

EXHIBIT M

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

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

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

ARTICLE 1

SCOPE OF WORK

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

<u>Attachment No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
List of Drawings, Specifications and Addendums			
1.	Allowances	<u>N/A</u> through <u>N/A</u>	_____
2.	Assumptions and Clarifications	<u>6</u> through <u>19</u>	<u>01/09/2026</u> (updated)
3.	Completion Schedule	<u>20</u> through <u>30</u>	<u>12/31/2025</u>
4.	Schedule of Values	<u>31</u> through <u>31</u>	<u>01/07/2026</u>
5.	List of Itemized General Conditions	<u>32</u> through <u>32</u>	<u>02/28/2024</u>
6.	List of Subcontractors and Major Suppliers	<u>N/A</u> through <u>N/A</u>	_____
7.	Alternates	<u>33</u> through <u>33</u>	<u>3/8/2024</u>

ARTICLE 2

GUARANTEED MAXIMUM PRICE

2.1 Construction Contractor's Guaranteed Maximum Price ("GMP") for the Work, including the estimated Cost of the Work as defined in Section 5 of the Agreement and the Construction Management Fee as defined in Section 4 of the Agreement, is Thirty Three Million Five Hundred Twenty Five Thousand Two Hundred Sixty (\$ \$33,525,260.00).

2.2 The Construction Management Fee for the entire Work anticipated on this Project is hereby established as a lump sum amount of One Million Five Hundred Ninety Six Thousand Four Hundred Forty One (\$ 1,596,441.00), 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 Three Million Eight Hundred Forty One Thousand Three Hundred Eighty (\$ 3,841,380.00), said lump sum amount is included within the above noted GMP ("General Conditions Expenses"). The items included as General Condition Expenses are listed in the List of Itemized General Conditions attached hereto and incorporated herein as Attachment No. 5. Except as said lump sum amount for General Condition Expenses may be expressly adjusted by Change Order or Construction Change Directive, Construction Contractor acknowledges and agrees that Owner shall have no liability for any General Condition expenses beyond payment of the above noted lump sum amount and Construction Contractor agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above lump sum amount. There shall be no additional General Conditions Expenses payable to Construction Contractor on the first Five Hundred Thousand and No/100 Dollars (\$500,000.00) of Change Order or Construction Change Directive Work (i.e. the lump sum amount specified in this Subsection includes consideration for up to \$500,000.00 of Change Order and/or Construction Change Directive Work). Further, there shall be no mark-up for a subcontractor's General Conditions expenses on the first One Hundred Thousand and No/100 Dollars (\$100,000.00) of Change Order and Construction Change Directive Work to be performed by such subcontractor.

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

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

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

2.6 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General Condition expense amount noted in Subsection 2.4 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed One Million Six Hundred Four Thousand One Hundred Seventy Eight Dollars (\$1,604,178.00) ("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 % 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 N/A (GMP #002) in the amount of zero (GMP #002) (\$ 0.00). 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 Attachments ~~_____ through~~. Unless otherwise provided in the Contract Documents: (a) allowances amounts shall cover the cost to Construction Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts; (b) Construction Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the GMP but not in the allowances, unless otherwise stated in the allowance; and (c) whenever costs are more than or less than allowances, the GMP shall be adjusted accordingly by Change Order.

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

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

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

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

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

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

ARTICLE 3

CONTRACT TIME

3.1 The Construction Phase Commencement Date for the Work is 4/15/2024. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is One Thousand Two Hundred Two (1202) days ("**Contract Time**"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS July 30, 2027.

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

ARTICLE 4

MISCELLANEOUS

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

Owner

Construction Contractor

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Attest: _____

Attest: _____

CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School
Stone Mountain, GA

Revised GMP Estimate
January 7, 2026

Assumptions & Clarifications-Phase 1

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

General Notes

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

This estimate includes:

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

Division 1

General Requirements

This estimate includes:

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

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

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

This estimate excludes:

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

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Division 2 Demolition

This estimate includes:

1. All Selective demolition as indicated on the contract documents.
2. Allowance for Abatement. See Allowances.
3. Allowance for removal of all Furniture, Fixtures & Equipment (FF&E) prior to commencement of construction work. See Allowances.

This estimate excludes:

4. The demolition or modification of the existing raised cooling tower platform (note 1/A0.01)
5. Grinding of existing floors for mastic removal, removal of adhesives and curing compounds from concrete slabs
6. The extent of abatement excludes all items listed as unknown on the provided Ahera Asbestos Inspection Report and Management Plan (dated June 12, 2023) and items that will not or should not be at all affected or disturbed as part of the overall Project Goal (stage curtains, fire doors, floor tile, fume hoods, in areas/classrooms not affected of the overall project scope).
7. Air testing and final air clearance testing.
8. Any bracing/shoring or engineering of such as required for demolition.
9. Removal of all existing nails, brackets, plastic shield, hooks, clips, tape, screws etc. from walls, floors or ceilings.

Division 3 Concrete

This estimate includes:

1. Modifications to existing equipment pads as required.

This estimate excludes:

2. Pedestal/footings for any equipment not specifically shown on the contract documents.

Division 4 Masonry

This estimate includes:

1. New masonry walls as indicated on the contract documents.

This estimate excludes:

2. Patching pre-existing holes/penetrations on existing masonry walls
3. Patching holes in masonry walls, made by the removal of any existing FF&E and any wall mounted accessories.
4. Grouting of existing masonry walls

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

Division 9 Finishes

This estimate includes:

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

This estimate excludes:

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

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Division 10 Specialties

This estimate includes:

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

This estimate excludes:

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

Division 12 Casework

This estimate includes:

1. All science lab casework by TMI Systems, overlay laminate casework. Casework to include ¾" particleboard core drawers, doors and shelves (1" over 30" wide). VGS laminate on exterior faces & exposed ends. TFL white laminate for interiors and wall cabinet bottoms. 3 mm PVC edging on all four sides of doors and drawers. 1mm PVC edging on cabinet bodies and front edge of shelves. Units include 5-knuckle epoxy powder coated hinges, vendor stock pulls, dual pin poly shelf clips, magnetic door catches, bottom mounted drawer slides and disc tumbler locks where indicated.
2. 1" plastic laminate tops with particleboard core, 3mm PVC edge band and applied backsplash. Laminates to be selected from Formica standard laminates.

This estimate excludes:

3. Window Treatment
4. Furniture

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

This estimate includes:

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

This estimate excludes:

4. This proposal assumes the existing gas service is sufficient and excludes any upgrades to the existing service.

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Alternates

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

1. N/A

Estimate / Owner Allowances (Included in Budget)

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

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

PLEASE REVIEW NEXT PAGE FOR PHASE 2 GMP CLARIFICATIONS

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CLARIFICATIONS AND ASSUMPTIONS

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Revised GMP Estimate
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Assumptions & Clarifications – Phase 2 GMP

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

General Notes

1. This GMP Estimate for Champion Theme Middle School is based upon the following documents, unless otherwise stated in Clarifications below:
 - a. CHAMPION MS - PH 2_ARCHITECTURAL 80% CD_11.14.2025
 - b. CHAMPION MS - PH2_CIVIL 80%CD_11.14.2025
 - c. CHAMPION MS - PH2_MECHANICAL 80% CD_11.14.2025
 - d. CHAMPION MS -PH2_ELECTRICAL 80%CD_11.14.2025
 - e. CHAMPION MS-PH2_PLUMBING 80% CD_11.14.2025
 - f. Email correspondence between BB & SSOE dated 12.10.2025

Division 1

General Requirements

This estimate includes:

1. **Digital Documents**: All documents including closeouts will be transmitted digitally. No provisions for hard copies are included.
2. **Potential Trade Escalation**: Should the award of certain Trade Contracts not allow for a fixed-price structure where the Trade Contractor would bear all or part of the responsibility for future inflation and/or cost escalation for the entire scope and value of the Trade Contract due to either (1) market conditions (supply chain, etc.) that won't allow for firm fixed price commitments at time of Trade Contract award and/or (2) at the request of the Owner who wants to remove such Escalation Allowances or Escalation Contingencies for anticipated or potential future inflation and/or cost escalation from the initial Trade Contract amount and fully bear that future risk, the Expenditure Authorization Letter will capture such details and outline the mutually agreed-upon timeline and process for which the material escalation items will be measured and later reconciled. Upon reconciliation of any material escalation item from Trade Contracts, the GMP contract amount will be adjusted accordingly via Change Order. Should the Owner elect to deviate from the agreed-upon timeline for reconciling the escalation as outlined in the Expenditure Authorization Letter, any further cost or schedule impacts resulting from that change will cause the GMP to be adjusted via the Change Order process outlined in the Agreement.
3. **General Conditions**: Are established as a lump sum that shall be paid in equal installments on a monthly basis over the course of the project.
4. **Construction Contingency**: Our GMP Proposal contains 5 percent (5.00%) of Cost of the Work construction contingency (based on the 100% CD's). The Construction Contingency will be used at the reasonable discretion of the Contractor to address unexpected circumstances and expenses incurred to: (a) pay for purchase of subcontracts, suppliers and vendors in excess of budgeted line item(s) within the GMP; (b) fill scope gaps between trade subcontractors; (c) repair un-assignable damaged work; and (d) settle minor disputes with trade subcontracts at the completion of the Project. In essence, these are expenses which are ordinary and customary that does not constitute a change in the Work as defined in the Agreement. The Construction Contingency can be used to offset cost overruns incurred by the Contractor for General Conditions or General Requirements. Conversely, any savings will flow into the Construction Contingency. Our GMP #2 includes 5% Construction Contingency and 2% Design Contingency.

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January 7, 2026

5. Pandemic/ Supply Chain Issues: Any delays in deliveries, unavailability of materials or equipment, labor shortages and/or cost escalation attributable to epidemic, pandemic or public health emergencies as well as supply chain issues will constitute compensable delays or change events.
6. An assumption that to the extent the specifications do not involve design elements performed by different trades and is otherwise a customary proprietary design or engineered component requiring a professional engineer's stamp on shop drawings such as fire suppression systems, fire alarm systems and other similar activities, Construction Manager's liability for design errors and omissions is limited to amounts we recover from the subcontractor or its insurance carriers.

This estimate excludes:

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

Division 2

Demolition

This estimate includes:

1. Demolition of media center, restrooms, kitchen, security vestibule, windows/storefronts/doors, lockers as shown in the contract documents
2. Demolition of marker boards, tackboards, flooring for Level 1

This estimate excludes:

1. Grinding of existing floors for mastic removal, removal of adhesives and curing compounds from concrete slabs
2. Demolition of door frames
3. Air testing and final air clearance testing.
4. Any bracing/shoring or engineering required for demolition.
5. Removal of all existing nails, brackets, plastic shields, hooks, clips, tape, screws etc. from walls, floors or ceilings.

Balfour Beatty

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Division 3 Concrete

This estimate includes:

1. New structure build-out for security vestibule
2. Patching 500 SF of concrete slabs for plumbing work

This estimate excludes:

1. Pedestal/footings for any equipment not specifically shown on the contract documents.

Division 4 Masonry

This estimate includes:

1. New CMU wall and brick veneer at security vestibule

This estimate excludes:

1. Patching pre-existing holes/penetrations on existing masonry walls
2. Patching holes in masonry walls, made by the removal of any existing FF&E and any wall mounted accessories.
3. Grouting of existing masonry walls and door frames

Division 6 Millwork

This estimate includes:

1. Media center furnishings by Media Technologies
2. Science lab casework per PCO #014 dated 11/13/2025 by TMI Systems-overlay laminate casework. Casework to include $\frac{3}{4}$ " particleboard core drawers, doors and shelves (1" over 30" wide). VGS laminate on exterior faces & exposed ends. TFL white laminate for interiors and wall cabinet bottoms. 3 mm PVC edging on all four sides of doors and drawers. 1mm PVC edging on cabinet bodies and front edge of shelves. Units include 5-knuckle epoxy powder coated hinges, vendor stock pulls, dual pin poly shelf clips, magnetic door catches, bottom mounted drawer slides and disc tumbler locks where indicated.
3. 1" plastic laminate tops with particleboard core, 3mm PVC edge band and applied backsplash. Laminates to be selected from Formica standard laminates.

This estimate excludes:

1. Media center seating
2. Wood Base / Wood Panels

Division 8 Openings

This estimate includes:

1. YKK 2" x 4-1/2" system for interior and exterior storefront. Exterior glazing shall be 1" clear with SB90 #2 temp and Interior Glazing shall be 1" Clear temp.

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CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School
Stone Mountain, GA

Revised GMP Estimate
January 7, 2026

2. Factory finished solid core wood doors, FRP doors, Hollow Metal Doors and door hardware
3. Minor field prep for door frames to remain
4. Safe haven SW660 at W-14 & W-15; 3M Ultra 800 for interior door kit glass and 3M S70X at exterior door kit glass.

This estimate excludes:

1. Replacing door frames
2. Card Readers
3. Major field modifications to existing HM Frames
4. Custom painted storefront frame
5. Water testing

Division 9

Finishes

This estimate includes:

1. Infill of walls at locations where lockers have been removed
2. Glassliner FRP Series 1600 (Ivory) in kitchen
3. Painting on walls, ceilings, door frames on Level 1
4. Material allowance of \$30 per SY for carpet flooring and \$3 per SF for Resilient Athletic Flooring
5. Allowance of \$25 per SF for furnish and installing epoxy flooring
6. 2" squared edged fabric wrapped acoustic panels in gym area. Panels shall be wrapped using Guilford of Maine: FR-701 #2100
7. 800 grit polished concrete

This estimate excludes:

1. R13 insulation
2. Abuse-resistant gypsum wallboard
3. Sound-Attenuation Blankets (Type 1)
4. Scraping all peeling paint from existing walls and repainting
5. Custom colors for any flooring products
6. Moisture mitigation/remediation
7. Major levelling / Excessive floor preparation
8. Seismic bracing

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CLARIFICATIONS AND ASSUMPTIONS

Champion Theme Middle School
Stone Mountain, GA

Revised GMP Estimate
January 7, 2026

- Install 12" DIP storm line and perforated drains at security vestibule and retaining walls.
- Secondary drainage at security vestibule and retaining walls
- 4. Erosion Control
 - Provide silt fence, concrete washouts, construction entrance, inlet sediment traps, and ongoing maintenance.
- 5. Site Concrete
 - Installation of 24" curb & gutter, ADA ramps, sidewalks, and block walls
 - Construct 8" concrete retaining walls
 - Reinstall barbed fence.
- 6. Asphalt mill and repave from material laydown yard to cul-de-sac
- 7. Striping and signage
- 8. Athletic track with concrete curbs, 7" GAB, 2" Base course, 2" Finish course, ST55 track surface

This estimate excludes:

1. Excavation, removal, and or replacement of unsuitable soils/ rock.
2. Irrigation System
3. Athletic Equipment

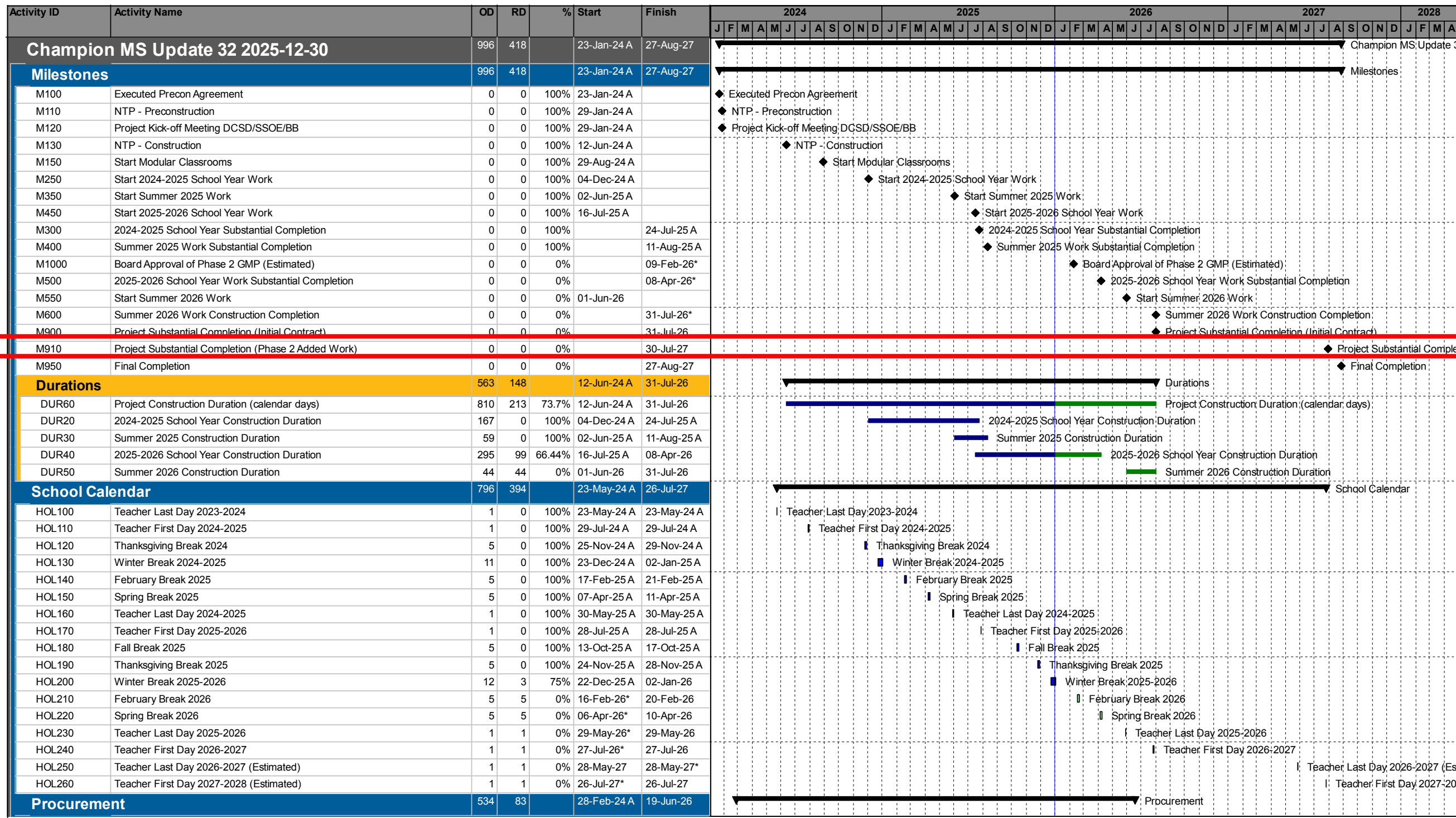
Estimate / Owner Allowances (Included in Budget)

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

1. Replace of kitchen hood	\$ 150,000
2. Carpet Material Allowance	\$30 per SY
3. RAF Material Allowance	\$3 per SF

END OF ASSUMPTIONS AND CLARIFICATIONS

Balfour Beatty



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

Champion MS Update 32 2025-12-30 Full Schedule



Activity ID	Activity Name	OD	RD	%	Start	Finish	2024												2025												2026												2027												2028																							
							J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A																				
Initial Contract							Initial Contract																																																																							
Electrical							Electrical																																																																							
PROC2000	Prep Electrical Submittals	20	0	100%	12-Jun-24 A	01-Jul-24 A	■ Prep Electrical Submittals																																																																							
PROC2010	BBC Review/Submit Electrical Submittals	3	0	100%	02-Jul-24 A	02-Jul-24 A	■ BBC Review/Submit Electrical Submittals																																																																							
PROC2020	Review/Approve Electrical Submittals (includes resubmittals)	10	0	100%	02-Jul-24 A	01-Oct-24 A	■ Review/Approve Electrical Submittals (includes resubmittals)																																																																							
PROC2040	Fab/Del 4000A Switchgear and Remaining Panel Boards	178	0	100%	13-Sep-24 A	29-May-25 A	■ Fab/Del 4000A Switchgear and Remaining Panel Boards																																																																							
PROC2030	Fab/Del Initial Panelboards (25 weeks)	125	0	100%	01-Oct-24 A	03-Feb-25 A	■ Fab/Del Initial Panelboards (25 weeks)																																																																							
Mechanical							Mechanical																																																																							
PROC1000	Prep Mechanical Submittals	10	0	100%	12-Jun-24 A	18-Jun-24 A	■ Prep Mechanical Submittals																																																																							
PROC1010	BBC Review/Submit Mechanical Submittals	3	0	100%	01-Jul-24 A	03-Jul-24 A	■ BBC Review/Submit Mechanical Submittals																																																																							
PROC1020	Review/Approve Mechanical Submittals	10	0	100%	03-Jul-24 A	22-Jul-24 A	■ Review/Approve Mechanical Submittals																																																																							
PROC1100	Design Revisions/New Submittal (DOAS)	58	0	100%	23-Jul-24 A	23-Oct-24 A	■ Design Revisions/New Submittal (DOAS)																																																																							
PROC1030	Fab/Del Above Ceiling Mechanical Equipment (8 weeks)	40	0	100%	23-Jul-24 A	15-Nov-24 A	■ Fab/Del Above Ceiling Mechanical Equipment (8 weeks)																																																																							
PROC1070	Fab/Del RTU (18 weeks) (to subcontractor storage)	90	0	100%	04-Sep-24 A	09-Jan-25 A	■ Fab/Del RTU (18 weeks) (to subcontractor storage)																																																																							
PROC1110	Review/Approve DOAS Resubmittal	10	0	100%	10-Dec-24 A	13-Jan-25 A	■ Review/Approve DOAS Resubmittal																																																																							
PROC1080	Fab/Del HRU (16 weeks, to Subcontractor Warehouse))	121	0	100%	10-Dec-24 A	30-May-25 A	■ Fab/Del HRU (16 weeks, to Subcontractor Warehouse))																																																																							
PROC1090	Fab/Del DOAS (20 weeks)	118	0	100%	14-Jan-25 A	17-Sep-25 A	■ Fab/Del DOAS (20 weeks)																																																																							
PROC1050	Fab/Del Heat Exchangers (8 weeks)	40	0	100%	27-Jan-25 A	14-Mar-25 A	■ Fab/Del Heat Exchangers (8 weeks)																																																																							
PROC1060	Fab/Del Cooling Towers (10 weeks)	82	0	100%	13-Feb-25 A	22-May-25 A	■ Fab/Del Cooling Towers (10 weeks)																																																																							
Temporary Facilities							Temporary Facilities																																																																							
TEMP100	GA Power Coordination	60	0	100%	28-Feb-24 A	09-May-24 A	■ GA Power Coordination																																																																							
TEMP130	Fab/Del Transformer	30	0	100%	09-May-24 A	24-Oct-24 A	■ Fab/Del Transformer																																																																							
TEMP110	Permit Drawing Design/Prep	20	0	100%	03-Jun-24 A	14-Jun-24 A	■ Permit Drawing Design/Prep																																																																							
TEMP120	BB Review/Submit for Approval	3	0	100%	14-Jun-24 A	17-Jun-24 A	■ BB Review/Submit for Approval																																																																							
TEMP140	Permitting	30	0	100%	11-Jul-24 A	05-Aug-24 A	■ Permitting																																																																							
TEMP150	Contract Execution for Mobile Classrooms	10	0	100%	16-Aug-24 A	22-Aug-24 A	■ Contract Execution for Mobile Classrooms																																																																							
Added Phase 2 Items							Added Phase 2 Items																																																																							
Millwork							Millwork																																																																							
PROC2050	Prep Millwork Submittals	20	20	0%	24-Feb-26	23-Mar-26	■ Prep Millwork Submittals																																																																							
PROC2060	BBC Review/Submit Millwork Submittals	3	3	0%	24-Mar-26	26-Mar-26	■ BBC Review/Submit Millwork Submittals																																																																							
PROC2070	Review/Approve Millwork Submittals	10	10	0%	27-Mar-26	09-Apr-26	■ Review/Approve Millwork Submittals																																																																							
PROC2080	Fab/Del Millwork (10 Weeks)	50	50	0%	10-Apr-26	19-Jun-26	■ Fab/Del Millwork (10 Weeks)																																																																							
Kitchen Equipment							Kitchen Equipment																																																																							
PROC2090	Prep Kitchen Equipment Submittals	10	10	0%	24-Feb-26	09-Mar-26	■ Prep Kitchen Equipment Submittals																																																																							
PROC2100	BBC Review/Submit Kitchen Equipment Submittals	3	3	0%	10-Mar-26	12-Mar-26	■ BBC Review/Submit Kitchen Equipment Submittals																																																																							
PROC2110	Review/Approve Kitchen Equipment Submittals	10	10	0%	13-Mar-26	26-Mar-26	■ Review/Approve Kitchen Equipment Submittals																																																																							
PROC2120	Fab/Del Kitchen Equipment (12 Weeks)	60	60	0%	27-Mar-26	19-Jun-26	■ Fab/Del Kitchen Equipment (12 Weeks)																																																																							
Doors/Frames/Hardware							Doors/Frames/Hardware																																																																							
PROC2130	Prep Doors/Frames/Hardware Submittals	10	10	0%	24-Feb-26	09-Mar-26	■ Prep Doors/Frames/Hardware Submittals																																																																							
PROC2140	BBC Review/Submit Doors/Frames/Hardware Submittals	3	3	0%	10-Mar-26	12-Mar-26	■ BBC Review/Submit Doors/Frames/Hardware Submittals																																																																							
PROC2150	Review/Approve Doors/Frames/Hardware Submittals	10	10	0%	13-Mar-26	26-Mar-26	■ Review/Approve Doors/Frames/Hardware Submittals																																																																							
PROC2170	Fab/Del Door Frames (6 Weeks)	30	30	0%	27-Mar-26	07-May-26	■ Fab/Del Door Frames (6 Weeks)																																																																							
PROC2160	Fab/Del Doors/Hardware (10 Weeks)	50	50	0%	27-Mar-26	05-Jun-26	■ Fab/Del Doors/Hardware (10 Weeks)																																																																							
Storefront/Ballistic Film							Storefront/Ballistic Film																																																																							

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

Champion MS Update 32 2025-12-30

Full Schedule



Item of Work	GMP #1 - Phase 1 Total [A]	GMP #2 - Phase 1+2 Total [B]	Revised Final GMP Grand Total [A+B]
01D Relocation Logistics	\$ 2,678,263	\$ -	\$ 2,678,263
01E Phase 1 GMP 2 Science Classrooms (#PCO 14)	\$ -	\$ 691,605	\$ 691,605
01G General Requirements	\$ 473,582	\$ 226,163	\$ 699,745
01R Science Lab Renovation	\$ 167,953	\$ -	\$ 167,953
02A Demolition	\$ 549,942	\$ 418,920	\$ 968,862
03I Concrete Place & Finish	\$ -	\$ 48,406	\$ 48,406
04A Masonry	\$ 49,751	\$ 75,179	\$ 124,930
05A Structural & Miscellaneous Steel (Turnkey)	\$ 197,780	\$ -	\$ 197,780
06F Architectural Millwork	\$ -	\$ 142,114	\$ 142,114
07B Roofing	\$ 166,516	\$ -	\$ 166,516
07C Fireproofing	\$ 27,000	\$ -	\$ 27,000
08A Doors, Frames & Hardware (Turnkey)	\$ 23,525	\$ 1,001,800	\$ 1,025,325
08H Storefronts	\$ -	\$ 1,072,591	\$ 1,072,591
09A Drywall / Metal Framing	\$ 613,352	\$ 112,547	\$ 725,899
09D Painting / Wallcovering	\$ 70,765	\$ 266,990	\$ 337,755
09E Flooring	\$ 17,232	\$ 502,358	\$ 519,590
09P Acoustic Room Treatments	\$ -	\$ 70,659	\$ 70,659
10A Toilet Partitions / Accessories	\$ 6,373	\$ 295,074	\$ 301,447
10C Signage	\$ -	\$ 50,000	\$ 50,000
12A Window Treatments	\$ -	\$ 90,000	\$ 90,000
21A Fire Protection	\$ 564,044	\$ -	\$ 564,044
22A Plumbing	\$ 428,281	\$ 175,860	\$ 604,141
23A HVAC	\$ 5,720,614	\$ 245,389	\$ 5,966,003
26A Electrical	\$ 3,888,341	\$ 125,000	\$ 4,013,341
26B Electrical Bid Spread Allowance	\$ 1,200,000	\$ -	\$ 1,200,000
31D Sitework Package	\$ 192,924	\$ 1,114,743	\$ 1,307,667
32A Paving / Curb & Gutter	\$ -	\$ 206,930	\$ 206,930
32C Site Concrete	\$ -	\$ 102,800	\$ 102,800
32F Site Fencing	\$ 14,227	\$ -	\$ 14,227
32G Athletic Field Construction	\$ -	\$ 1,102,777	\$ 1,102,777
32O Landscaping & Irrigation	\$ -	\$ 75,000	\$ 75,000
Subtotal	\$ 17,050,465	\$ 8,212,905	\$ 25,263,370
General Conditions	\$ 2,766,781	\$ 1,074,599	\$ 3,841,380
General Liability	\$ 250,572	\$ 128,952	\$ 379,524
SDI	\$ 259,167	\$ 122,565	\$ 381,732
Builder's Risk	\$ 46,230	\$ 21,492	\$ 67,722
Performance and Payment Bond	\$ 127,792	\$ 61,252	\$ 189,044
Preconstruction Services	\$ -	\$ 37,611	\$ 37,611
Construction Contingency	\$ 1,193,533	\$ 410,645	\$ 1,604,178
Escalation Contingency	\$ -	\$ 164,258	\$ 164,258
Subtotal	\$ 21,694,539	\$ 10,234,280	\$ 31,928,819
Fee	\$ 1,084,727	\$ 511,714	\$ 1,596,441
GRAND TOTAL	\$ 22,779,266	\$ 10,745,994	\$ 33,525,260

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

Alternates

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

1. N/A
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