

EXHIBIT M

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

**AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND
CONSTRUCTION CONTRACTOR FOR Kingsley Elementary School HVAC Replacement and
Renovations
AGREEMENT NO. SP5FACCON. 36335. GENCONTR**

Pursuant to Sections 4.B and 7.A of the Construction Management Agreement (“Agreement”), dated 6/4/2025, between The School Board of DeKalb County, Georgia (“Owner”) and The Evergreen Corporation (“Construction Contractor”), with respect to the construction of Owner’s Kingsley Elementary School HVAC 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 HVAC Replacement and Renovations, in accordance with the Agreement, this Amendment and the other Contract Documents listed as Attachments 1 through ___ below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attachment No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
List of Drawings, Specifications and Addendums			
1.	Allowances	<u>1</u> through <u>1</u>	<u>9/3/25</u>
2.	Assumptions and Clarifications	<u>1</u> through <u>1</u>	<u>9/3/25</u>
3.	Completion Schedule	<u>1</u> through <u>1</u>	<u>9/3/25</u>
4.	Schedule of Values	<u>1</u> through <u>2</u>	<u>9/3/25</u>
5.	List of Itemized General Conditions	<u>1</u> through <u>2</u>	<u>9/3/25</u>
6.	List of Subcontractors and Major Suppliers	_____ through _____	_____
7.	Alternates	_____ through _____	_____

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 One million five hundred eighty one thousand one hundred dollars (\$ 1,581,100).

2.2 The Construction Management Fee for the entire Work anticipated on this Project is hereby established as a lump sum amount of One hundred eight thousand eight hundred sixty eight (\$ 108,868), 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 Sixty two thousand seven hundred ninety nine (\$ 62,799), 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 One hundred twenty five thousand four hundred eighty four and 00/100 Dollars (\$ 125,484) ("**Owner's Contingency**"). Owner's Contingency funds shall be used to cover costs that may result from incomplete design and unanticipated costs that arise during construction that are not identified by the construction documents. Construction

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

2.6 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General Condition expense amount noted in Subsection 2.4 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed ^{One hundred twenty five thousand four} hundred eighty four and ^{four} /100 Dollars (\$125,484) ("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 _____% 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 see allowances log in the amount of ^{One million forty-three} thousand eighty-two and ^{two} /100 Dollars (\$ 1,043,082). 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 _____ and /100 Dollars (\$ _____), then Construction Contractor shall be entitled to an increase in the Construction Management Fee in the amount of _____ and /100 Dollars (_____ %) of the amount exceeding the sum of _____ and /100 Dollars (\$ _____) 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) 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 Pending Permitting. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is To Be Determined (_____) days ("**Contract Time**"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS To Be Determined.

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: Walter F. McLaughlin

Its: _____

Its: Vice President

Date: _____

Date: 9/3/2025

Attest: _____

Attest: [Signature]



Kingsley Elementary School HVAC Replacement and Renovations
List of Drawings, Specifications and Addendums

DRAWINGS

Drawing No.	Drawing Title	Revision	Current Drawing Date	Set Name
General Information				
G1.00	COVER SHEET	4	11/4/2024	100% CDs
G1.02	GENERAL NOTES	4	11/4/2024	100% CDs
Architectural Demolition				
AD1.10	OVERALL DEMOLITION PLAN	4	11/4/2024	100% CDs
AD1.40	OVERALL ROOF DEMOLITION PLAN	4	11/4/2024	100% CDs
AD6.10	OVERALL DEMOLITION RCP	4	11/4/2024	100% CDs
Architecture				
A0.10	DETAILS, SCHEDULES AND PARTITION TYPES	4	11/4/2024	100% CDs
A1.10	OVERALL FLOOR PLAN	4	11/4/2024	100% CDs
A1.40	OVERALL ROOF PLAN	4	11/4/2024	100% CDs
A6.10	OVERALL REFLECTED CEILING PLAN	4	11/4/2024	100% CDs
A6.11	AREA 1 REFLECTED CEILING PLAN	4	11/4/2024	100% CDs
A6.12	AREA 2 REFLECTED CEILING PLAN	4	11/4/2024	100% CDs
A6.13	AREA 3 REFLECTED CEILING PLAN	4	11/4/2024	100% CDs
A6.14	AREA 4 REFLECTED CEILING PLAN	4	11/4/2024	100% CDs
Structure				
S0.00	STRUCTURAL GEN.NOTES	3	10/14/2024	100% CD Pricing
S1.00	ROOF PLANS AND DETAILS	3	10/14/2024	100% CD Pricing
Plumbing				
P0.01	PLUMBING SCHEDULES, LEGENDS, AND NOTES	3	11/4/2024	100% CDs
PD1.10	PLUMBING LEVEL 1 DEMOLITION PLN	3	11/4/2024	100% CDs
PD1.15	PLUMBING LEVEL 1 ENLARGED DEMOLITION PLAN	3	11/4/2024	100% CDs
P1.10	PLUMBING LEVEL 1 OVERALL FLOOR PLAN	3	11/4/2024	100% CDs
P1.15	PLUMBING LEVEL 1 ENLARGED PLANS	3	11/4/2024	100% CDs
P1.40	PLUMBING OVERALL ROOF PLAN	3	11/4/2024	100% CDs
P1.41	PLUMBING AREA 1 ROOF PLAN	3	11/4/2024	100% CDs
P1.42	PLUMBING AREA 2 ROOF PLAN	3	11/4/2024	100% CDs
P1.43	PLUMBING AREA 3 ROOF PLAN	3	11/4/2024	100% CDs
P4.01	PLUMBING DETAILS	3	11/4/2024	100% CDs
P5.01	PLUMBING NATURAL GAS RISER DIAGRAM	3	11/4/2024	100% CDs
Mechanical				
M0.01	MECHANICAL LEGEND & ABBREVIATIONS	4	11/22/2024	100% CDs
MD1.10	LEVEL 1 OVERALL DEMO PLAN	4	11/22/2024	100% CDs
MD1.11	LEVEL 1 AREA 1 DEMO FLOOR PLAN	4	11/22/2024	100% CDs
MD1.12	LEVEL 1 AREA 2 DEMO FLOOR PLAN	4	11/22/2024	100% CDs
MD1.13	LEVEL 1 AREA 3 DEMO FLOOR PLAN	4	11/22/2024	100% CDs
MD1.14	LEVEL 1 AREA 4 DEMO FLOOR PLAN	4	11/22/2024	100% CDs
MD1.40	OVERAL ROOF DEMO PLAN	4	11/22/2024	100% CDs
M1.10	LEVEL 1 OVERALL FLOOR PLAN - HVAC	4	11/22/2024	100% CDs
M1.11	LEVEL 1 AREA 1 FLOOR PLAN - HVAC	4	11/22/2024	100% CDs
M1.12	LEVEL 1 AREA 2 FLOOR PLAN - HVAC	4	11/22/2024	100% CDs
M1.13	LEVEL 1 AREA 3 FLOOR PLAN - HVAC	4	11/22/2024	100% CDs
M1.14	LEVEL 1 AREA 4 FLOOR PLAN - HVAC	4	11/22/2024	100% CDs
M1.40	OVERAL ROOF PLAN	4	11/22/2024	100% CDs
M2.10	LEVEL 1 OVERALL FLOOR PLAN - PIPING	4	11/22/2024	100% CDs
M2.11	LEVEL 1 AREA 1 FLOOR PLAN - PIPING	4	11/22/2024	100% CDs
M2.12	LEVEL 1 AREA 2 FLOOR PLAN - PIPING	4	11/22/2024	100% CDs
M2.13	LEVEL 1 AREA 3 FLOOR PLAN - PIPING	4	11/22/2024	100% CDs
M2.14	LEVEL 1 AREA 4 FLOOR PLAN - PIPING	4	11/22/2024	100% CDs
M3.01	HVAC ENLARGED DEMO PLANS	4	11/22/2024	100% CDs
M3.02	HVAC ENLARGED PLANS	4	11/22/2024	100% CDs
M4.01	HVAC SECTIONS PLANS	3	11/22/2024	100% CDs
M5.01	HVAC DETAILS	4	11/22/2024	100% CDs
M5.02	HVAC DETAILS	4	11/22/2024	100% CDs
M5.03	HVAC DETAILS	4	11/22/2024	100% CDs
M5.04	HVAC DETAILS	4	11/22/2024	100% CDs
M5.05	HVAC DETAILS	4	11/22/2024	100% CDs



Kingsley Elementary School HVAC Replacement and Renovations

List of Drawings, Specifications and Addendums

M6.01	HVAC SCHEDULES	4	11/22/2024	100% CDs
M6.02	HVAC SCHEDULES	4	11/22/2024	100% CDs
M6.03	HVAC SCHEDULES	4	11/22/2024	100% CDs
M6.04	HVAC SCHEDULES	4	11/22/2024	100% CDs
M6.05	EXISTING HVAC SCHEDULES	4	11/22/2024	100% CDs
M7.01	HVAC PIPING SCHEMATIC	4	11/22/2024	100% CDs
M8.01	HVAC CONTROLS DIAGRAMS	4	11/22/2024	100% CDs
M8.02	HVAC CONTROLS DIAGRAMS	4	11/22/2024	100% CDs
M8.03	HVAC CONTROLS DIAGRAMS	4	11/22/2024	100% CDs
Electrical				
E0.01	ELECTRICAL LEGEND, SYMBOLS, AND NOTES	4	11/4/2024	100% CDs
E0.02	ELECTRICAL LEGEND, SYMBOLS, AND NOTES	4	11/4/2024	100% CDs
ED1.11	AREA 1 PLAN - DEMO	4	11/4/2024	100% CDs
ED1.12	AREA 2 PLAN - DEMO	4	11/4/2024	100% CDs
ED1.13	AREA 3 PLAN - DEMO	4	11/4/2024	100% CDs
ED1.14	AREA 4 PLAN - DEMO	4	11/4/2024	100% CDs
E1.00	ELECTRICAL SITE PLAN	4	11/4/2024	100% CDs
E1.11	AREA 1 PLAN - LIGHTING	4	11/4/2024	100% CDs
E1.12	AREA 2 PLAN - LIGHTING	4	11/4/2024	100% CDs
E1.13	AREA 3 PLAN - LIGHTING	4	11/4/2024	100% CDs
E1.14	AREA 4 PLAN - LIGHTING	4	11/4/2024	100% CDs
E2.11	AREA 1 PLAN - POWER	4	11/4/2024	100% CDs
E2.12	AREA 2 PLAN - POWER	4	11/4/2024	100% CDs
E2.13	AREA 3 PLAN - POWER	4	11/4/2024	100% CDs
E2.14	AREA 4 PLAN - POWER	4	11/4/2024	100% CDs
E2.21	AREA 1 ROOF PLAN - POWER	4	11/4/2024	100% CDs
E2.22	AREA 2 ROOF PLAN - POWER	4	11/4/2024	100% CDs
E2.23	AREA 3 ROOF PLAN - POWER	4	11/4/2024	100% CDs
E3.11	AREA 1 PLAN - MECH POWER	4	11/4/2024	100% CDs
E3.12	AREA 2 PLAN - MECH POWER	4	11/4/2024	100% CDs
E3.13	AREA 3 PLAN - MECH POWER	4	11/4/2024	100% CDs
E3.14	AREA 4 PLAN - MECH POWER	4	11/4/2024	100% CDs
E3.21	AREA 1 ROOF PLAN - MECH POWER	4	11/4/2024	100% CDs
E3.22	AREA 2 ROOF PLAN - MECH POWER	4	11/4/2024	100% CDs
E3.23	AREA 3 ROOF PLAN - MECH POWER	4	11/4/2024	100% CDs
E4.11	AREA 1 PLAN - SYSTEMS	4	11/4/2024	100% CDs
E4.12	AREA 2 PLAN - SYSTEMS	4	11/4/2024	100% CDs
E4.13	AREA 3 PLAN - SYSTEMS	4	11/4/2024	100% CDs
E4.14	AREA 4 PLAN - SYSTEMS	4	11/4/2024	100% CDs
E5.01	ENLARGED FLOOR PLANS	4	11/4/2024	100% CDs
E5.02	ENLARGED FLOOR PLANS	4	11/4/2024	100% CDs
E5.03	ENLARGED CAFETERIA PLAN - LIGHTING	4	11/4/2024	100% CDs
E5.04	ELECTRICAL ENLARGED THEATRICAL RISER DIAGRAMS	4	11/4/2024	100% CDs
E6.01	ELECTRICAL ONE LINE DIAGRAM	4	11/4/2024	100% CDs
E6.02	ELECTRICAL FIRE ALARM RISER DIAGRAM	2	11/4/2024	100% CDs
E7.01	ELECTRICAL STANDARD CIRCUITING AND CONDUIT SIZING SCHEDULES	3	11/4/2024	100% CDs
E7.02	EQUIPMENT CONNECTION SCHEDULES	4	11/4/2024	100% CDs
E7.03	LIGHTING FIXTURE SCHEDULE	1	11/4/2024	100% CDs
E7.04	LIGHTING COMCHECK	4	11/4/2024	100% CDs
E7.10	PANEL SCHEDULES	4	11/4/2024	100% CDs
E7.11	PANEL SCHEDULES	4	11/4/2024	100% CDs
E7.12	PANEL SCHEDULES	4	11/4/2024	100% CDs
E7.13	PANEL SCHEDULES	4	11/4/2024	100% CDs
E7.14	PANEL SCHEDULES	4	11/4/2024	100% CDs
E7.15	PANEL SCHEDULES	4	11/4/2024	100% CDs
E7.16	PANEL SCHEDULES	4	11/4/2024	100% CDs
E8.01	ELECTRICAL DETAILS	2	11/4/2024	100% CDs
E8.02	ELECTRICAL DETAILS	2	11/4/2024	100% CDs
E8.03	ELECTRICAL DETAILS	2	11/4/2024	100% CDs
E8.04	ELECTRICAL DETAILS	2	11/4/2024	100% CDs
E8.05	ELECTRICAL DETAILS	2	11/4/2024	100% CDs
E8.06	ELECTRICAL DETAILS	2	11/4/2024	100% CDs



**Kingsley Elementary School HVAC Replacement and Renovations
List of Drawings, Specifications and Addendums**

SPECIFICATIONS

Project Manual prepared by SSOE, Inc. dated 11/4/2024		11/4/2024	100% CD
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Kingsley ES HVAC Replacement and Renovation
Attachment 1 - Allowances Log

9/3/2025

	<u>Value</u>
1 HVAC Equipment to include WSHPs, HRUs, and DOAS	\$ 730,000.00
2 Electrical Switchgear	\$ 313,082.00



Kingsley ES HVAC Replacement and Renovation
Early Release GMP
Attachment 2 – Assumptions and Clarifications
September 3, 2025

1. General
 - 1.1 The Early Release Bid Package is based on the 100% CD documents dated November 4, 2024 and November 22, 2024 by SSOE.
 - 1.2 The Early Release Bid Package includes estimated monies for the following work:
 - a) HVAC equipment (water source heat pumps, heat recovery units and dedicated outdoor air system
 - b) Electrical switchgear
 - 1.3 A construction contingency of 10% is included.
 - 1.4 A design contingency of 10% is included.
 - 1.5 No other work is included in this Early Release GMP.



**Kingsley Elementary School
Early Release GMP
General Conditions Estimate**

9/3/2025

	Qty	Unit	Labor	Labor Burden	Material	Equipment	Sub	Total
Project Team	1	LS	\$ 44,170	\$ 16,299				\$ 60,469
Project Manager (100%)	9	Weeks						\$ -
Assistant Project Manager (100%)	9	Weeks						\$ -
Project Engineer (100%)	-	Weeks						\$ -
Project Engineer (100%)	-	Weeks						\$ -
Project Coordinator (100%)	-	Weeks						\$ -
Assistant Superintendent (100%)	-	Weeks						\$ -
Assistant Superintendent (100%)	-	Weeks						\$ -
Purchasing Agent (100%)	-	Weeks		\$ -				\$ -
Project Secretary (100%)	-	Weeks		\$ -				\$ -
Project Accountant (100%)	-	Weeks		\$ -				\$ -
Supervision Vehicles	-	Months			\$ -			\$ -
Superintendent Vehicle Fuel & Repair	-	Months			\$ -			\$ -
Superintendent Vehicle Insurance	-	Months			\$ -			\$ -
Safety Program & Inspections	-	LS			\$ 7,500			\$ -
Safety Signage	-	LS	\$ 4,000	\$ 1,500	\$ 6,500			\$ -
Drug Testing	-	LS			\$ 1,060			\$ -
Hard Hats & Safety Vests	-	LS			\$ 2,650			\$ -
Raingear & Boots	-	LS			\$ 636			\$ -
Eye & Ear Protection	-	LS			\$ 106			\$ -
Safety Harnesses and Lifelines	-	LS			\$ 1,605			\$ -
First Aid Supplies	-	Months			\$ 100			\$ -
Office Trailer Rental	-	Months			\$ 2,250			\$ -
Tool Trailer Rental	-	Months			\$ 250			\$ -
Office Equipment	-	LS			\$ 5,000			\$ -
Computer Equipment	-	LS			\$ 10,000			\$ -
Project Software - Procore	1	LS			\$ 2,330			\$ 2,330
Office Supplies & Postage	-	Months			\$ 250			\$ -
Office Furniture	-	LS			\$ 5,000			\$ -
Drawings & Printing	-	LS			\$ 10,000			\$ -
CAD Files	-	LS			\$ 5,000			\$ -
Web Cam - OxBlue	-	Months			\$ 815			\$ -
Daily Photos - Cupix	-	Months			\$ 755			\$ -
Aerial Photograghy	-	Months			\$ 105			\$ -
Closeout Documents & As-Builts	-	LS			\$ 3,500			\$ -



**Kingsley Elementary School
Early Release GMP
General Conditions Estimate**

9/3/2025

	Qty	Unit	Labor	Labor Burden	Material	Equipment	Sub	Total
Traffic Control/Flagman	-	Weeks	\$ 1,375	\$ 507				\$ -
Setup Field Office	-	LS	\$ 1,580	\$ 583	\$ 1,070			\$ -
Remove Field Office	-	LS	\$ 1,050	\$ 387	\$ 1,070			\$ -
Setup Tool Trailer	-	LS	\$ 500	\$ 185	\$ 852			\$ -
Remove Tool Trailer	-	LS	\$ 250	\$ 92				\$ -
Project Signs	-	LS	\$ 200	\$ 74	\$ 535			\$ -
Radios	-	LS	\$ 2,500	\$ 923	\$ 4,770			\$ -
Temp/Permanent Power & Gas	-	Months			\$ 4,825			\$ -
Temporary Power	-	Months			\$ 648			\$ -
Temporary Power Setup (Georgia Power)	-	LS			\$ 25,000			\$ -
Temporary Heat	-	Months			\$ 4,253			\$ -
Temporary Water	-	Months			\$ 343			\$ -
Holding Tank	-	Months			\$ 300			\$ -
Temporary Toilets	-	Months			\$ 962			\$ -
Sanitary Supplies	-	Months			\$ 159			\$ -
Ice, Cups, and Water	-	Months			\$ 159			\$ -
Telecom System & Installation (Internet)	-	LS			\$ 650			\$ -
Telecom Service (Internet & Cell Phones)	-	Months					\$ 1,274	\$ -
Barricades	-	LS			\$ 25,000			\$ -
Protect New Work	-	LS			\$ -			\$ -
Ceremonies	-	LS			\$ -			\$ -
TOTAL								\$ 62,799



Kingsley Elementary School
Major Building System Renovation
Early Release GMP

9/3/2025

Trade	Quantity	UM	Unit \$	Total \$	\$/SqFt
HVAC	1	ALLW	\$ 730,000	\$ 730,000	\$ 12.07
Water Source Heat Pumps				Included	
Heat Recovery Units				Included	
Dedicated Outdoor Air System				Included	
Electrical Switchgear	1	ALLW	\$ 313,082	\$ 313,082	\$ 5.18
Subtotal			\$ 1,043,082	\$ 1,043,082	\$ 17.25
General Conditions			\$ 62,799	\$ 62,799	\$ 1.04
General Requirements			\$ -	\$ -	\$ -
Builder's Risk Insurance (0.042%)			\$ 438	\$ 438	\$ 0.01
Liability Insurance (Pollution – 0.044% + Subcontractor General Liability – 0.1380%)			\$ 1,903	\$ 1,903	\$ 0.03
Payment & Performance Bonds (0.76% first \$1M, 0.69% next \$4M, 0.58% next \$5M + 0.5% for remaining)			\$ 22,106	\$ 22,106	\$ 0.37
Subcontractor Default Insurance (1.5%)			\$ 15,646	\$ 15,646	\$ 0.26
Construction Manager's Fee			\$ 108,868	\$ 108,868	\$ 1.80
TOTAL			\$ 1,254,841	\$ 1,254,841	\$ 20.75
Contingency					
Design (10%)			\$ 125,484	\$ 125,484	\$ 2.07
Construction (10%)			\$ 125,484	\$ 125,484	\$ 2.07
Subtotal			\$ 1,505,810	\$ 1,505,810	\$ 24.90
Escalation (5%)			\$ 75,290	\$ 75,290	\$ 1.24
TOTAL			\$ 1,581,100	\$ 1,581,100	\$ 26.14