



**GENERAL CONTRACTORS
CONSTRUCTION MANAGERS**

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smwilson.com

December 21, 2022

Mr. John Downs
Superintendent of Schools
Hallsville School District
421 E Highway 124
Hallsville, MO 65255

**RE: Hallsville School District
Construction Management at Risk (CMaR) GMP Amendment 01**

Mr. Downs,

S. M. Wilson & Co. is pleased to present the Guaranteed Maximum Price (GMP) Contract Amendment 01 for construction of Bid Package #1 - Precast Concrete.

The scope of Bid Package #1 includes Precast Concrete at Hallsville School District. All work is in accordance with the design drawings and specifications prepared by Klingner & Associates.

Thank you for the opportunity to serve the Hallsville School District, and its community. We look forward to a successful project with you, your staff and the District.

Sincerely

A handwritten signature in blue ink that reads "John Dohle".

John Dohle
Project Manager

Attachment: GMP Contract Amendment 01

BEYOND THE BUILD



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Hallsville School District Bid Package #01: Precast Concrete

December 21, 2022

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EXHIBIT A

AIA A133 GUARANTEED MAXIMUM PRICE - EXHIBIT A

GMP AMENDMENT 01 - BID PACKAGE #1

**Hallsville School District
Bid Package #01: Precast Concrete**

December 21, 2022

SEE ATTACHED



AIA[®] Document A133[™] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 21st day of December in the year 2022, is incorporated into the accompanying AIA Document A133[™]–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 25th day of May in the year 2022 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Hallsville R-IV School District
New Middle School Addition
Bid Package #01 – Precast Concrete

THE OWNER:
(Name, legal status, and address)

Hallsville R-IV School District, a Missouri public school district
421 Highway 124
Hallsville, MO 65255

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

S. M. Wilson & Co., a Missouri corporation
2185 Hampton Avenue
St. Louis, Missouri 63139

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Hundred Forty Thousand Eight Hundred Sixty Three Dollars (\$540,863.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Reference S. M. Wilson & Co. GMP Amendment 01 – Exhibit B

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

(Row deleted)

N/A

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

(Row deleted)

N/A

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

(Row deleted)

Reference S. M. Wilson & Co. GMP Amendment 01 – Exhibit D

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

Init.

[X] Date to be mutually agreed upon

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:
(Row deleted)

N/A

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Reference S. M. Wilson & Co. GMP Amendment 01 – Exhibit E

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Reference S. M. Wilson & Co. GMP Amendment 01 – Exhibit E

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)
(Row deleted)

N/A

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)
(Row deleted)

Reference S. M. Wilson & Co. GMP Amendment 01 – Exhibit D

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Reference S. M. Wilson & Co. GMP Amendment 01 – Exhibit C

Init.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

- Exhibit B – GMP Amendment 01 – Cost Summary
- Exhibit C – Clarifications
- Exhibit D – Allowances & Unit Prices
- Exhibit E – Enumeration of Contract Documents
- Exhibit F – Schedule
- Exhibit G – Rate Schedule

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

To be determined

This Amendment to the Agreement entered into as of the day and year first written above.

HALLSVILLE R-IV SCHOOL DISTRICT

S. M. WILSON & CO.

OWNER (Signature)

Jon Bequette, President of the Board
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Mark Cochran, Chief Operating Officer
(Printed name and title)



EXHIBIT B
COST SUMMARY

Hallsville School District
Bid Package #01: Precast Concrete

December 21, 2022

SEE ATTACHED



12/21/2022

EXHIBIT B - GMP SUMMARY

**PROJECT Hallsville School District - Bid Package #1
421 E Highway 124 Hallsville, MO 65255**

			12/13/22 BID DAY ESTIMATE	AWARDED SUBCONTRACTOR
<u>03D</u>	PRECAST CONCRETE		\$ 477,182	St. Louis Prestress
SUBTOTAL			\$ 477,182	
	GENERAL CONDITIONS	14 MO	\$ -	
	SUBCONTRACTOR DEFAULT PROGRAM	1.25%	\$ 5,965	
	ESCALATION	0.00%	\$ -	
	DESIGN PHASE CONTINGENCY	0.00%	\$ -	
	CONSTRUCTION CONTINGENCY	3.00%	\$ 14,494	
	PERMIT - BUILDING	0.75%	\$ -	
	PERMIT - FIRE	0.25%	\$ -	
	D.O.R. TAXES	0.00%	\$ -	
	PRECONSTRUCTION SERVICES FEE	Lump Sum	\$ 5,000	
	CONSTRUCTION FEE	3.45%	\$ 27,774	
	INSURANCES	1.00%	\$ 5,198	
	BUILDERS RISK INSURANCE - BY OWNER	0.00%	\$ -	
	OTHER INSURANCE	0.00%	\$ -	
	P & P BOND	1.00%	\$ 5,250	
	OWNER CONTINGENCY	2.00%	\$ 10,605	
TOTAL			\$ 540,863	

EXHIBIT C
CLARIFICATIONS

Hallsville School District
Bid Package #01: Precast Concrete

December 21, 2022

General Clarifications

1. This pricing includes only work associated with Bid Package #1 Precast Concrete. This pricing does not represent the cost for the full project scope. Additional Amendments will be issued for future Bid Packages.
2. We have excluded sales tax. The project is tax exempt.
3. Escalation Allowance is not included. We need to be released by December 22, 2022 to procure materials and avoid any escalation costs.
4. Construction Contingency is included.
5. Design Contingency is not included.
6. Owner's Contingency is included.
7. Our proposal is based on work being performed during normal working hours, Monday through Friday. Weekends and Holidays are excluded.

Division 3 Precast Concrete

1. Due to long lead time constraints we are releasing this scope of work as soon as possible. Precast concrete fabrication schedules are currently projected to deliver material by August/September 2023 for the new MS Addition.
2. Crane paths and laydown areas will be required at the new MS Addition to stage and erect the precast concrete. We have preliminary site logistics plans that need to be reviewed by the Owner.

Exclusions

1. Construction materials testing and inspections are to be provided by the Owner.



EXHIBIT D
ALLOWANCES & UNIT PRICES

Hallsville School District
Bid Package #01: Precast Concrete

December 21, 2022

The following allowances are placeholders for undefined work necessary to complete the project and are included within the GMP. As the work is defined or performed, change orders based solely on the difference between actual purchase amount and the allowance (additive or deductive), will be issued to incorporate the work. The Construction Manager's Contingency will not be used to fund these change orders. The allowance/unit price amount includes Labor and Materials unless noted otherwise. Contingency, General Conditions, Insurance, and Fee are not included within the allowance value itself but are included in the GMP.

Allowances Description	Amount
N/A	N/A

Unit Price Description	Cost of Work Value
N/A	N/A



EXHIBIT E
ENUMERATION OF CONTRACT DOCUMENTS

Hallsville School District
Bid Package #01: Precast Concrete

December 21, 2022

DRAWINGS

NEW MIDDLE SCHOOL ADDITION			
Sheet Name	Version	Description	Date Issued
S001	PRECAST HOLLOW CORE BID PACKAGE	STRUCTURAL NOTES	11/18/22
S201	PRECAST HOLLOW CORE BID PACKAGE	ROOF FRAMING PLAN	11/18/22
S501	PRECAST HOLLOW CORE BID PACKAGE	STRUCTURAL DETAILS	Rev 12/12/22

FRONT END BIDDING SPECIFICATIONS

**Titled: PROJECT MANUAL FOR HALLSVILLE SCHOOL DISTRICT
 BID PACKAGE #1**

Prepared by: S. M. WILSON & CO.

Dated: NOVEMBER, 2022

**PROCUREMENT AND CONTRACTING REQUIREMENTS
 DIVISION 00 -PROCUREMENT AND CONTRACTING REQUIREMENTS**

- 000101 Project Title Page
- 000102 Project Information
- 000103 Project Directory
- 000110 Table of Contents
- 000115 List of Drawing Sheets
- 001113 Invitation to Bid
- 002113 Instructions to Bidders
- 002413 General Provisions for All Work Packages
- 004100 Bid Form



004325 Substitution Request Form
004513 Subcontractor Qualifications
004519 Non Collusion Affidavit
004519.01 Non Collusion Affidavit Form (Prime Bidder)
005223 Standard Forms of Agreement
007300 Project Special Conditions
007316 Insurance Requirements
007316.01 Hallsville Sample Certificate
007373 Statutory Requirements
007373.01 Verification for Lawful Employment
007373.02 Training for Public Works Agreement

SPECIFICATIONS

DIVISION 01 -GENERAL REQUIREMENTS

011000 Summary
012000 Price and Payment Procedures
012300 Alternates
012973 Schedule Of Values
013119 Project Meetings
013216 Project Schedule
013300 Submittal Procedures
013529 Health, Safety and Emergency Response Procedures
014000 Quality Requirements
015000 Temporary Facilities and Controls
015713 Temporary Erosion and Sediment Control
017000 Execution and Closeout Requirements
017800 Closeout Submittals

TECHNICAL SPECIFICATIONS

**Titled: PROJECT MANUAL FOR HALLSVILLE SCHOOL DISTRICT
BID PACKAGE #1**

Prepared by: KLINGNER & ASSOCIATES

Dated: NOVEMBER, 2022

DIVISION 03 – CONCRETE

034100 Precast Structural Concrete



ADDENDA

Addendum 01, Issued November 30, 2022

Addendum 02, Issued December 12, 2022



EXHIBIT F
SCHEDULE

**Hallsville School District
Bid Package #01: Precast Concrete**

December 21, 2022

SEE ATTACHED



EXHIBIT G
RATE SHEET

Hallsville School District
Bid Package #01: Precast Concrete

December 21, 2022

SEE ATTACHED

BEYOND THE BUILD

2022 Labor Rates

Position	Rate
Vice President	\$152.00
Director of Operations	\$150.00
Project Director	\$135.00
Senior Project Manager*	\$130.00
Project Manager*	\$95.00
Assistant Project Manager*	\$80.00
Pre-Construction	\$145.00
Senior Estimator	\$126.00
Estimator	\$100.00
Marketing Manager	\$85.00
BIM Manager	\$125.00
General Superintendent	\$120.00
Superintendent	\$110.00
Assistant Superintendent	\$95.00
Project Engineer*	\$75.00
Safety Coordinator	\$90.00
Project Coordinator	\$53.00
Senior Project Assistant/Job Accountant	\$70.00
Project Assistant/Job Accountant	\$60.00
QAQC Manager	\$90.00
Carpenter	\$85.00 \$118.00*, \$155.00**
Laborer	\$75.00 \$92.00*, \$115.00**

* Rate for Time and One-Half

** Rate for Double Time

*Rates will be subject to a 5.05 Dollar Surcharge to provide for project based support, including but not limited to Accounts Payable, HR, Payroll and Compliance.

Above rates subject to a 4% escalation effective on May 1st of the succeeding years.

Other Monthly Charges

Position	Rate
Field Operations	\$900.00
Safety	\$840.00
QAQC	\$800.00
Computer	\$370/Computer
Superintendent Truck	\$825.00