

PLUMBING

15.01 Inclusions:

- a. (1) urinal in addition to what is shown on the 50% CDs is included to reflect the quantities shown in Corgan's attached "DOE IU Plumbing Diagram" dated 1/16/25.

MECHANICAL

15.02 Exclusions:

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

ELECTRICAL/LOW VOLTAGE

15.01 Inclusions:

- a. Winter is carrying an allowance for new ERRC System, as noted in the Allowance Log.
- b. MSB included as (2) 800amp panels

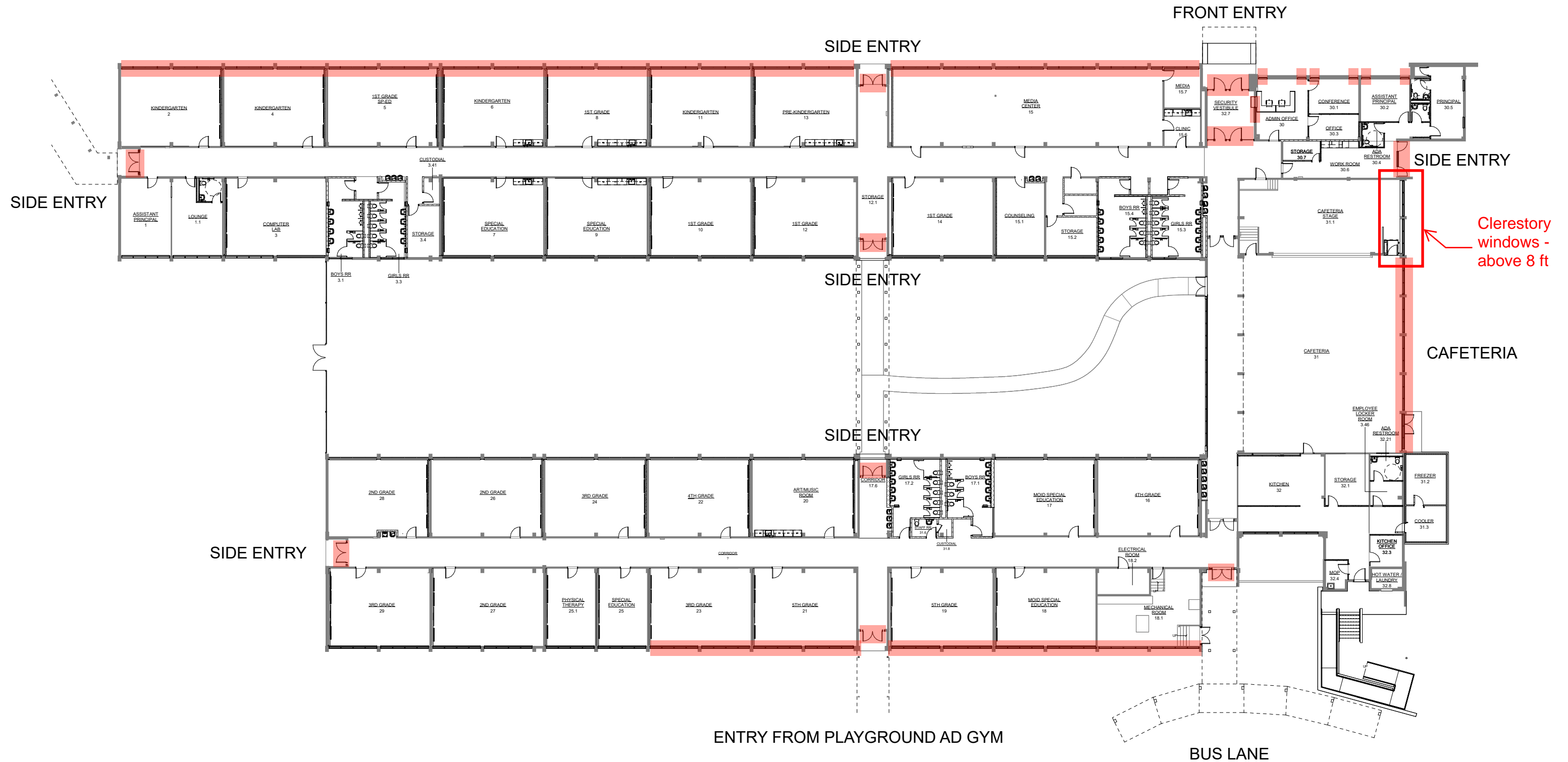
15.02 Exclusions:

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

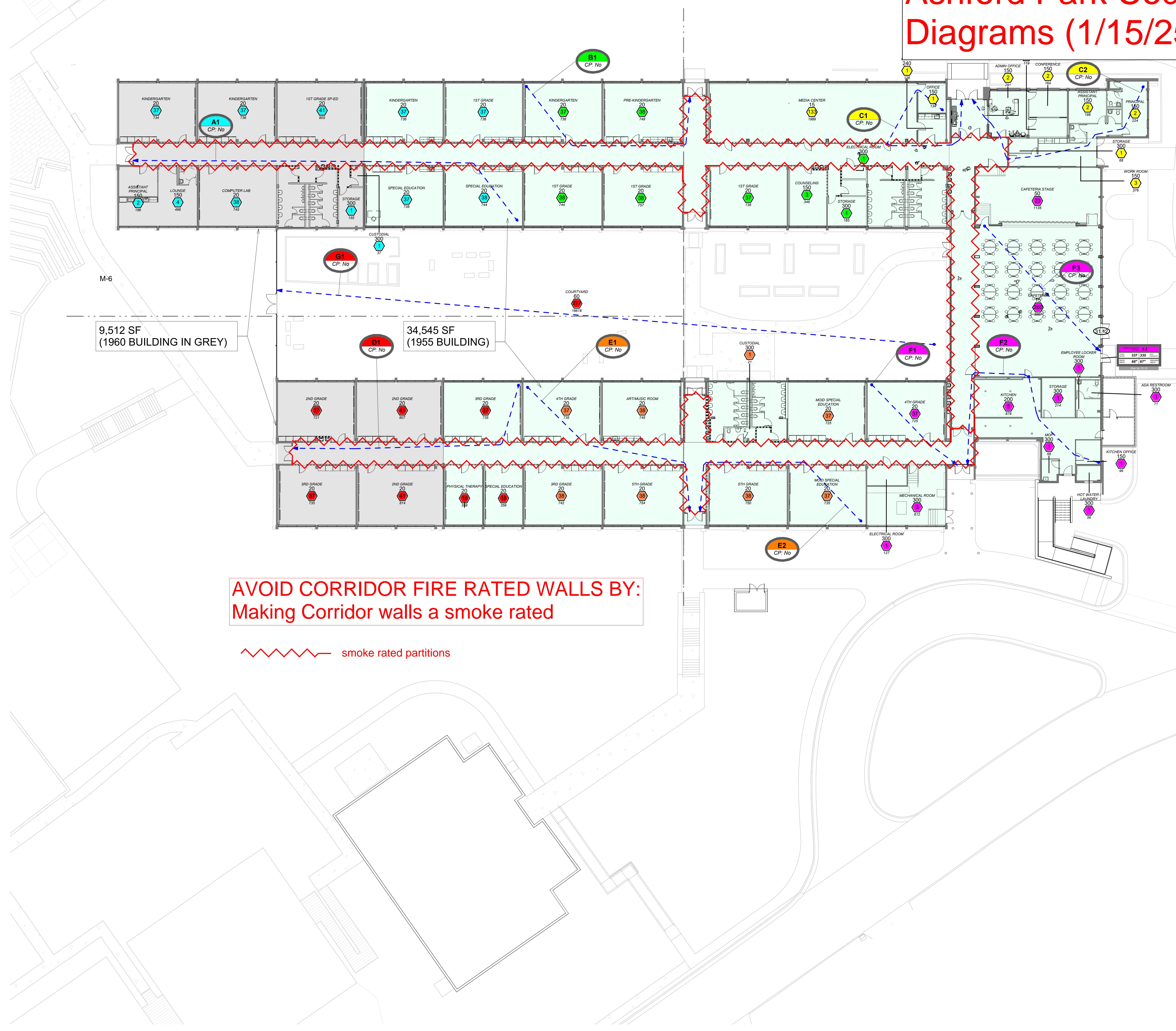


ATTACHMENT 3

Ashford Park ES
Protected windows/ doors sketch
1/14/25
Corgan



Ashford Park Code Diagrams (1/15/25)



9,512 SF
(1960 BUILDING IN GREY)

34,545 SF
(1955 BUILDING)

**AVOID CORRIDOR FIRE RATED WALLS BY:
Making Corridor walls a smoke rated**

— smoke rated partitions

LIFE SAFETY LEGEND

- TRAVEL DISTANCE - EGRESS
- TRAVEL DISTANCE - COMMON PATH
- 1 TRAVEL DISTANCE TAG
- CP: Yes EGRESS VS. COMMON PATH

PARTITION RATING LEGEND

- UNRATED PARTITION ASSEMBLY
- 1 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 2 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 3 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 4 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 1 HOUR SMOKE RATED PARTITION ASSEMBLY (EXISTING)
- 1 HOUR SMOKE RATED PARTITION ASSEMBLY

PATH OF TRAVEL DISTANCES

PATH ID	DISTANCE	EGRESS VS. COMMON PATH
A1	166' - 0"	EGRESS
B1	95' - 2"	EGRESS
C1	84' - 2"	EGRESS
C2	96' - 10"	EGRESS
D1	108' - 11"	EGRESS
E1	93' - 4"	EGRESS
E2	92' - 8"	EGRESS
F1	47' - 5"	EGRESS
F2	108' - 0"	EGRESS
F3	68' - 8"	EGRESS
G1	265' - 9"	EGRESS



CORGAN
1175 Peachtree Street N.E. Suite 500
Atlanta, GA 30361
T: 470-552-1011

ISSUES

No.	Date	Description
1	10.04.2024	100% DD SET
2	11/22/2024	50% CD SET
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

No.	Date	Description

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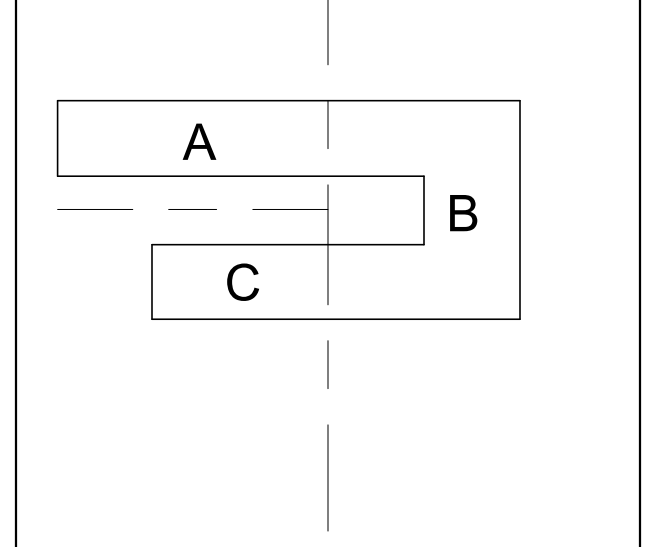
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Date of issue:
11/22/2024

ASHFORD PARK ELEMENTARY SCHOOL RENOVATION 644-3050

2968 CRAVENRIDGE DR., NE, ATLANTA, GA, USA

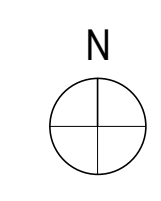
KEYPLAN



LIFE SAFETY PLAN - LEVEL ONE - OVERALL

JOB 24141.0100
DATE 11/22/2024
SHEET

G01-01



Ashford Park Code Diagrams (1/15/25)

LIFE SAFETY LEGEND

- TRAVEL DISTANCE - EGRESS
- TRAVEL DISTANCE - COMMON PATH
- TRAVEL DISTANCE TAG
- PATH ID
- EGRESS VS. COMMON PATH

PARTITION RATING LEGEND

- UNRATED PARTITION ASSEMBLY
- 1 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 2 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 3 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 4 HOUR RATED PARTITION ASSEMBLY (EXISTING)
- 1 HOUR SMOKE RATED PARTITION ASSEMBLY (EXISTING)
- 1 HOUR SMOKE RATED PARTITION ASSEMBLY

PATH OF TRAVEL DISTANCES

PATH ID	DISTANCE	EGRESS VS. COMMON PATH
A1	166' - 0"	EGRESS
B1	95' - 2"	EGRESS
C1	84' - 2"	EGRESS
C2	96' - 10"	EGRESS
D1	108' - 11"	EGRESS
E1	93' - 4"	EGRESS
E2	92' - 8"	EGRESS
F1	47' - 5"	EGRESS
F2	108' - 0"	EGRESS
F3	68' - 8"	EGRESS
G1	265' - 9"	EGRESS

ISSUES

No.	Date	Description
1	10.04.2024	100% DD SET
2	11/22/2024	50% CD SET
3		
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10		

REVISIONS

No.	Date	Description

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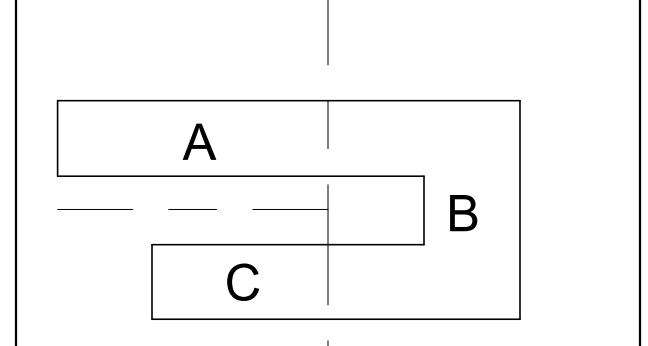
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Date of issue: 11/22/2024

ASHFORD PARK ELEMENTARY SCHOOL RENOVATION 644-3050

2968 CRAVENRIDGE DR., NE, ATLANTA, GA, USA

KEYPLAN



LIFE SAFETY PLAN - LEVEL ONE - OVERALL

JOB 24141.0100
DATE 11/22/2024
SHEET

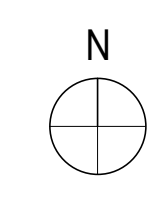
G01-01

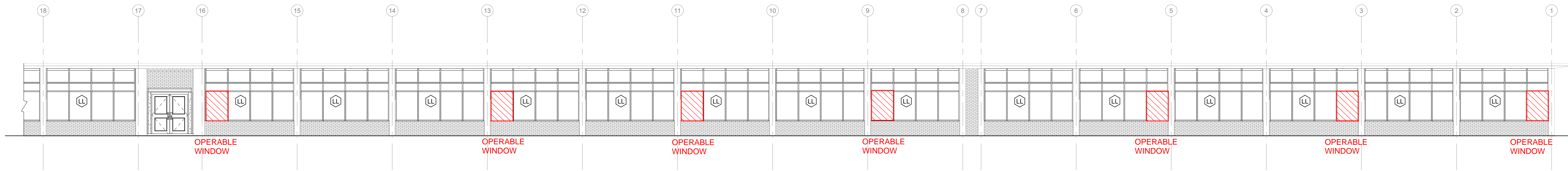
9,512 SF (1960 BUILDING IN GREY)

34,545 SF (1955 BUILDING)

**AVOID CORRIDOR FIRE RATED WALLS BY:
Separating Lavatories as fire barrier walls**

1/2 hour fire barrier walls



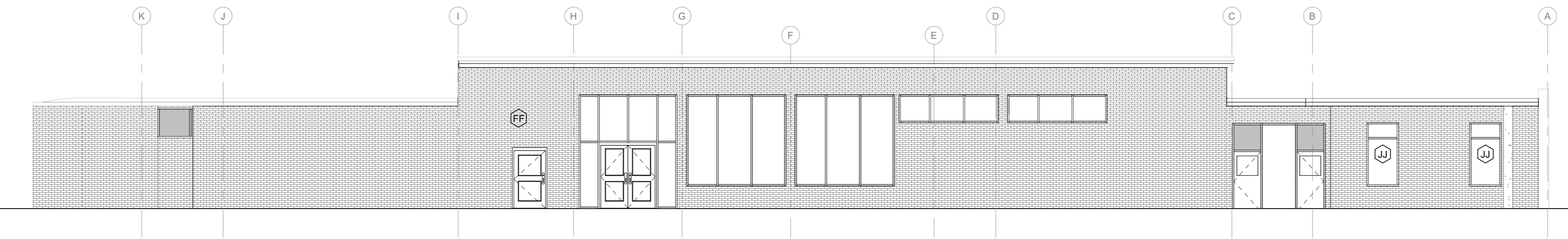


05 ELEVATION - NORTH A
1/8" = 1'-0"

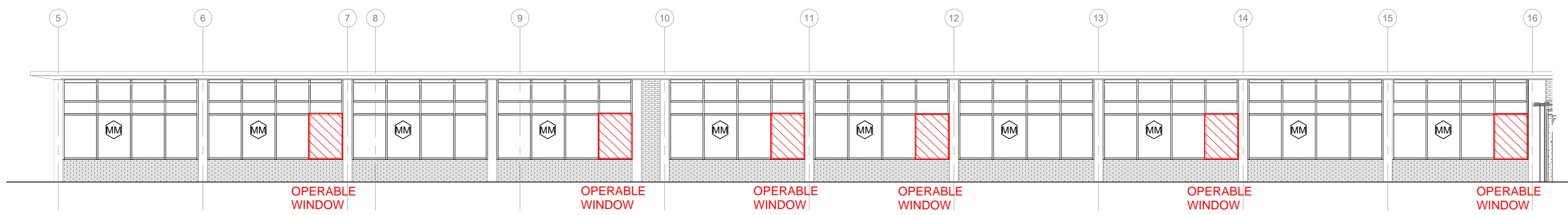


04 ELEVATION - NORTH B
1/8" = 1'-0"

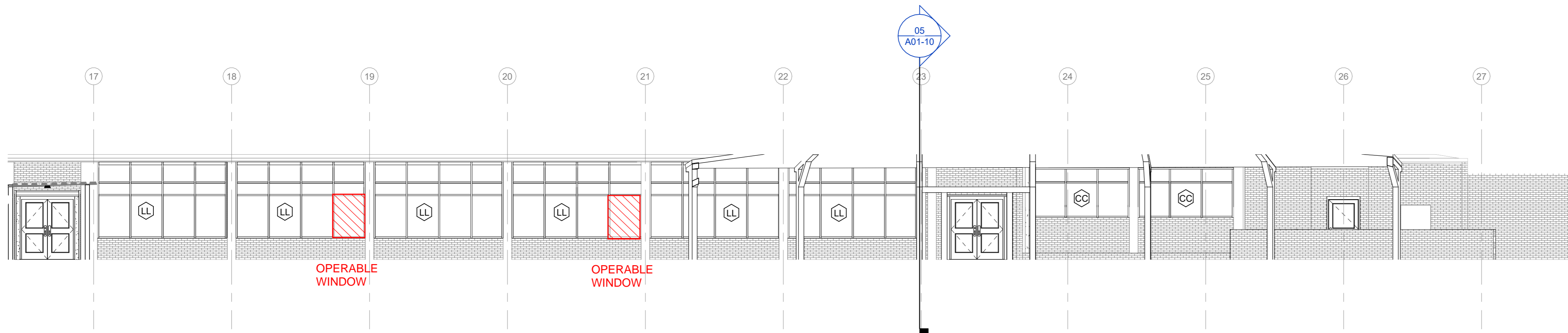
Ashford Park Code
Diagrams (1/15/25)



03 ELEVATION - EAST
1/8" = 1'-0"



02 ELEVATION - SOUTH C
1/8" = 1'-0"



01 EXTERIOR ELEVATION - SOUTH B
1/8" = 1'-0"

ISSUES

1	10.04.2024	100% DD SET
2	11/22/2024	50% CD SET
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10		

REVISIONS

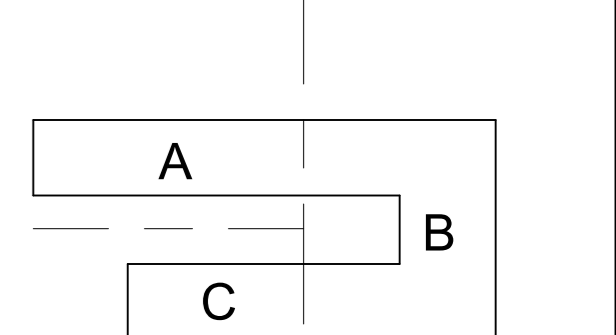
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Date of issue:
11/22/2024

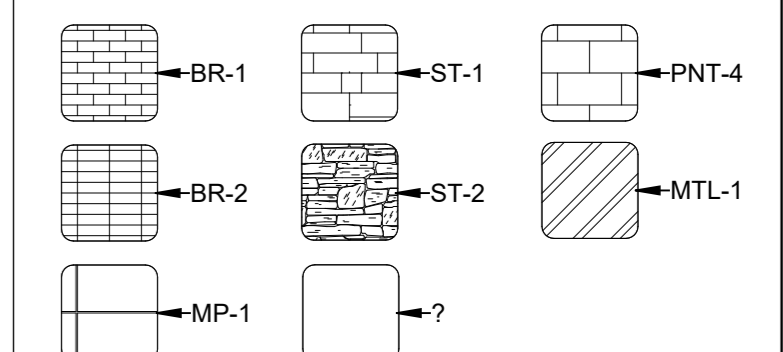
**ASHFORD PARK
ELEMENTARY SCHOOL
RENOVATION 644-3050**
2968 CRAVENRIDGE DR., NE, ATLANTA, GA, USA

KEYPLAN



EXTERIOR ELEVATIONS

EXT. MATERIALS LEGEND



JOB 24141.0100
DATE 11/22/2024
SHEET

A05-01

OPERABLE WINDOW

ATTACHMENT 3

Ashford Park Code Diagrams (1/15/25)

GENERAL PLAN NOTES

1. ALL FURROUTS ARE PARTITION TYPE E3-C, U.N.O.
2. ALL INTERIOR FLOOR LEVELS ARE AT EL. 100'-0" UNLESS NOTED OTHERWISE.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES, IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER, OR AS INDICATED ON INTERIOR ELEVATIONS. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. INTERVALS THROUGHOUT BUILDING. TYP.
4. ALL WALL-MOUNTED FIRE EXTINGUISHERS TO BE MOUNTED AT 48" MAX. TO EXTINGUISHER HANDLE / OPERABLE DEVICE U.N.O.
5. PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED DIRECTLY ABOVE WALL BASE TO THE BOTTOM REF. SPECS.
6. PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL MOUNTED ITEMS.
7. ALL PARTITION DIMENSIONS ARE TO THE FACE OF FINISH.
8. KITCHEN TO RECEIVE ALL NEW EQUIPMENT; SEE OF DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL NEW WINDOWS TO RECEIVE NEW ROLLER SHADES, U.N.O.

CORGAN

CORGAN
1175 Peachtree Street N.E., Suite 500
Atlanta, GA 30361
T: 470-552-1011

ISSUES

NO.	DATE	DESCRIPTION
1	10/04/2024	100% DD SET
2	11/22/2024	50% CD SET
3		
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REVISIONS

NO.	DATE	DESCRIPTION

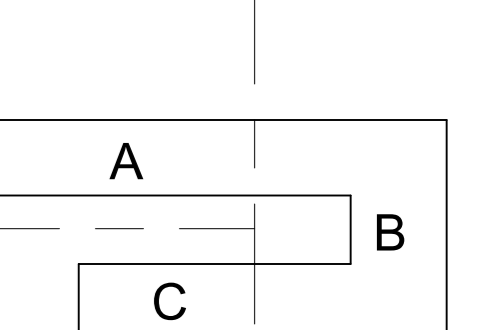
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Date of issue:
11/22/2024

**ASHFORD PARK
ELEMENTARY SCHOOL
RENOVATION 644-3050**
2968 CRAVENRIDGE DR., NE, ATLANTA, GA, USA

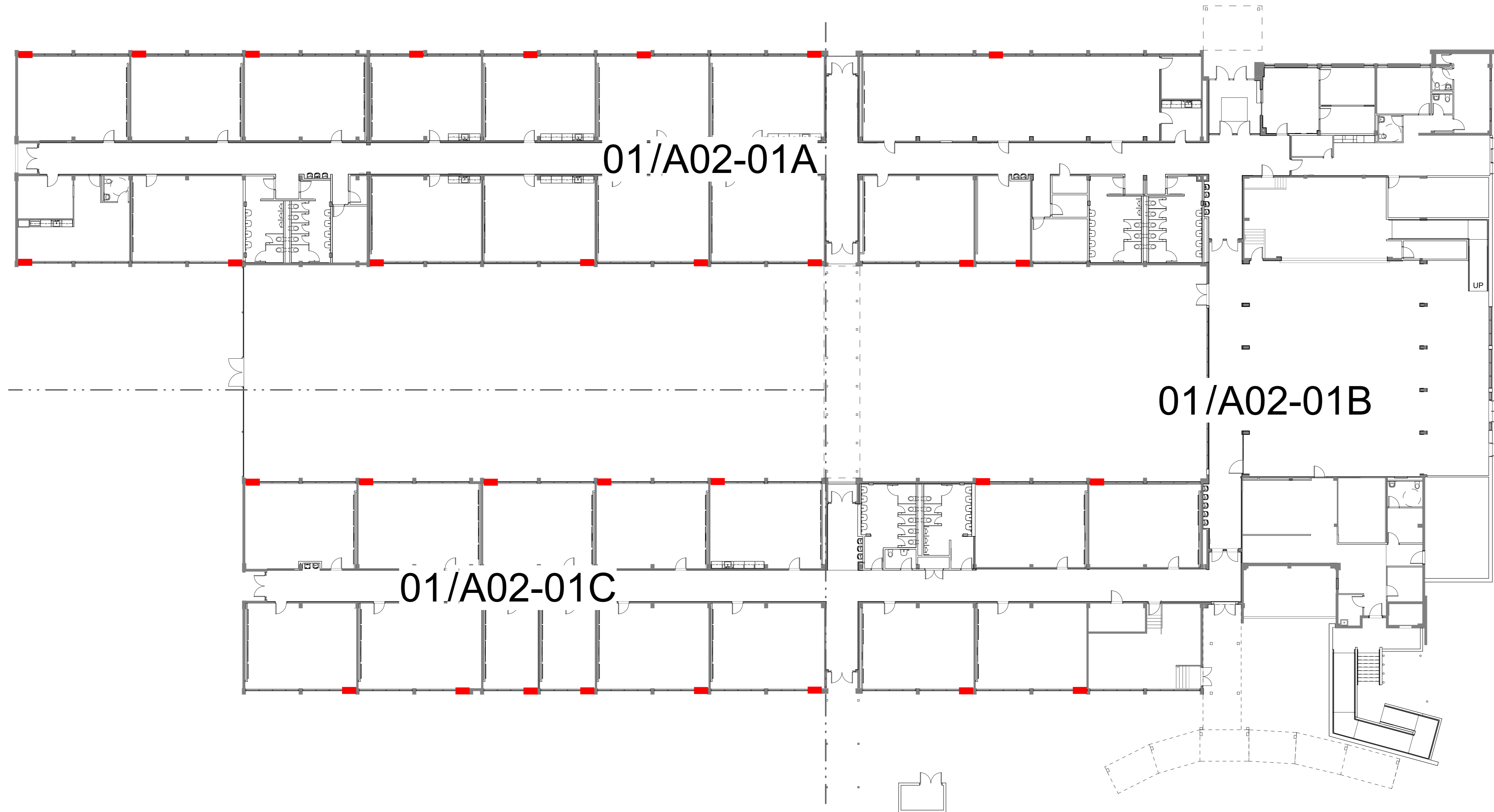
KEYPLAN



FLOOR PLAN -
LEVEL ONE -
OVERALL

JOB 24141.0100
DATE 11/22/2024
SHEET

A02-01



1/15/2025 5:04:02 PM A02-01 FLOOR PLAN - LEVEL ONE - OVERALL

01 FLOOR PLAN
1/16" = 1'-0"

DOE IU Plumbing Diagram (1/16/25)

DOE REQUIREMENT GIRLS	GIRLS COUNT
TOILET	3
LAVATORY	2

GIRLS COUNT	TOILET	LAVATORY
5	TOILET	LAVATORY
4		

DOE REQUIREMENT BOYS	BOYS COUNT
TOILET	2
LAVATORY	2
URINAL	3

BOYS COUNT	TOILET	LAVATORY	URINAL
2	TOILET	LAVATORY	URINAL
4			
3			

DOE REQUIREMENT GIRLS	GIRLS COUNT
TOILET	4
LAVATORY	2

GIRLS COUNT	TOILET	LAVATORY
5	TOILET	LAVATORY
4		

DOE REQUIREMENT BOYS	BOYS COUNT
TOILET	3
LAVATORY	2
URINAL	3

BOYS COUNT	TOILET	LAVATORY	URINAL
3	TOILET	LAVATORY	URINAL
4			
3			



10 IU X 20/2 = 100

DOE REQUIREMENT GIRLS	GIRLS COUNT
TOILET	4
LAVATORY	2

GIRLS COUNT	TOILET	LAVATORY
5	TOILET	LAVATORY
4		

DOE REQUIREMENT BOYS	BOYS COUNT
TOILET	3
LAVATORY	2
URINAL	3

BOYS COUNT	TOILET	LAVATORY	URINAL
3	TOILET	LAVATORY	URINAL
4			
3			

ATTACHMENT 3

Printed on Mon Jan 6, 2025 at 05:34 am EST



Job #: 24091 Ashford Park Elementary
2968 Cravenridge Dr NE
Atlanta, Georgia 30319

RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
50%CD-10	Ashford Park Downspouts	Closed		None	Dani, Namrata Oyedele, Carissa Sanders, Jakiel	12/19/2024	Sarah Heiniger	12/25/2024	01/06/25					
50%CD-9	Electrical VE Options - Ashford Park	Closed		None	Dani, Namrata Oyedele, Carissa Sanders, Jakiel	12/19/2024	Sarah Heiniger	12/25/2024	01/06/25					
50%CD-8	Window Sills (Ashford Park & ISC)	Closed		None	Dani, Namrata Oyedele, Carissa Sanders, Jakiel	12/12/2024	Sarah Heiniger	12/18/2024	12/27/24					
50%CD-7	UG Detention System (Ashford Park)	Closed		None	Oyedele, Carissa Sanders, Jakiel Dani, Namrata	12/12/2024	Sarah Heiniger	12/18/2024	12/27/24					
50%CD-6	Ashford Park ES - Flooring Clarifications	Closed		None	Oyedele, Carissa Sanders, Jakiel Dani, Namrata	12/10/2024	Sarah Heiniger	12/16/2024	01/06/25					
50%CD-5	N.1 Window Elevation	Closed		None	Oyedele, Carissa Sanders, Jakiel Dani, Namrata	12/09/2024	Sarah Heiniger	12/13/2024	01/06/25					
50%CD-4	Window Blinds	Closed		None	Sanders, Jakiel Dani, Namrata Oyedele, Carissa	12/09/2024	Sarah Heiniger	12/13/2024	01/06/25					
50%CD-3	Media Center Existing Bookshelves - Ashford Park	Closed		None	Oyedele, Carissa	12/09/2024	Sarah Heiniger	12/13/2024	01/06/25					

ATTACHMENT 3

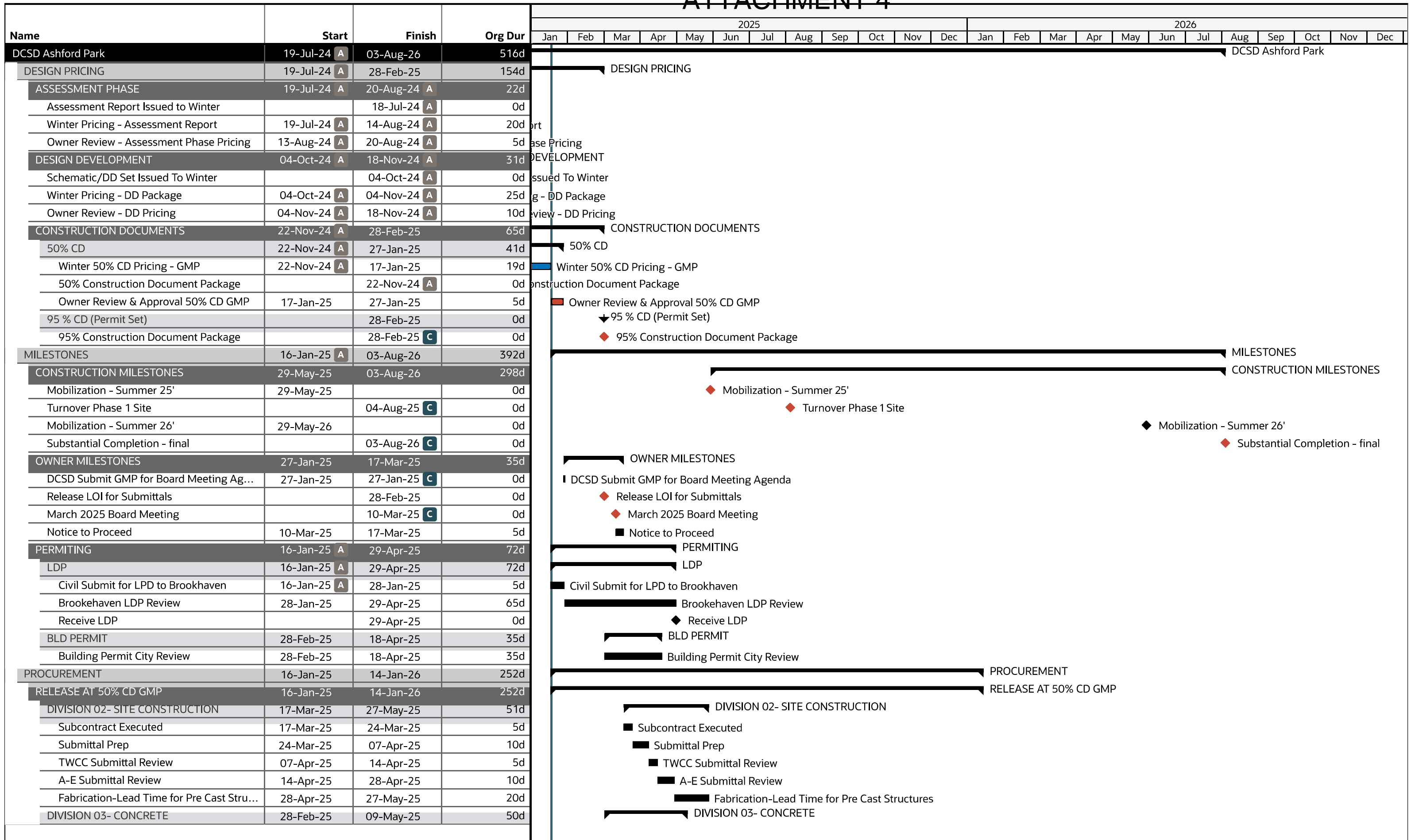
Printed on Mon Jan 6, 2025 at 05:34 am EST



Job #: 24091 Ashford Park Elementary
2968 Cravenridge Dr NE
Atlanta, Georgia 30319

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
					Sanders, Jakiel Dani, Namrata									
50%CD-2	Typical Teaching Wall - Ashford Park	Closed		None	Oyedele, Carissa Dani, Namrata	12/06/2024	Sarah Heiniger	12/12/2024	01/06/25					
50%CD-1	Door Hardware Schedule - Ashford Park & ISC	Closed		None	Oyedele, Carissa Dani, Namrata	12/06/2024	Sarah Heiniger	12/12/2024	01/06/25					
(None)	Doors Excluded from Door Schedule	Draft		None	Unassigned		Sarah Heiniger				Heiniger, Sarah (...)			

ATTACHMENT 4



Current
 Progress
 Critical
 Milestones
 Summary

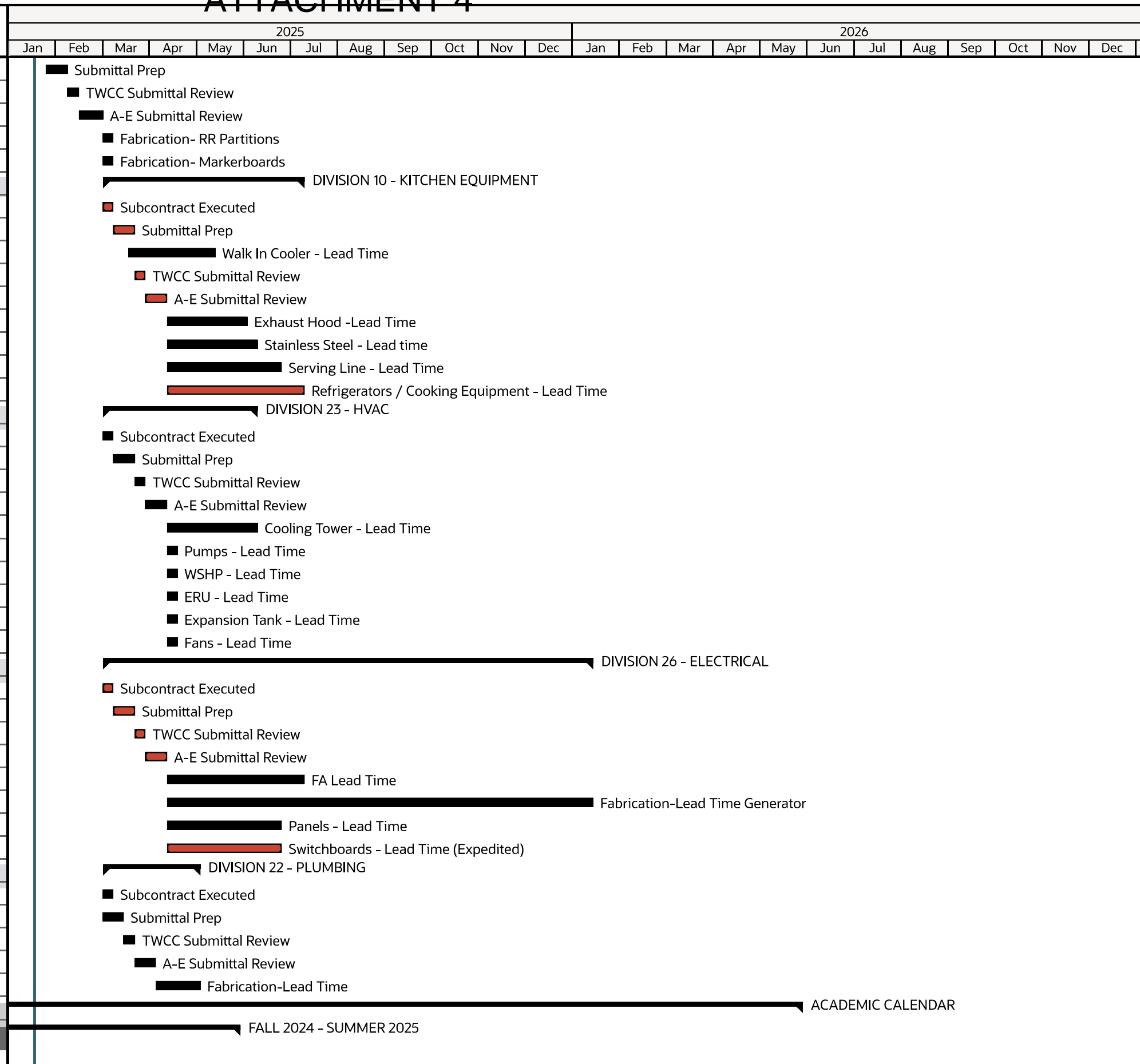
DATA DATE: 16-Jan-25
 CURRENT DATE: 27-Jan-25
 PAGE: 1 of 10

GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD Ashford Park
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur																					
				2025												2026								
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Submittal Prep	24-Jan-25	07-Feb-25	10d																					
TWCC Submittal Review	07-Feb-25	14-Feb-25	5d																					
A-E Submittal Review	14-Feb-25	28-Feb-25	10d																					
Fabrication- RR Partitions	28-Feb-25	07-Mar-25	5d																					
Fabrication- Markerboards	28-Feb-25	07-Mar-25	5d																					
DIVISION 10 - KITCHEN EQUIPMENT	28-Feb-25	09-Jul-25	91d																					
Subcontract Executed	28-Feb-25	07-Mar-25	5d																					
Submittal Prep	07-Mar-25	21-Mar-25	10d																					
Walk In Cooler - Lead Time	17-Mar-25	12-May-25	40d																					
TWCC Submittal Review	21-Mar-25	28-Mar-25	5d																					
A-E Submittal Review	28-Mar-25	11-Apr-25	10d																					
Exhaust Hood -Lead Time	11-Apr-25	02-Jun-25	35d																					
Stainless Steel - Lead time	11-Apr-25	09-Jun-25	40d																					
Serving Line - Lead Time	11-Apr-25	24-Jun-25	50d																					
Refrigerators / Cooking Equipment - Le...	11-Apr-25	09-Jul-25	60d																					
DIVISION 23 - HVAC	28-Feb-25	09-Jun-25	71d																					
Subcontract Executed	28-Feb-25	07-Mar-25	5d																					
Submittal Prep	07-Mar-25	21-Mar-25	10d																					
TWCC Submittal Review	21-Mar-25	28-Mar-25	5d																					
A-E Submittal Review	28-Mar-25	11-Apr-25	10d																					
Cooling Tower - Lead Time	11-Apr-25	09-Jun-25	40d																					
Pumps - Lead Time	11-Apr-25	18-Apr-25	5d																					
WSHP - Lead Time	11-Apr-25	18-Apr-25	5d																					
ERU - Lead Time	11-Apr-25	18-Apr-25	5d																					
Expansion Tank - Lead Time	11-Apr-25	18-Apr-25	5d																					
Fans - Lead Time	11-Apr-25	18-Apr-25	5d																					
DIVISION 26 - ELECTRICAL	28-Feb-25	14-Jan-26	222d																					
Subcontract Executed	28-Feb-25	07-Mar-25	5d																					
Submittal Prep	07-Mar-25	21-Mar-25	10d																					
TWCC Submittal Review	21-Mar-25	28-Mar-25	5d																					
A-E Submittal Review	28-Mar-25	11-Apr-25	10d																					
FA Lead Time	11-Apr-25	09-Jul-25	60d																					
Fabrication-Lead Time Generator	11-Apr-25	14-Jan-26	190d																					
Panels - Lead Time	11-Apr-25	24-Jun-25	50d																					
Switchboards - Lead Time (Expedited)	11-Apr-25	24-Jun-25	50d																					
DIVISION 22 - PLUMBING	28-Feb-25	02-May-25	45d																					
Subcontract Executed	28-Feb-25	07-Mar-25	5d																					
Submittal Prep	28-Feb-25	14-Mar-25	10d																					
TWCC Submittal Review	14-Mar-25	21-Mar-25	5d																					
A-E Submittal Review	21-Mar-25	04-Apr-25	10d																					
Fabrication-Lead Time	04-Apr-25	02-May-25	20d																					
ACADEMIC CALENDAR	13-Aug-24 A	28-May-26	454d																					
FALL 2024 - SUMMER 2025	13-Aug-24 A	29-May-25	201d																					
First Day of School	13-Aug-24 A		0d																					



Current
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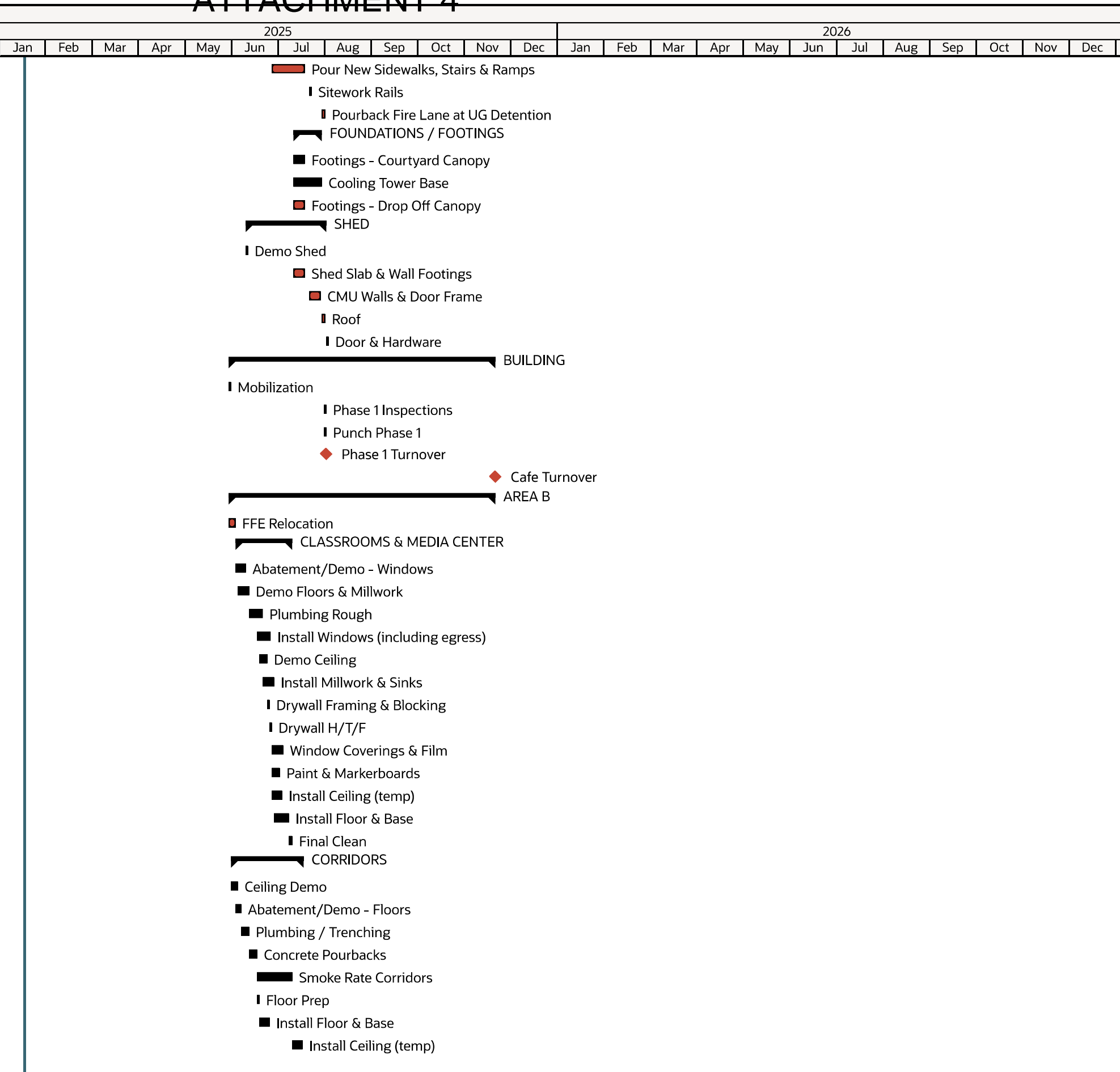
DATA DATE: 16-Jan-25
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GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD Ashford Park
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur																					
				2025												2026								
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Pour New Sidewalks, Stairs & Ramps	26-Jun-25	17-Jul-25	12d																					
Sitework Rails	21-Jul-25	22-Jul-25	2d																					
Pourback Fire Lane at UG Detention	29-Jul-25	31-Jul-25	2d																					
FOUNDATIONS / FOOTINGS	10-Jul-25	29-Jul-25	10d																					
Footings - Courtyard Canopy	10-Jul-25	17-Jul-25	5d																					
Cooling Tower Base	10-Jul-25	29-Jul-25	10d																					
Footings - Drop Off Canopy	10-Jul-25	17-Jul-25	5d																					
SHED	09-Jun-25	01-Aug-25	28d																					
Demo Shed	09-Jun-25	09-Jun-25	1d																					
Shed Slab & Wall Footings	10-Jul-25	17-Jul-25	5d																					
CMU Walls & Door Frame	21-Jul-25	28-Jul-25	4d																					
Roof	29-Jul-25	31-Jul-25	2d																					
Door & Hardware	01-Aug-25	01-Aug-25	1d																					
BUILDING	29-May-25	20-Nov-25	122d																					
Mobilization	29-May-25	30-May-25	1d																					
Phase 1 Inspections	30-Jul-25	01-Aug-25	2d																					
Punch Phase 1	30-Jul-25	31-Jul-25	1d																					
Phase 1 Turnover		01-Aug-25	0d																					
Cafe Turnover		20-Nov-25	0d																					
AREA B	29-May-25	20-Nov-25	122d																					
FFE Relocation	29-May-25	02-Jun-25	2d																					
CLASSROOMS & MEDIA CENTER	02-Jun-25	09-Jul-25	25d																					
Abatement/Demo - Windows	02-Jun-25	09-Jun-25	5d																					
Demo Floors & Millwork	04-Jun-25	11-Jun-25	5d																					
Plumbing Rough	11-Jun-25	20-Jun-25	6d																					
Install Windows (including egress)	16-Jun-25	25-Jun-25	6d																					
Demo Ceiling	18-Jun-25	23-Jun-25	2d																					
Install Millwork & Sinks	20-Jun-25	27-Jun-25	5d																					
Drywall Framing & Blocking	23-Jun-25	24-Jun-25	1d																					
Drywall H/T/F	24-Jun-25	26-Jun-25	2d																					
Window Coverings & Film	26-Jun-25	03-Jul-25	5d																					
Paint & Markerboards	26-Jun-25	01-Jul-25	3d																					
Install Ceiling (temp)	26-Jun-25	02-Jul-25	4d																					
Install Floor & Base	27-Jun-25	07-Jul-25	5d																					
Final Clean	07-Jul-25	09-Jul-25	2d																					
CORRIDORS	30-May-25	17-Jul-25	32d																					
Ceiling Demo	30-May-25	04-Jun-25	3d																					
Abatement/Demo - Floors	02-Jun-25	06-Jun-25	4d																					
Plumbing / Trenching	06-Jun-25	11-Jun-25	3d																					
Concrete Pourbacks	11-Jun-25	16-Jun-25	3d																					
Smoke Rate Corridors	16-Jun-25	09-Jul-25	15d																					
Floor Prep	16-Jun-25	18-Jun-25	2d																					
Install Floor & Base	18-Jun-25	24-Jun-25	3d																					
Install Ceiling (temp)	09-Jul-25	16-Jul-25	5d																					



Current
 Progress
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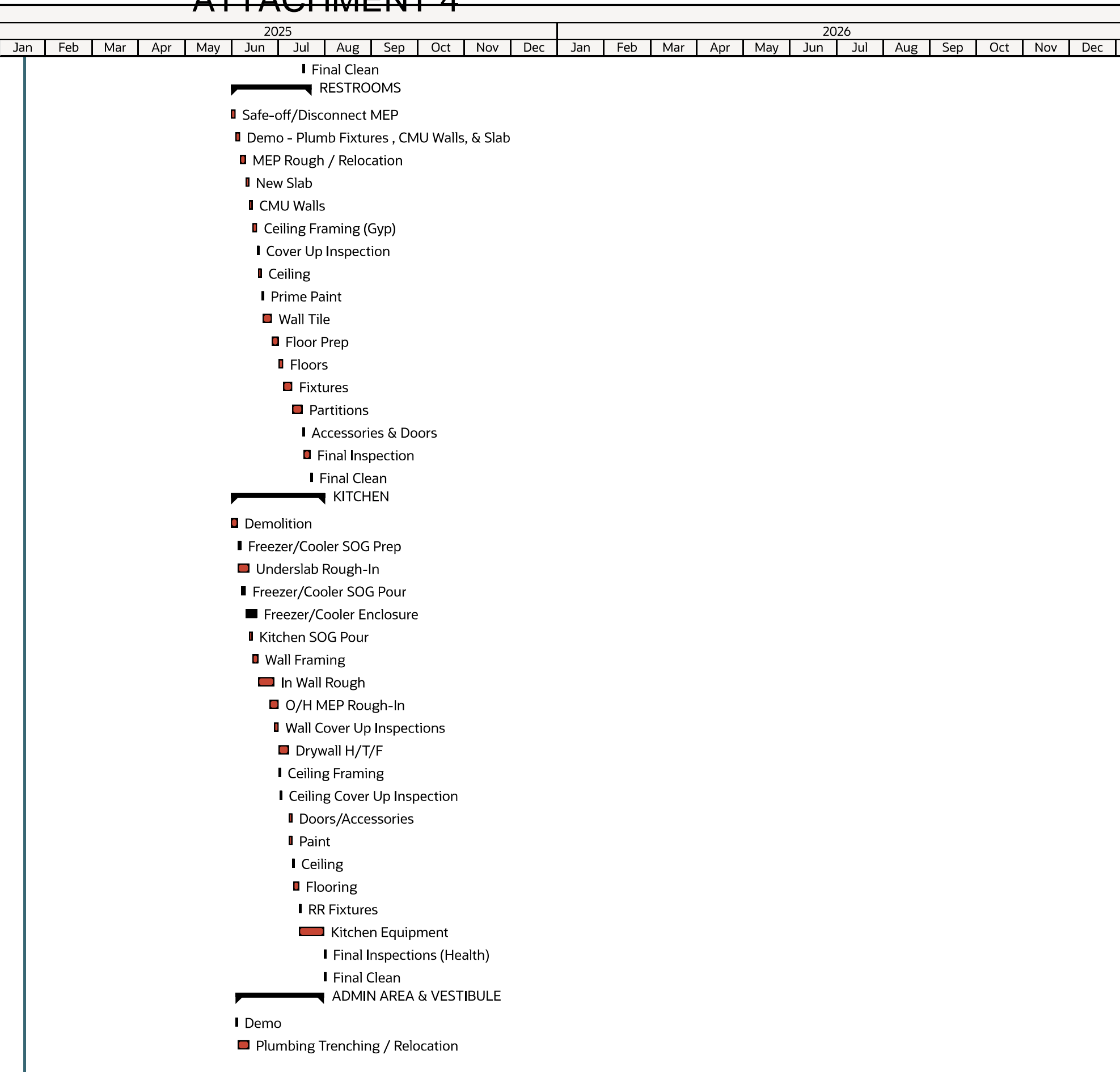
DATA DATE: 16-Jan-25
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GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD Ashford Park
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 4

Name	Start	Finish	Org Dur																								
				2025												2026											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Final Clean	16-Jul-25	17-Jul-25	1d																								
RESTROOMS	30-May-25	22-Jul-25	35d																								
Safe-off/Disconnect MEP	30-May-25	02-Jun-25	1d																								
Demo - Plumb Fixtures , CMU Wall...	02-Jun-25	05-Jun-25	3d																								
MEP Rough / Relocation	05-Jun-25	09-Jun-25	2d																								
New Slab	09-Jun-25	11-Jun-25	2d																								
CMU Walls	11-Jun-25	13-Jun-25	2d																								
Ceiling Framing (Gyp)	13-Jun-25	16-Jun-25	1d																								
Cover Up Inspection	16-Jun-25	17-Jun-25	1d																								
Ceiling	17-Jun-25	19-Jun-25	2d																								
Prime Paint	19-Jun-25	20-Jun-25	1d																								
Wall Tile	20-Jun-25	26-Jun-25	4d																								
Floor Prep	26-Jun-25	30-Jun-25	2d																								
Floors	30-Jun-25	03-Jul-25	3d																								
Fixtures	03-Jul-25	09-Jul-25	4d																								
Partitions	09-Jul-25	16-Jul-25	5d																								
Accessories & Doors	16-Jul-25	17-Jul-25	1d																								
Final Inspection	17-Jul-25	21-Jul-25	2d																								
Final Clean	21-Jul-25	22-Jul-25	1d																								
KITCHEN	30-May-25	31-Jul-25	42d																								
Demolition	30-May-25	04-Jun-25	3d																								
Freezer/Cooler SOG Prep	04-Jun-25	06-Jun-25	2d																								
Underslab Rough-In	04-Jun-25	11-Jun-25	5d																								
Freezer/Cooler SOG Pour	06-Jun-25	09-Jun-25	1d																								
Freezer/Cooler Enclosure	09-Jun-25	16-Jun-25	5d																								
Kitchen SOG Pour	11-Jun-25	13-Jun-25	2d																								
Wall Framing	13-Jun-25	17-Jun-25	2d																								
In Wall Rough	17-Jun-25	27-Jun-25	7d																								
O/H MEP Rough-In	24-Jun-25	30-Jun-25	4d																								
Wall Cover Up Inspections	27-Jun-25	30-Jun-25	1d																								
Drywall H/T/F	30-Jun-25	07-Jul-25	4d																								
Ceiling Framing	30-Jun-25	01-Jul-25	1d																								
Ceiling Cover Up Inspection	01-Jul-25	02-Jul-25	1d																								
Doors/Accessories	07-Jul-25	09-Jul-25	2d																								
Paint	07-Jul-25	09-Jul-25	2d																								
Ceiling	09-Jul-25	10-Jul-25	1d																								
Flooring	10-Jul-25	14-Jul-25	2d																								
RR Fixtures	14-Jul-25	15-Jul-25	1d																								
Kitchen Equipment	14-Jul-25	30-Jul-25	12d																								
Final Inspections (Health)	30-Jul-25	31-Jul-25	1d																								
Final Clean	30-Jul-25	31-Jul-25	1d																								
ADMIN AREA & VESTIBULE	02-Jun-25	30-Jul-25	40d																								
Demo	02-Jun-25	04-Jun-25	2d																								
Plumbing Trenching / Relocation	04-Jun-25	11-Jun-25	5d																								



Current
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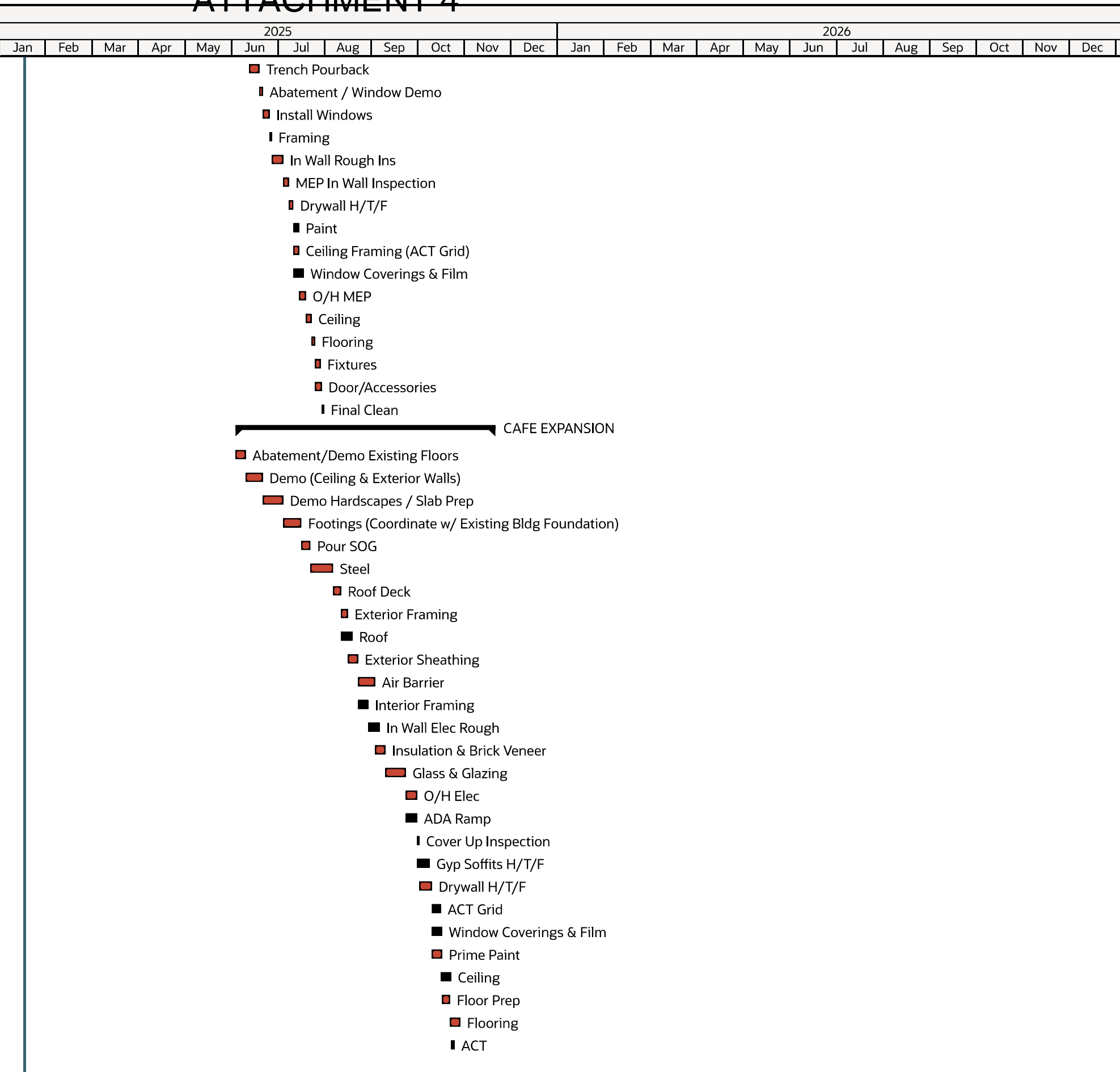
DATA DATE: 16-Jan-25
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GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD Ashford Park
 THE WINTER CONSTRUCTION COMPANY



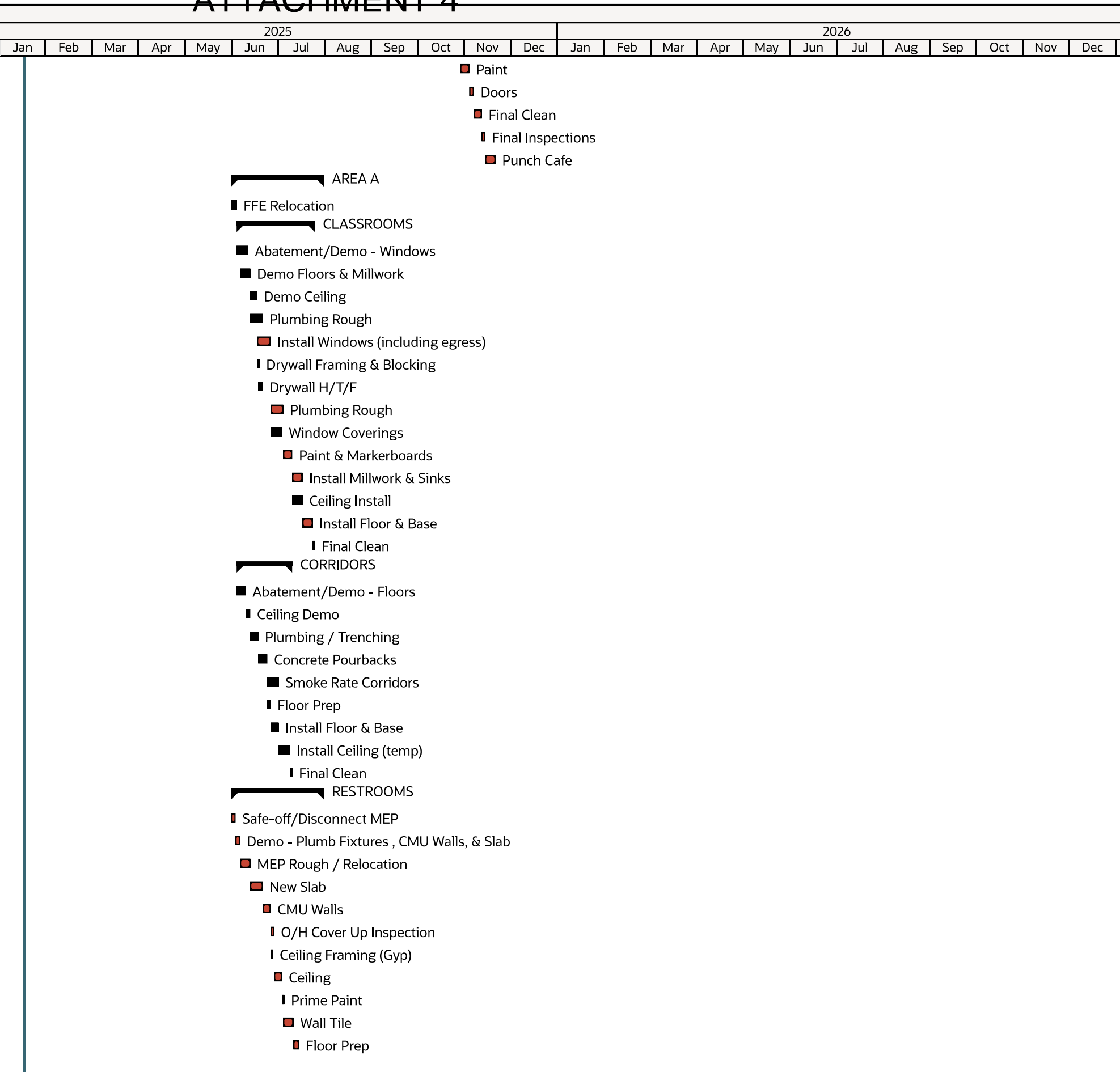
ATTACHMENT 4

Name	Start	Finish	Org Dur																								
				2025												2026											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Trench Pourback	11-Jun-25	18-Jun-25	5d																								
Abatement / Window Demo	18-Jun-25	20-Jun-25	1d																								
Install Windows	20-Jun-25	24-Jun-25	2d																								
Framing	24-Jun-25	26-Jun-25	2d																								
In Wall Rough Ins	26-Jun-25	03-Jul-25	5d																								
MEP In Wall Inspection	03-Jul-25	07-Jul-25	1d																								
Drywall H/T/F	07-Jul-25	10-Jul-25	3d																								
Paint	10-Jul-25	14-Jul-25	2d																								
Ceiling Framing (ACT Grid)	10-Jul-25	14-Jul-25	2d																								
Window Coverings & Film	10-Jul-25	17-Jul-25	5d																								
O/H MEP	14-Jul-25	18-Jul-25	4d																								
Ceiling	18-Jul-25	22-Jul-25	2d																								
Flooring	22-Jul-25	24-Jul-25	2d																								
Fixtures	24-Jul-25	28-Jul-25	2d																								
Door/Accessories	24-Jul-25	29-Jul-25	3d																								
Final Clean	29-Jul-25	30-Jul-25	1d																								
CAFE EXPANSION	02-Jun-25	20-Nov-25	120d																								
Abatement/Demo Existing Floors	02-Jun-25	09-Jun-25	5d																								
Demo (Ceiling & Exterior Walls)	09-Jun-25	20-Jun-25	6d																								
Demo Hardscapes / Slab Prep	20-Jun-25	03-Jul-25	7d																								
Footings (Coordinate w/ Existing B...	03-Jul-25	15-Jul-25	6d																								
Pour SOG	15-Jul-25	21-Jul-25	2d																								
Steel	21-Jul-25	05-Aug-25	8d																								
Roof Deck	05-Aug-25	11-Aug-25	3d																								
Exterior Framing	11-Aug-25	15-Aug-25	3d																								
Roof	11-Aug-25	18-Aug-25	4d																								
Exterior Sheathing	15-Aug-25	22-Aug-25	4d																								
Air Barrier	22-Aug-25	02-Sep-25	4d																								
Interior Framing	22-Aug-25	29-Aug-25	5d																								
In Wall Elec Rough	29-Aug-25	05-Sep-25	4d																								
Insulation & Brick Veneer	02-Sep-25	09-Sep-25	5d																								
Glass & Glazing	09-Sep-25	22-Sep-25	7d																								
O/H Elec	22-Sep-25	29-Sep-25	5d																								
ADA Ramp	22-Sep-25	29-Sep-25	5d																								
Cover Up Inspection	29-Sep-25	01-Oct-25	2d																								
Gyp Soffits H/T/F	29-Sep-25	08-Oct-25	7d																								
Drywall H/T/F	01-Oct-25	09-Oct-25	6d																								
ACT Grid	09-Oct-25	15-Oct-25	4d																								
Window Coverings & Film	09-Oct-25	16-Oct-25	5d																								
Prime Paint	09-Oct-25	16-Oct-25	5d																								
Ceiling	15-Oct-25	22-Oct-25	5d																								
Floor Prep	16-Oct-25	21-Oct-25	3d																								
Flooring	21-Oct-25	28-Oct-25	5d																								
ACT	22-Oct-25	24-Oct-25	2d																								



ATTACHMENT 4

Name	Start	Finish	Org Dur																					
				2025												2026								
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Paint	28-Oct-25	03-Nov-25	4d																					
Doors	03-Nov-25	06-Nov-25	3d																					
Final Clean	06-Nov-25	11-Nov-25	3d																					
Final Inspections	11-Nov-25	13-Nov-25	2d																					
Punch Cafe	13-Nov-25	20-Nov-25	5d																					
AREA A	30-May-25	30-Jul-25	41d																					
FFE Relocation	30-May-25	03-Jun-25	2d																					
CLASSROOMS	03-Jun-25	24-Jul-25	35d																					
Abatement/Demo - Windows	03-Jun-25	10-Jun-25	5d																					
Demo Floors & Millwork	05-Jun-25	12-Jun-25	5d																					
Demo Ceiling	12-Jun-25	16-Jun-25	2d																					
Plumbing Rough	12-Jun-25	20-Jun-25	5d																					
Install Windows (including egress)	16-Jun-25	25-Jun-25	6d																					
Drywall Framing & Blocking	16-Jun-25	17-Jun-25	1d																					
Drywall H/T/F	17-Jun-25	20-Jun-25	2d																					
Plumbing Rough	25-Jun-25	03-Jul-25	6d																					
Window Coverings	25-Jun-25	02-Jul-25	5d																					
Paint & Markerboards	03-Jul-25	09-Jul-25	3d																					
Install Millwork & Sinks	09-Jul-25	16-Jul-25	5d																					
Ceiling Install	09-Jul-25	16-Jul-25	5d																					
Install Floor & Base	16-Jul-25	23-Jul-25	5d																					
Final Clean	23-Jul-25	24-Jul-25	1d																					
CORRIDORS	03-Jun-25	09-Jul-25	24d																					
Abatement/Demo - Floors	03-Jun-25	09-Jun-25	4d																					
Ceiling Demo	09-Jun-25	12-Jun-25	3d																					
Plumbing / Trenching	12-Jun-25	17-Jun-25	3d																					
Concrete Pourbacks	17-Jun-25	23-Jun-25	3d																					
Smoke Rate Corridors	23-Jun-25	30-Jun-25	5d																					
Floor Prep	23-Jun-25	25-Jun-25	2d																					
Install Floor & Base	25-Jun-25	30-Jun-25	3d																					
Install Ceiling (temp)	30-Jun-25	08-Jul-25	5d																					
Final Clean	08-Jul-25	09-Jul-25	1d																					
RESTROOMS	30-May-25	30-Jul-25	41d																					
Safe-off/Disconnect MEP	30-May-25	02-Jun-25	1d																					
Demo - Plumb Fixtures , CMU Wall...	02-Jun-25	05-Jun-25	3d																					
MEP Rough / Relocation	05-Jun-25	12-Jun-25	5d																					
New Slab	12-Jun-25	20-Jun-25	5d																					
CMU Walls	20-Jun-25	25-Jun-25	3d																					
O/H Cover Up Inspection	25-Jun-25	27-Jun-25	2d																					
Ceiling Framing (Gyp)	25-Jun-25	26-Jun-25	1d																					
Ceiling	27-Jun-25	02-Jul-25	3d																					
Prime Paint	02-Jul-25	03-Jul-25	1d																					
Wall Tile	03-Jul-25	10-Jul-25	4d																					
Floor Prep	10-Jul-25	14-Jul-25	2d																					



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GMP CONSTRUCTION SCHEDULE (50%CDs)
 DCSD Ashford Park
 THE WINTER CONSTRUCTION COMPANY



ATTACHMENT 5

Ashford Park Elementary School Renovation - GMP



Classification: Bid Card

ESTIMATE DATE : January 21, 2025

50% CD Drawings dated November 11, 2024

Item of Work	Sitework	Unit Cost Per Acre	BUILDING	Unit Cost Per SF	GMP Total	Unit Cost Per SF
	1.0 Acre		44,248 SF		44,248 GBA SF	
01.00-General Requirements	\$ -		\$ 7,167	\$0.17 /SF	\$ 7,167	\$0.16
02A.2000-Demolition	\$ 55,801	\$55,801 /Acre	\$ 291,128	\$6.58 /SF	\$ 346,928	\$7.84
02A.2030-Abatement	\$ -		\$ 242,433	\$5.48 /SF	\$ 242,433	\$5.48
02B.2090-Earthwork	\$ 1,342,081	\$1,342,082 /Acre	\$ -		\$ 1,342,081	\$30.33
02D.2450-Shoring & Underpinning	\$ -		\$ 76,055	\$1.72 /SF	\$ 76,055	\$1.72
02E.2500-Paving / Curb & Gutter	\$ 68,665	\$68,666 /Acre	\$ -		\$ 68,665	\$1.55
02E.2510-Site Concrete	\$ 259,515	\$259,515 /Acre	\$ -		\$ 259,515	\$5.87
02F.2670-Misc. Sitework	\$ 139,502	\$139,502 /Acre	\$ -		\$ 139,502	\$3.15
02G.2700-Landscaping & Irrigation	\$ 98,496	\$98,496 /Acre	\$ -		\$ 98,496	\$2.23
03A.3050-Concrete Place & Finish	\$ -		\$ 312,009	\$7.06 /SF	\$ 312,009	\$7.05
04A.4000-Masonry	\$ -		\$ 474,561	\$10.73 /SF	\$ 474,561	\$10.73
05A.5050-Misc Metals	\$ -		\$ 384,206	\$8.69 /SF	\$ 384,206	\$8.68
06A.6010-Rough Carpentry	\$ -		\$ 129,949	\$2.94 /SF	\$ 129,949	
06B.6100-Architectural Millwork	\$ -		\$ 129,519	\$2.93 /SF	\$ 129,519	
07A.7000-Waterproofing & Caulking	\$ -		\$ 75,013	\$1.70 /SF	\$ 75,013	\$1.70
07B.7110-Fireproofing	\$ -		\$ 179,176	\$4.05 /SF	\$ 179,176	\$4.05
07C.7220-Roofing	\$ -		\$ 101,639	\$2.30 /SF	\$ 101,639	\$2.30
08A.8000-Doors / Frames / Hardware	\$ -		\$ 516,540	\$11.68 /SF	\$ 516,540	\$11.67
08B.8210-Glass & Glazing	\$ -		\$ 1,639,811	\$37.06 /SF	\$ 1,639,811	\$37.06
09B.9100-Drywall / Metal Framing	\$ -		\$ 803,012	\$18.15 /SF	\$ 803,012	\$18.15
09D.9150-Flooring	\$ -		\$ 260,675	\$5.90 /SF	\$ 260,675	\$5.89
09D.9200-Hard Tile	\$ -		\$ 91,761	\$2.08 /SF	\$ 91,761	\$2.07
09D.9330-Resinous Flooring	\$ -		\$ 40,699	\$0.92 /SF	\$ 40,699	\$0.92
09E.9500-Painting / Wallcovering	\$ -		\$ 164,348	\$3.72 /SF	\$ 164,348	\$3.71
10A.1000-Misc. Specialties	\$ -		\$ 4,915	\$0.12 /SF	\$ 4,915	\$0.11
10A.1002-Visual Display Boards	\$ -		\$ 45,767	\$1.04 /SF	\$ 45,767	\$1.03
10A.1004-Toilet Partitions / Accessories	\$ -		\$ 87,909	\$1.99 /SF	\$ 87,909	\$1.99
10A.1012-Canopies / Awnings	\$ -		\$ 93,856	\$2.13 /SF	\$ 93,856	\$2.12
10A.1014-Signage	\$ -		\$ 40,955	\$0.93 /SF	\$ 40,955	\$0.93
10A.1022-Lockers	\$ -		\$ 5,529	\$0.13 /SF	\$ 5,529	\$0.12
11A.1130-Loading Dock Equipment / Lifts	\$ -		\$ 3,686	\$0.09 /SF	\$ 3,686	\$0.08
11A.1136-Food Service Equipment	\$ -		\$ 749,913	\$16.95 /SF	\$ 749,913	\$16.95
12A.1220-Manufactured Casework	\$ -		\$ -		\$ -	\$0.00
12A.1230-Window Treatments	\$ -		\$ 88,052	\$1.99 /SF	\$ 88,052	\$1.99
12A.1240-Furniture	\$ -		\$ 97,267	\$2.20 /SF	\$ 97,267	\$2.20
13A.1370-Misc. Special Construction	\$ -		\$ 28,896	\$0.66 /SF	\$ 28,896	\$0.65
14A.1400-Elevators	\$ -		\$ -		\$ -	
15A.1500-Plumbing	\$ -		\$ 1,932,908	\$43.69 /SF	\$ 1,932,908	\$43.68
15B.1525-HVAC	\$ -		\$ 2,910,293	\$65.78 /SF	\$ 2,910,293	\$65.77
15C.1560-Fire Protection	\$ -		\$ 253,490	\$5.73 /SF	\$ 253,490	\$5.73
16A.1600-Electrical	\$ -		\$ 4,444,406	\$100.45 /SF	\$ 4,444,406	\$100.44
Subtotal Direct Costs	\$ 1,991,909	\$1,991,909 /Acre	\$ 16,707,540	\$378 /SF	\$ 18,699,449	\$422.61
Construction Contingency 5.00%	\$ 97,274	\$97,275 /Acre	\$ 815,906	\$18.44 /SF	\$ 913,180	\$20.64
Owner Contingency 3.00%	\$ 58,364	\$58,365 /Acre	\$ 489,544	\$11.07 /SF	\$ 547,908	\$12.38
	\$ -		\$ -		\$ -	\$0.00
General Conditions LSUM	\$ 170,551	\$170,551 /Acre	\$ 1,430,527	\$32.33 /SF	\$ 1,601,078	\$36.18
Business License 0.10%	\$ 2,506	\$2,507 /Acre	\$ 21,020	\$0.48 /SF	\$ 23,526	\$0.53
Builder's Risk Insurance 0.25%	\$ 6,265	\$6,266 /Acre	\$ 52,550	\$1.19 /SF	\$ 58,815	\$1.33
General Liability Insurance 1.00%	\$ 25,061	\$25,061 /Acre	\$ 210,200	\$4.76 /SF	\$ 235,261	\$5.32
Payment & Performance Bond 1.00%	\$ 25,061	\$25,061 /Acre	\$ 210,200	\$4.76 /SF	\$ 235,261	\$5.32
Subtotal Indirect Costs	\$ 385,081	\$385,082 /Acre	\$ 3,229,947	\$73 /SF	\$ 3,615,029	\$81.70
General Contractor's Fee 5.15%	\$ 129,062	\$129,062 /Acre	\$ 1,082,531	\$24.47 /SF	\$ 1,211,593	\$27.38
GRAND TOTAL	\$ 2,506,052	\$2,506,052 /Acre	\$ 21,020,019	\$475.06 /SF	\$ 23,526,070	\$531.69

ATTACHMENT 5

Ashford Park Elementary School Renovation - GMP



Classification: Bid Card

ESTIMATE DATE : January 21, 2025

50% CD Drawings dated November 11, 2024

Item of Work	Sitework	Unit Cost Per Acre	BUILDING	Unit Cost Per SF	GMP Total	Unit Cost Per SF
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PREMIUM COST FOR CORGAN 7/17/2024 ASSESSMENT REPORT SCOPE OF WORK vs 10/5/2023 RFQu 24-752-009 SCOPE OF WORK	
Sitework (demo asphalt and sidewalk)	\$ 14,307
Sitework (earthwork/utilities, investigative camera work)	\$ 292,472
Sitework (paving)	\$ 93,768
Sitework (concrete)	\$ 82,456
Sitework (shed replacement)	\$ 107,586
Sitework (landscaping)	\$ 93,862
Canopies (demo, rebuild, new lighting)	\$ 246,814
Building fire protection system	\$ 310,876
Kitchen expansion	\$ 623,543
Restrooms	\$ 1,225,382
Signage	\$ 91,004
Millwork	\$ 438,165
Asbestos survey and abatement	\$ 334,241
ERRC testing & Intercom/Clock/Sound systems	\$ 337,050
Window blinds	\$ 38,199
Structural settlement monitoring & repairs	\$ 85,386
Smoke evacuation system at cafeteria stage	\$ 195,006
Total premium cost for additional scope noted in 7/17/2024 Assessment Report:	\$ 4,610,116
Resultant comparison construction cost to 8/5/2023 RFQu budget:	\$ 11,563,465

PREMIUM COST FOR 10/4/2024 SD/DD DRAWINGS SCOPE OF WORK vs 8/14/24 ASSESSMENT REPORT SCOPE OF WORK	
Sitework	\$ 315,357
Masonry	\$ 112,384
Architectural Powerpoint Finishes	\$ 417,105
Roofing	\$ 48,000
Doors, Frames, & Hardware	\$ 139,105
Paint (Primer at existing glazed block)	\$ 73,400
Canopies	\$ 79,900
Food Service Equipment	\$ 254,400
Deduct Classroom Casework	\$ (320,000)
Total deduct for better defined MEP scope	\$ (165,000)
Approximate Net Variance	\$ 954,651

PREMIUM COST FOR 11/22/2025 50%CD DRAWINGS SCOPE OF WORK vs 10/4/2024 SD/DD DRAWINGS SCOPE OF WORK	
Sitework	\$ 841,445
Concrete	\$ 186,154
Masonry	\$ 143,006
Misc. Metals	\$ 333,000
Glass	\$ 681,811
Doors, Frames, & Hardware	\$ (333,331)
Fire Proofing	\$ 163,858
Drywall / Metal Framing	\$ 573,282
Canopies	\$ (155,780)
Casework	\$ (70,471)
Window Treatments	\$ 53,653
Plumbing	\$ 1,173,816
Electrical	\$ 1,503,203
Approximate Net Variance	\$ 5,093,646

ATTACHMENT 6

General Conditions

Ashford Park E.S

1/21/2025



PROJECT STAFFING		\$1,499,031
POSITION	Time %	
PROJECT DIRECTOR	15	
PROJECT EXECUTIVE	25	
PROJECT MANAGER	100	
PROJECT ENGINEER	100	
PROJECT ADMINISTRATOR	50	
GENERAL SUPERINTENDENT	10	
PROJECT SUPERINTENDENT	100	
ASSISTANT SUPERINTENDENT	50	
BIM MANAGER	10	
PROJECT STAFF EXPENSES		\$44,122
VEHICLES		
FUEL		
CELL PHONES		
FIELD OFFICE EXPENSES & CONSUMABLES		\$57,925
PRINTER, INTERNET		
EQUIPMENT		
DRINKING WATER		
OFFICE SUPPLIES		
FIRST AID		
FIRE EXTINGUISHERS		
TOTAL GENERAL CONDITIONS		\$1,601,078

ATTACHMENT 7

List of Subcontractors and Major Suppliers

Ashford Park Elementary School Project

Tuesday, January 21, 2025



Cost Code	Trade	Subcontractor
01.00	Preconstruction Documentation	Multivista 3284 Medlock Bridge Road Peachtree Corners, GA 30092
02A.2000	Building Demolition	Interior Demolition Services 1092 West Atlanta St SE Marietta, GA 30060
02A.2030	Abatement	Winter Environmental 3550 Green Pointe Parkway Northwest Norcross, GA 30092
02B.2100	Sitework	Dennis Taylor & Co., Inc. 3221 Hill St NW Duluth, GA 30096
02E.2500	Paving & Striping	Magnum Paving 125 Baker Industrial Court Villa Rica, GA 30180
02E.2500	Concrete Curbs	Wheeler Services, Inc. 3539 Trotter Drive Alpharetta, GA 30003
02E.2510	Site Concrete	Wheeler Services, Inc. 3539 Trotter Drive Alpharetta, GA 30004
02F.2640	Site Fencing	C&C Fence Company 2680 Georgia 42 McDonough, GA 30253
03A.3000	Concrete	Wheeler Services, Inc. 3539 Trotter Drive Alpharetta, GA 30004
04A.4000	Masonry	Masonry Dixie, Inc. 2300 Bethelview Road Cumming, GA 30040
05A.5000	Steel / Misc. Metals	Unlimited Structures 55 Oxford Business Pkwy Oxford, GA 30054
06A.6700	General Trades Subcontractor	Construction Solutions and Services, LLC PO Box 660276 Atlanta, GA 30341
06B.6100	Architectural Millwork	Mark Products Of Georgia 125 Kilrain Court Roswell, GA 30076
07A.7000	Waterproofing & Caulking	Metro Waterproofing, Inc. 2935 Alcove Dr Scottsdale, GA 30079
07C.7220	Roofing	Summers Roofing Co Inc. 135 Mauldin Drive Alpharetta, GA 30004
08A.8000	Doors , Frames & Hardware (Supply)	The MD Robinson Co, Inc. 209 W. Emery Street Dalton GA, 30720

ATTACHMENT 7

Cost Code	Trade	Subcontractor
08A.8090	Doors & Hardware (Install)	The MD Robinson Co, Inc. 209 W. Emery Street Dalton GA, 30721
08B.8210	Glass & Glazing	Glass South LLC 198 Builders Parkway Cornelia, GA 30531
09B.9100	Drywall & Metal Framing	Astro Interior Contracting, Inc. 5517 Oakdale Road E Mableton, GA 30126
09D.9150	Flooring	DCO Inc. 950 Battery Avenue Southeast, Suite 3000 Atlanta, GA 30339
09E.9500	Painting	Baker Paint & Contracting 4205 1st Avenue, Suite 300 Tucker, GA 30084
10A.1002	Dry Erase & Tack Boards	Mason Hall and Company 500 Discovery Place Mableton, GA 30126
10A.1004	Toilet Partitions	Mason Hall and Company 500 Discovery Place Mableton, GA 30127
10A.1012	Canopies	Mitchell Metals, LLC 1761 McCoba Dr SE Suite B Smyrna, GA 30080
10A.1014	Building Signage	ASI Signage Innovations 621 North Avenue Northeast Atlanta, GA 30308
11A.1136	Food Service Equipment	Singer T&L 500 Airdale Lane Simpsonville, SC 29680
12A.1230	Window Coverings	Georgia Blind Co. 120 Howell Place Tyrone, GA 30290
15A.1500	Plumbing	Polk County Public Service 291 Huntington Road Cedartown, GA 30125
15B.1525	HVAC	Georgia Mechanical, Inc. 4189 Capital View Dr Suwanee, GA 30024
15C.1560	Fire Protection	Fire Sprinkler of Atlanta 4405 International Boulevard Northwest Norcross, GA 30093
16A.1600	Electrical	All State Electrical 6110 Northbelt Parkway Northwest, Suite D Norcross, GA 30071

ATTACHMENT 8

Alternates Log

Ashford Park E.S

1/21/2025



#	Item	Discipline	Amount	
1	Safe Haven Defense SW440BR/SW600BR Laminate per Corgan's <i>Protected Windows/Doors Sketch</i> , dated 1/14/25	Architectural	\$ 711,567	

EXHIBIT N

AGENCY CUSTOMER ID: 00011076

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

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

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

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

EXHIBIT O

DEKALB COUNTY SCHOOL DISTRICT | 2024-2025 CALENDAR

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

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

4 Independence Day
29-31 Pre-Planning Days

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

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

18 Instructional Days

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

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

20 Instructional Days

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

17 Virtual Teachers' Workday
18-21 February Break

15 Instructional Days

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

2 Labor Day

20 Instructional Days

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

7 Independent Learner Day/Professional Development Day

21 Instructional Days

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

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

18 Instructional Days

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

7-11 Spring Break

17 Instructional Days

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

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

16 Instructional Days

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

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

20 Instructional Days

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

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

15 Instructional Days

89 Instructional Days Total

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

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

91 Instructional Days Total

EXHIBIT O

DEKALB COUNTY SCHOOL DISTRICT | 2025-2026 CALENDAR

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

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

4 Independence Day

28-31 Pre-Planning Days

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

1-2 Winter Break

5 Post/Pre-Planning Day

6 First Day of 2nd Semester

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

18 Instructional Days

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

1 Pre-Planning Day

4 First Day of School

20 Instructional Days

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

16 Virtual Teachers' Workday

17-20 February Break

15 Instructional Days

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

1 Labor Day

21 Instructional Days

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

13 Independent Learner/ Professional Development Day

22 Instructional Days

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

13 Virtual Teachers' Workday

14-17 Fall Break

18 Instructional Days

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

6-10 Spring Break

17 Instructional Days

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

4 Independent Learner/ Professional Development Day

24-28 Thanksgiving Break

15 Instructional Days

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

25 Memorial Day

28 Last Day of School

29 Post Planning Day

19 Instructional Days

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

19 Last Day of Semester

22-31 Winter Break

15 Instructional Days

89 Instructional Days Total

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

19 Juneteenth

Virtual Teachers' Workday/ Schools Closed

First/Last Day of Semester

Holiday/Break Schools Closed

Teachers' Workday/Professional Development Day Schools Closed

Independent Learner Day/Professional Development Day

91 Instructional Days Total