

Document 00 53 23 - GMP Amendment (K-12 School CM at Risk Project)

State of Ohio Standard Requirements for Public Facility Construction

GMP Amendment No. 1.1

The State of Ohio, acting by and through the President and Treasurer of the School District Board, and the CM enter into this Amendment as of the date set forth below to amend the Contract they entered into as of **April 26, 2022** in connection with the Project known as:

Project Number:	SFC-220488.01
Project Name:	Celina New 7-12 Building – Early Site Package
Site Address:	615 East Wayne Street, Celina, OH 45822
School District Board (“Owner”):	Celina CSD
Owner’s Representative:	Brenda Boeke 585 E. Livingston Street, Celina, OH 45822
Contracting Authority:	The School District Board above in conjunction with the Ohio Facilities Construction Commission
Construction Manager (“CM”):	Peterson Construction Company
CM’s Principal Contact:	Don Bergfeld, President
Address:	18817 State Route 501 North Wapakoneta, OH 45895
Architect/Engineer (“A/E”):	Garmann/Miller and Associates, Inc.
A/E’s Principal Contact:	Eric Baltzell
Address:	38 South Lincoln Drive Minster, OH 45865

ARTICLE 1 - CONTRACT SUM AND RELATED ITEMS FOR THIS AMENDMENT

1.1 The Contract Sum is **\$3,642,110.00**, which is the sum of the estimated Cost of the Work, plus the CM’s Contingency, plus the CM’s Fee as follows:

1.1.1 The estimated Cost of the Work is **\$3,519,635.00** which includes all Allowances (if any) and Unit Prices (if any) defined through this Amendment, and is the sum of:

1.1.1.1 CM’s Construction Stage Personnel Costs in the amount of **\$125,535.00**, which amount shall not exceed **\$1,432,295.00**;

1.1.1.2 General Conditions Costs in the amount of **\$50,400.00**, which shall not exceed **\$537,801.00**;

1.1.1.3 all Work the CM proposes to provide through Subcontractors in the amount of **\$3,343,700.00**;

1.1.1.4 all Self-Performed Work the CM proposes to provide directly or through a CM Affiliated Entity in the amount of **\$0.00**, which amount does not include any costs accounted for under the CM’s Construction Stage Personnel Costs or General Conditions Costs.

1.1.2 The CM’s Contingency in the amount of **\$61,594.00**, which shall not exceed an amount equal to the below-indicated percentage of the associated Cost of the Work as identified in the Agreement: (Please note we have reduced the CMR contingency from 2.0% to 1.75% due to early bidding)

Scope of Work	CM’s Contingency percentage	CM’s Contingency amount
Bid Pkg 1 - Sitework	1.75%	\$61,594.00

1.1.2.1 Notwithstanding **Article 9** of the **General Conditions**, the Contingency Review Dates will be the dates on which the CM achieves the following activities identified in the **Construction Progress Schedule** attached as **GMP Exhibit E**:

Activity 1 – Completion of building pad

1.1.3 The CM's Fee in the amount of **\$60,881.00** which shall not exceed an amount equal to the below-indicated percentage of the associated sum of the above-identified Cost of the Work plus the above-identified CM's Contingency as identified in the Agreement:

Scope of Work	CM's Fee percentage	CM's Fee amount
Bid Pkg 1 - Sitework	1.70%	\$60,881.00

1.2 Recap of Contract Sum and Related Items:

Compensation Component Description (refer to complete description in the Section of this GMP Amendment referenced below)	Current Amount (before execution of this GMP Amendment)	Increase(Decrease) (amount added to or (deducted from) Current Amount)	Amended Amount (after execution of this GMP Amendment)
1.1 Contract Sum		\$3,642,110	\$3,642,110
1.1.1 Estimated Cost of the Work		\$3,519,635	\$3,519,635
1.1.1.1 Personnel Costs		\$125,535	\$125,535
1.1.1.2 General Conditions Costs		\$50,400	\$50,400
1.1.1.3 Subcontracted Work		\$3,343,700	\$3,343,700
1.1.1.4 Self-performed Work		\$0	\$0
1.1.2 CM's Contingency		\$61,594	\$61,594
1.1.3 CM's Fee		\$60,881	\$60,881

1.3 The penal sum of the CM's Bonds shall equal 100 percent of the CM's Total Compensation.

1.4 Compensation per building is set forth in the **Compensation Schedule** attached as **Exhibit N**.

ARTICLE 2 - CONTRACT TIMES

2.1 The Contract Times are the periods established in the following table for the achievement of the associated Milestones:

Construction Stage Milestone(s) to which Liquidated Damages apply	Contract Time	Projected Date (as of the date of this GMP Amendment)
Notice to Proceed	0 days	06/03/2024
Building pad complete	119 days	09/30/2024
Substantial Completion of all Work	1,215 days	10/01/2027

2.1.1 The projected dates listed under "Projected Date (as of the date of this GMP Amendment)" are provided only for convenient reference during the consideration and negotiation of this GMP Amendment. The durations listed under "Contract Time" define the Contract Times and take precedence over the projected dates.

ARTICLE 3 - LIST OF EXHIBITS

3.1 This Amendment is based upon the following documents:

3.1.1 Basis Documents attached as **GMP Exhibit A**;

(This exhibit includes the Design Intent Statement and a list, which identifies by number, title, and date, all of the Drawings, Specifications, and other documents, upon which the CM relied to prepare this Amendment.)

3.1.2 Assumptions and Clarifications attached as **GMP Exhibit B**;

(This exhibit includes a complete list of the assumptions and clarifications made by the CM in the preparation of this Amendment, which list is intended to clarify the information contained in the Basis Documents, but is not intended to otherwise modify the Contract.)

3.1.3 Project Estimate attached as **GMP Exhibit C**;

(This exhibit includes a detailed estimate of the Cost of the Work which (1) allocates the cost of each of item of the Work to labor and materials/equipment organized by trade categories and (2) does not contain a lump-sum estimate for any item other than the CM's Fee and the CM's Contingency. This exhibit is informational only. It is included to provide a tool to evaluate, analyze, and discuss the proposed Contract Sum.)

3.1.4 Project Schedule attached as **GMP Exhibit D**;**3.1.5 Construction Progress Schedule** attached as **GMP Exhibit E**;**3.1.6 Staffing Plan** attached as **GMP Exhibit F**;

(This exhibit includes the CM's detailed plan for staffing the Project during the Construction Stage and an outline of the qualifications and experience of the CM's proposed project manager and proposed superintendent, including references, unless the CM previously submitted that information and the CM's project manager and superintendent were approved.)

3.1.7 Subcontractor Work Scopes attached as **GMP Exhibit G**;

(This exhibit includes a detailed scope-of-Work description for each anticipated Subcontract.)

3.1.8 Scope of CM's Self-Performed Work attached as **GMP Exhibit H**;

(This exhibit includes a detailed scope-of-Work description for all Self-Performed Work the CM proposes to provide itself or through a CM Affiliated Entity if the requirements in the Contract are met; otherwise this scope of Work will be performed by a Subcontractor.)

3.1.9 Schedule of Allowances attached as **GMP Exhibit I** (if applicable);

(This exhibit includes a complete list and detailed description of all Allowance Items with related measurement and payment terms.)

3.1.10 Schedule of Unit Prices attached as **GMP Exhibit J** (if applicable);

(This exhibit includes a complete list and detailed description of all Unit Price items with related measurement and payment terms.)

3.1.11 Schedule of Alternates attached as **GMP Exhibit K** (if applicable);

(This exhibit includes a complete list and detailed description of all Alternates with related measurement and payment terms.)

3.1.12 Schedule of Incentives and Shared Savings attached as **GMP Exhibit L** (if applicable);

(This exhibit includes a detailed description of all performance incentives/bonuses applicable to the Work including related measurement/entitlement and payment terms.)

3.1.13 Schedule of Locally Funded Initiatives attached as **Exhibit M** (if applicable); and

(This exhibit includes a complete list and detailed description of all Locally Funded Initiatives or LFIs.)

3.1.14 Compensation Schedule attached as **Exhibit N** (if applicable).

(This exhibit includes the CM's total compensation as well as compensation per building.)

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date set forth below:

Peterson Construction Co.

**STATE OF OHIO, BY AND THROUGH THE
SCHOOL DISTRICT BOARD**

Signature

Glen Renner, Vice President

Printed Name

Title

Signature

Carl Huber, Board President

Printed Name

School District Board President

Date

Signature

Michelle Mawer, Treasurer

Printed Name

School District Board Treasurer

TREASURER'S CERTIFICATION

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the **Board of Education of the Celina School District** under the foregoing Amendment have been lawfully appropriated for such purposes and are in the treasury of the **Celina School District** or are in the process of collection to an appropriate fund, free from any previous encumbrance.

Purchase Order No.

Signature

Michelle Mawer, Treasurer

Printed Name

School District Board Treasurer

APPROVAL OF THE OHIO FACILITIES CONSTRUCTION COMMISSION

Joy DeMarco

Executive Director

END OF DOCUMENT

GMP Basis Documents
GMP Exhibit A
Celina High School – Early Site Package

The following are the documents that the Guaranteed Maximum Price by Peterson is based on:

NO.	SECTION	DWG	DESCRIPTION	DATE
1	Site	G0.1	COVER SHEET	04/04/24
2	Survey	SS1.1	SITE SURVEY	04/04/24
3	Survey	SS1.2	SITE SURVEY	04/04/24
4	Survey	SS1.3	SITE SURVEY	04/04/24
5	Survey	SS1.4	SITE SURVEY	04/04/24
6	Civil	C1.0	OVERALL SITE UTILITES PLAN	04/04/24
7	Civil	C1.1	SITE UTILITIES PLAN	04/04/24
8	Civil	C1.2	SITE UTILITIES PLAN	04/04/24
9	Civil	C2.0	OVERALL GRADING PLAN	04/04/24
10	Civil	C2.1	ENLARGED GRADING PLAN	04/04/24
11	Civil	C2.2	ENLARGED GRADING PLAN	04/04/24
12	Civil	C2.3	ENLARGED GRADING PLAN	04/04/24
13	Civil	C2.4	ENLARGED GRADING PLAN	04/04/24
14	Civil	C3.0	EROSION CONTROL PLAN	04/04/24
15	Civil	C3.1	EROSION CONTROL NOTES & DETAILS	04/04/24
16	Civil	C3.2	EROSION CONTROL NOTES & DETAILS	04/04/24
17	Civil	C4.0	SITE UTILITIES DETAILS	04/04/24
18	Civil	C4.1	SITE UTILITIES DETAILS	04/04/24
19	Civil	C4.2	SITE UTILITIES DETAILS	04/04/24
20	Civil	C4.3	SITE UTILITIES DETAILS	04/04/24

GMP Basis Documents
GMP Exhibit A
Celina High School – Early Site Package

SPEC	DESCRIPTION	DATE
00 31 19	EXISTING CONDITION INFORMATION	04/04/24
00 31 19.01	GEOTECHNICAL REPORT	04/04/24
00 31 19.02	PHASE II ENVIRONMENTAL SITE ASSESSMENT	04/04/24
00 31 19.03	RADON EVALUATION	04/04/24
00 63 13	GM REQUEST FOR INFORMATION	04/04/24
01 22 00	UNIT PRICES	04/04/24
01 30 00	ADMINISTRATIVE REQUIREMENTS	04/04/24
01 33 23	CONTRACTOR SUBMITTAL FORM	04/04/24
01 33 29.02	SUSTAINABLE DESIGN REPORTING - LEED V4	04/04/24
01 33 29.04	LEED DATA REPORTING FORM	04/04/24
01 35 66.05	PROJECT SUSTAINABILITY GOAL CREDIT SUMMARY - LEED V4	04/04/24
01 35 66.08	LEED V4 PROJECT SCORECARD	04/04/24
01 43 00	QUALITY ASSURANCE	04/04/24
01 57 13	TEMPORARY EROSION AND SEDIMENT CONTROL	04/04/24
01 58 13	TEMPORARY PROJECT SIGNAGE	04/04/24
01 58 13.01	CONSTRUCTION PROJECT SIGNAGE INSTRUCTIONS	04/04/24
01 60 00	PRODUCT REQUIREMENTS	04/04/24
01 60 00.01	SUBSTITUTION REQUEST FORM	04/04/24
01 70 00	EXECUTION AND CLOSEOUT REQUIREMENTS	04/04/24
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	04/04/24
01 74 19.01	CONSTRUCTION & DEMOLITION WASTE DISPOSAL REPORT	04/04/24
01 78 00	CLOSEOUT SUBMITTALS	04/04/24
02 41 00	DEMOLITION	04/04/24
31 10 00	SITE CLEARING	04/04/24
31 22 00	GRADING	04/04/24
31 23 16	EXCAVATION	04/04/24
31 23 23	FILL	04/04/24
32 11 23	AGGREGATE BASE AND SURFACING	04/04/24
32 12 16	ASPHALT PAVING	04/04/24
32 13 13	CONCRETE PAVING	04/04/24
32 92 19	SEEDING	04/04/24



Date: 05/22/2024

GMP Basis Documents
GMP Exhibit A
Celina High School – Early Site Package

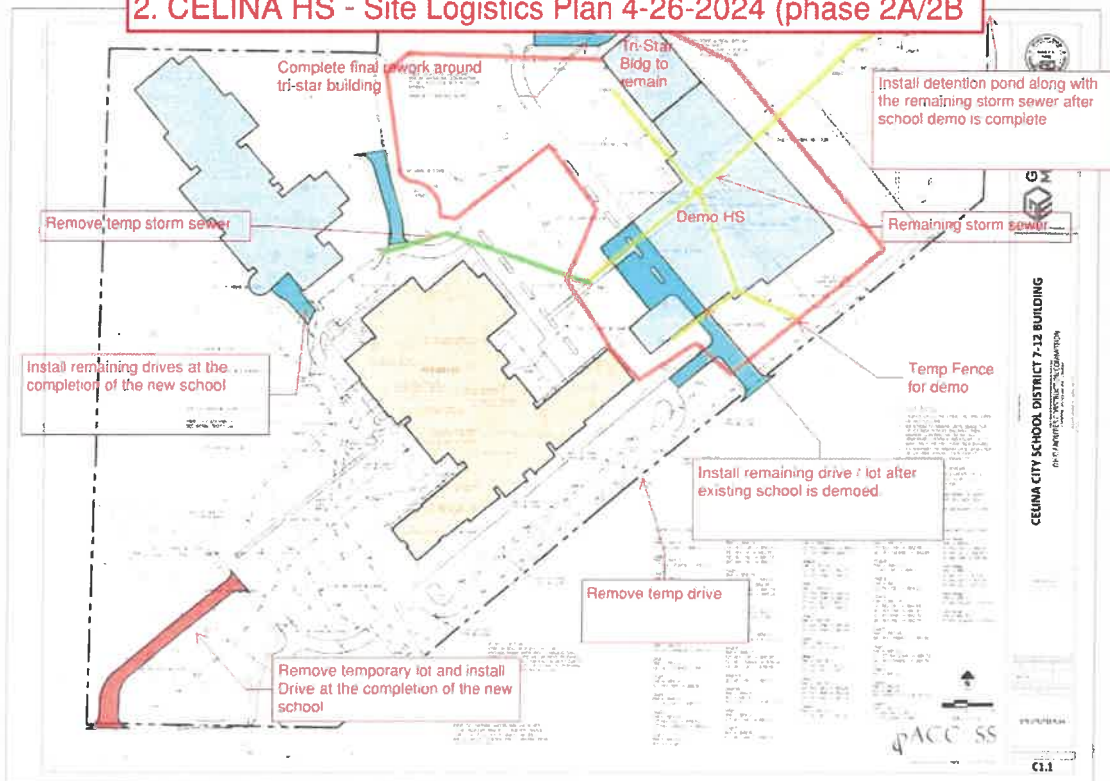
Addendums listed below have been included in the Proposal:

Date	Addendum Number
04/23/24	ADDENDUM #01
04/29/24	ADDENDUM #02
05/01/24	ADDENDUM #03

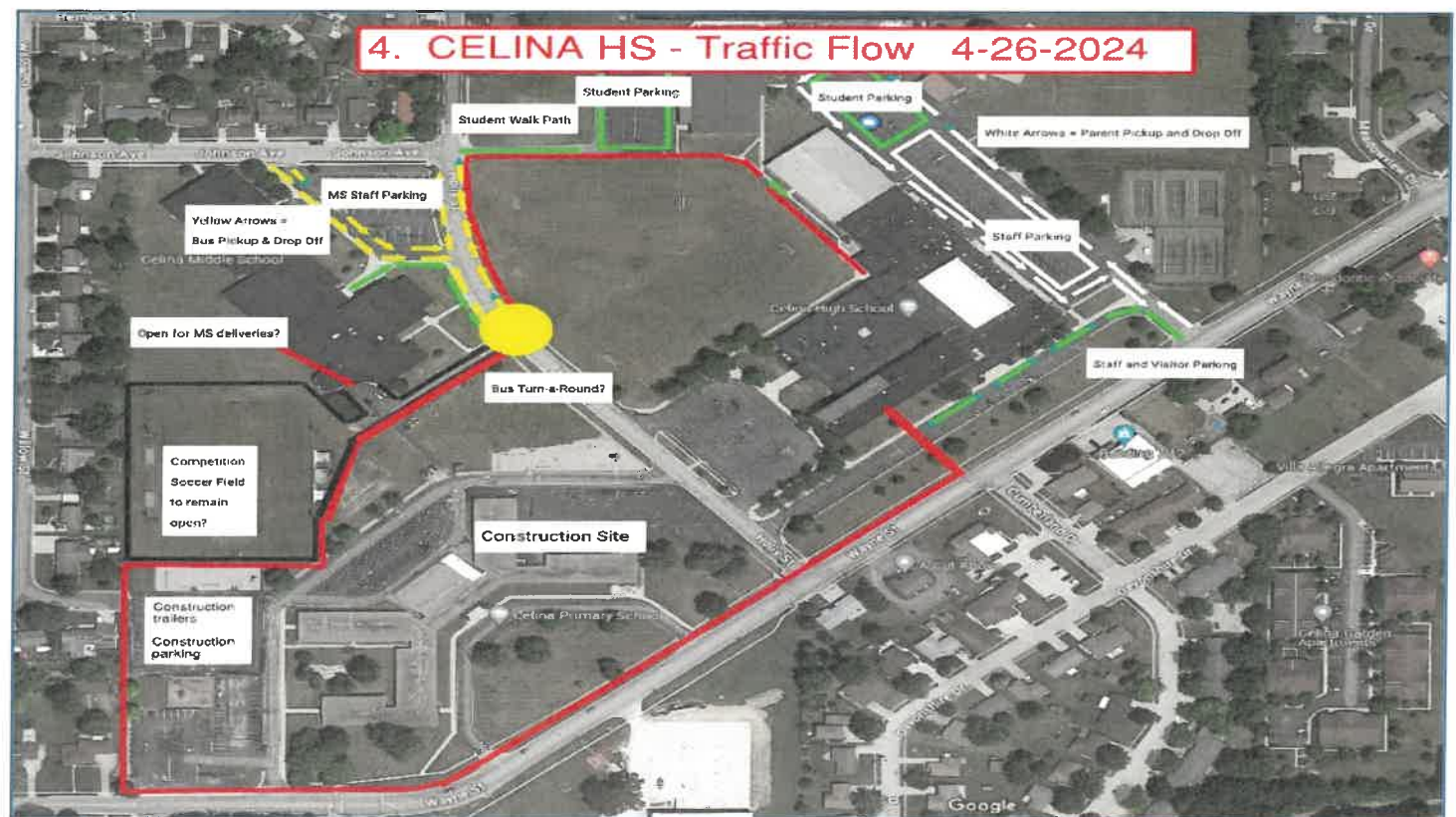
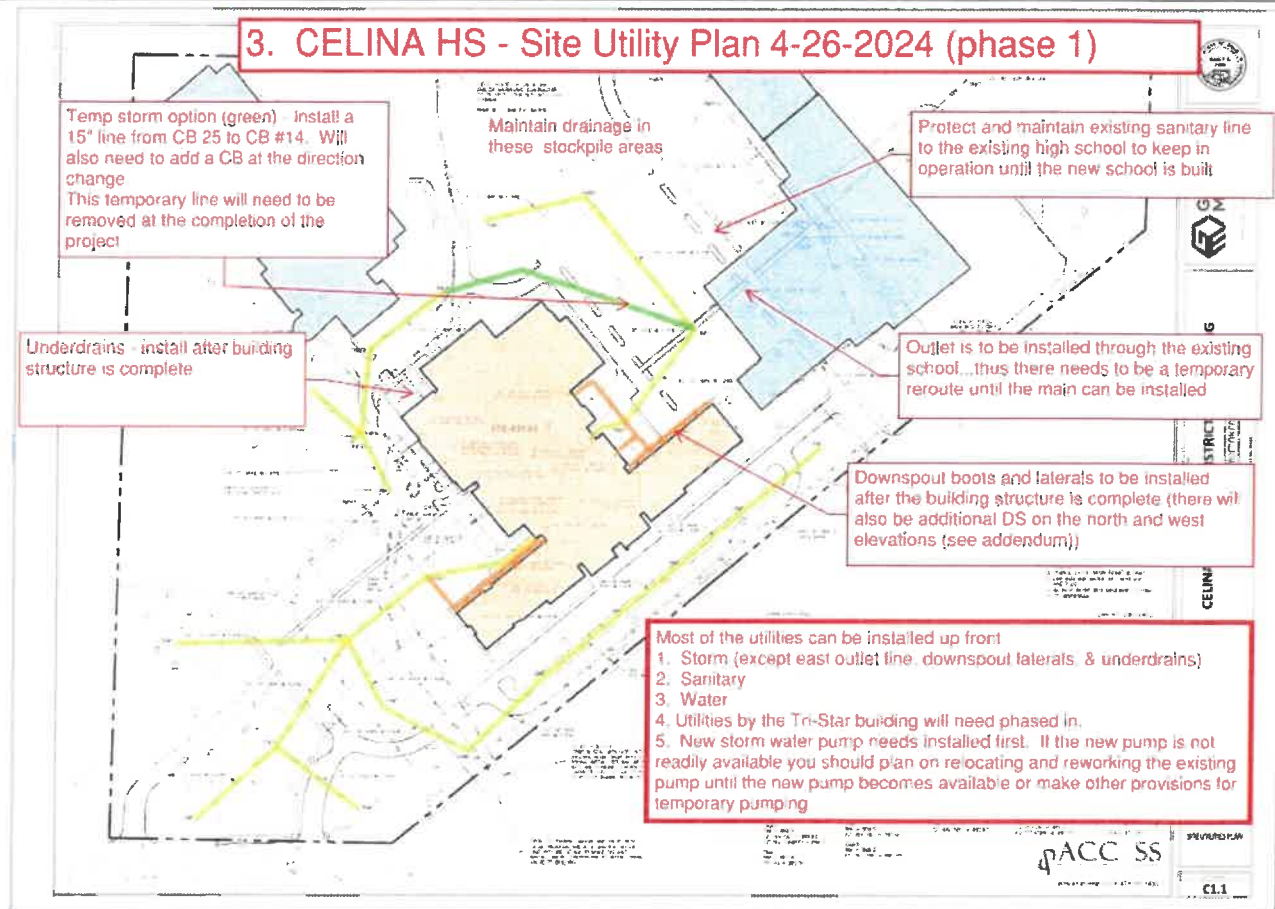
1. CELINA HS - Site Logistics Plan 4-26-2024 (phase 1)



2. CELINA HS - Site Logistics Plan 4-26-2024 (phase 2A/2B)



GMP Basis Documents
GMP Exhibit A
Celina High School – Early Site Package

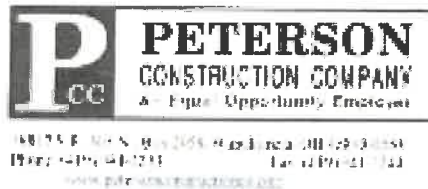


Assumptions and Clarifications
GMP Exhibit B
Celina High School – Early Site Package

The following are the Assumptions and Clarifications the Guaranteed Maximum Price by Peterson is based on.

Exhibit B - GMP ASSUMPTIONS AND CLARIFICATION	
Assumption Number	CLARIFICATION
GENERAL	
1	Commissioning Agent by others.
2	Structural, Plumbing, HVAC and Electrical plan approvals are by the architect.
3	Aid-to-construction cost is by owner. Coordination by team.
4	Quality assurance testing and special inspections is by others.
5	Tap or assessment fees are excluded.
6	Main electrical service reroute has been included to allow for sitework to commence.
7	Downspout boots will be a PVC type similar to the PK-6 school.
8	New gas line installation is excluded. It will be in a future bid packaged included in a future GMP.
9	Fiber/communication line relocations to existing high school have been excluded.
10	Utility consumption (gas/electric/water) usage is excluded.
Site	
11	We have not included any unsuitable soils. If unsuitable soils are encountered, they will be handled per General Conditions 7.6
12	Final seeding and landscaping are excluded. Seeding will be in a future bid package included in a future GMP.
13	Div 32 – Exterior Improvements are excluded and will be in a future bid package included in a future GMP.
14	Site concrete has been excluded and will be in a future bid package included in a future GMP.
15	Asphalt has been excluded and will be in a future bid package included in a future GMP.
16	Excludes any relocation of the existing soccer field bleachers, pad, etc...

Assumptions and Clarifications
GMP Exhibit B
Celina High School – Early Site Package



May 10th, 2024
Via e-mail

Ohio Facilities Construction Commission
30 West Spring Street, 4th floor
Columbus, Ohio 43215

Attn: Tim Soards

Re: Celina High School Early Sitework Package
Early Bidding request

Mr Soards

Pursuant to the General Conditions Article 4.5 (Subcontractor Bidding Process), Peterson Construction is requesting to solicit for bids before the GMP process. Peterson proposes the following process regarding early bidding before GMP

1. Notification of Co-owners of the process
2. Receive early bids
3. Reduce CMR contingency by 0.25% for reduced risk
4. Review bids with owner
5. Finalize GMP based on items 1-4 above.

If approved, please acknowledge and sign below.

Thank you for your consideration

Sincerely
Peterson Construction Company

Glen Renner

Glen Renner
Project Manager
Cell: Phil Metz – Celina City School

 Approved
2024.05.14
Rejected

Project Estimate
GMP Exhibit C
Celina High School – Early Site Package

Please refer to exhibit G for the specific scope of what is included in the bid below.

Celina HS - GMP 1 Estimate

BP1 - Site Package	\$3,343,700	}	\$3,343,700
Self Perform	\$0		
Unsuitable soils allowance	\$0		
Personnel Costs	\$125,535		
General Conditions	\$50,400		
Sum	\$3,519,635		
Contingency 1.75%	\$61,594		Reduced by .25% for early bidding
Fee 1.7%	\$60,881		
Contract Sum	\$3,642,110		

BP#1 - Site Package

Strip Topsoil
Cuts and Fills
Stone lots
Erosion Control
Site Utilities
Distribution of topsoil

Project Estimate
GMP Exhibit C
Celina High School – Early Site Package

Celina High School
Bid Results - Bid pkg BP #01 - Site

Bruns	\$3,343,700
VTF	\$3,560,986
Jones	\$3,852,475
Tom's	no bid
Vernon Nagel	no bid
Miller Brothers	no bid
Degan	no bid
Fenson	no bid
Mark Schaeffer	no bid
Shinn	no bid

Project Schedule
GMP Exhibit D / E
Celina High School – Early Site Package

The project schedule listed below is an overall summary of the project in milestone format:

Activity Number	Activity Description	Start Date	End Date
10	Receive Site Documents	April 04, 2024	
20	Bidding Period - Site	April 05, 2024	May 02, 2024
30	Bid Review - Site	May 02, 2024	May 16, 2024
40	GMP Meeting		May 22, 2024
50	Board Approved GMP		June 3, 2024
60	Construction Start	July 08, 2024	
70	Building Pad Complete (Ready For Footings To Start)		September 30, 2024
80	Phase 2 – Summer Of 2027	May, 2027	October, 2027
90	Completion – Fall 2027		October 1, 2027

Project Schedule
GMP Exhibit D / E
Celina High School – Early Site Package

Preliminary Schedule

Start Phase 1 Early Sitework	07/08/24
Site Demolition	07/08/24 to 08/19/24
Site Utilities	07/22/24 to 12/30/24
Dirtwork	08/05/24 to 09/20/24
Stone Parking Lots	08/26/24 to 09/20/24
Finegrade Building Pad	09/09/24 to 09/30/24
Sitework to complement bldg	Summer 2025
Final sitework around new bldg	Fall 2026
Final sitework after HS demo	Summer 2027

Staffing Plan
GMP Exhibit F
Celina High School – Early Site Package

The staffing plan listed below represents the staff proposed for the construction phase of this project:

In general, this is based on 3 months' worth of work (July, August, September)

The next GMP will address time forward starting October 01, 2024

Staff Position	Staff Name	Responsibilities
Senior Management Lead	Don Bergfeld	Oversight of entire project and client communications
Project Manager	Glen Renner	Overall management of the project budget, schedule, and quality. Manager of project schedule and invoicing
Project Manager	Jeremy Myers	Overall management of the project budget, schedule, and quality. Manager of project schedule and invoicing
Project Technical Lead	Ryan Schuerman Brett Schwinnen	Responsible for submittals and project documentation
Project Superintendent	Scot Bertram Don Bonifas	Management of Bid Package Trade Contractors and onsite construction workers. Management of daily schedule coordination and work quality.
Project Safety	Randy Siefker	Review of Safety Procedures and Execution by all onsite staff
Project Administration	Leann Elsass	Review of Safety Procedures and Execution by all onsite staff
Project Scheduling	Ann Rethman (RDI)	Scheduling / Consulting
Coordination	Matt Brackman	Coordination
Accounting	Cheryl Goetz	Accounting

Scope of Work
GMP Exhibit G
Celina High School – Early Site Package

Detailed scope of work narratives are included following the list of bid packages noted below:

Bid Package Number	Bid Package Name
1	Site Work

SUMMARY

- A. This section covers all general and specific bid package information to identify the specific scope of work each bidder must include in their proposal.

1.0 GENERAL INFORMATION FOR ALL BID PACKAGES

- A. Worker Background Checks: All individuals assigned to the Project site are required to undergo a criminal background check prior to starting work onsite. Individuals will not be allowed on site without a completed and accepted background check. The cost and coordination of this check will be the responsibility of the company providing the worker. Individuals who are convicted sex offenders, who have committed crimes against minors, or who have been convicted of a serious felony are not permitted on the project. Individuals with other offenses will be evaluated by the Owner on a case by case basis. **NO FIREARMS ARE PERMITTED ON SCHOOL GROUNDS, REGARDLESS IF THE INDIVIDUAL HAS A VALID PERMIT TO CARRY.**
- B. Safety: All work will be performed in strict accordance with all Federal, State, Local Safety Regulations. The most stringent requirements will apply. This includes mandatory hardhats, and safety glasses. All workers on their first day on site are required to participate in a short site orientation meeting with a CMR staff person in the site trailer at the start of the workday.
- C. Cleanup: Each Bid Package Contractor shall provide daily clean-up of your work areas and all your debris. Daily clean-up is defined as properly removing all debris to dumpster, neatly organizing remaining material and broom sweeping work areas after completion of the day's work at a minimum of EVERY SINGLE DAY and as required to maintain a safe work area and jobsite. Each trade will also be required to participate in an overall jobsite cleanup. Typically, this means each trade will supply 1 or 2 people to clean up the site as a group. This will be on an as needed basis as determined by the CMR's onsite superintendent. If the CM determines this is not being performed adequately by a particular trade or trades, he will perform the service and charge the appropriate contractor/s accordingly.
- D. Deliveries: The preliminary work hours on this project shall be from 7:00AM to 4:00PM. All deliveries must be coordinated. Each trade is responsible for their own receipt, unloading and cleanup (road) of deliveries. PCC to coordinate times with the district to minimize any school disruptions. **This a phased project and material deliveries need to be scheduled accordingly.**
- E. Required Documents: Each Trade Contractor will not be allowed to begin work on the project until the following items have been submitted: Signed Contract, Certificate of Insurance with attached additional insured endorsement(s), written Safety Program, Schedule of Values, and Worker Compensation Certificate.

Scope of Work
GMP Exhibit G

Celina High School – Early Site Package

- F. Mobilizations: Weather delays are an expected part of the construction process. Each Bid Package Contractor shall demobilize/remobilize as the construction schedule and/or weather conditions require at no extra cost.
- G. Layout: Each Trade Contractor will be responsible for his own engineering and layout for the execution of his work.
- H. Submittals: It is the Trade Contractor's responsibility to complete submittals in a timely fashion. The Trade Contractors shall provide a Submittal Schedule no later than ten (10) days following the receipt of the Notice of Award. Include attendance and participation at a "pre-submittal" meeting, if necessary, to review all requirements. All submittals must be received by CMR within 60 days of award, or earlier as required to meet delivery schedules. Include with the schedule all fabrication and delivery lead times for each piece of equipment or material.
- I. LEED Certification: This project will pursue USGBC **LEED Silver** Certification as required by the Ohio Facility Construction Commission. Each Trade Contractor will participate in Pre-bid Meetings and any activities necessary during the execution of your work to receive this certification including but not limited to, Construction Waste Management, Green Building Materials, use of local materials, etc. Trade Contractors will need to furnish product information and data during the project to satisfy requirements of the LEED certification process. All costs associated with meeting the LEED Certified certification requirements shall be included in the Trade Contractors proposal.
- J. Invoicing: Each Trade Contractor will submit draft invoices to the CMR using the AIA G702 and G703 forms no later than the 20th day of each month. The invoices will be reviewed and returned (with corrections if warranted) within 5 days of receipt by the CMR. Final invoices must be returned to the CMR for processing by the 1st day of the following month. Along with the Trade Contractors' first invoice, the items listed in section 1.4 E shall be submitted for approval. The cost of the work items identified in the schedule of values will be broken down into labor and material and by phase and area as directed by the CMR.
- K. Certified Payroll: Each Trade Contractor shall include with their monthly pay application, certified payroll records for all workers who provided labor on the project site using the form provided in the specifications. Required information will include paid labor rates. (see attached example report)
- L. Overtime: Any payment for overtime work, if authorized as an extra, is for labor, and not for equipment provided on the job during regular shifts for base contract work. Trade contractors are obligated to perform contract, change order and/or time and material work on overtime or during off hours when so directed by the CMR. Trade contractors are obligated to provide the additional labor as required to perform change order work as needed to maintain progress and meet base contract schedule requirements. If additional work is requested, authorized and directed to be performed on a time and material basis or otherwise during regular hours, the trade contractor shall provide the necessary manpower to perform the work during regular hours without impacting the progress of contract work.
- M. Parking: Trade Contractors will be allowed to park in the contractor parking area. There will be no vehicles parked in or around the building as this could hinder other work. PCC to coordinate parking so that no one parks in existing school parking lots or drop off areas.

Scope of Work
GMP Exhibit G

Celina High School – Early Site Package

- N. Noise Control: All equipment used on the Jobsite shall have state of the art noise, vibration and exhaust control, scrubbers shall be installed as required to meet all applicable laws, ordinances, and regulations.
- O. Security: All Trade Contractors are responsible for the security of their materials, equipment, and work in place until acceptance as it relates to your work. This includes the security and safety of your area(s) of work and includes providing safety barriers, safety signals, warning signage and precautions for the protection of all during normal work hours and off-hours.
- P. Temporary Toilet Facilities: Temporary Toilets will be provided by the CMR at the site for the Trade Contractor's use.
- Q. Protection of Adjacent Work: When working next to or near completed work, each Trade Contractor shall protect all existing construction adjacent to their work. Adequately and safely secure work whenever it is not manned and at the conclusion of each day. Provide and maintain protection for all equipment and material provided under this contract. Also include the protection of workers on the site, the public and other property as it relates to the execution of the work of this Bid Package.
- R. Shoring/Hoisting: Provide all shoring, bracing, staging, scaffolding, hoisting and/or rigging required to complete your work including any breakdown of equipment required to bring the equipment into the building and install it without cutting existing or new construction. Each trade contractor shall be responsible for all costs associated with making and repairing openings in existing or new construction required beyond what is indicated in the contract documents to install their work. Take note of building access and make provisions to ensure that equipment will fit through permanent doorways and/or structure.
- S. Warranties: All Warranties and Guarantees shall commence with the completion of the Certificate of Substantial Completion document and not the date of installation or delivery. Each Trade Contractor shall include in their pricing all applicable warranty extensions as required to meet the requirement above.
- T. Deliveries: All deliveries, storage areas and lay-down areas must be coordinated with the CMR. The CMR will not be responsible for unloading or receiving materials for Trade Contractors in their absence. Provide all measures necessary to ensure the protection and security of your materials until they are accepted by the Owner and move materials if they are interfering with the progress of other trade contractors.
- U. Equipment Access: Verify that all equipment and materials which are provided under this contract are installed with adequate and code compliant access for the service provided.
- V. Site Trailers/Utilities: Each Trade Contractor is allowed to place 1 small office and 1 material trailer in the temporary Contractor lot. The costs for all trailer rental, setup, and utilities (power, water, sanitary, gas) are the responsibility of the Trade Contractor. Cost of utility consumption for trailers will not be paid by the CMR, Architect, or Owners. The electrical contractor is to include hookup and disconnect of power to the trailers. Please note that these trailers may need to be relocated during the project if needed to allow access for other trades work (example : site concrete, asphalt, site utilities, etc...) Excess material storage in the building is prohibited.

Scope of Work
GMP Exhibit G
Celina High School – Early Site Package

- V.1 Breaks/Eating in building: Each Trade Contractor shall provide a spot for their employees to have breaks. There will be no eating, drinking, or smoking in the building as this often becomes a problem with cleanup.
- W. Permits/Licenses: Each Trade Contractor and its subcontractors shall obtain all permits required for their specific work. Provide the CMR with copies of all permits prior to the start of work. General building permit fees will be paid by others. Each Trade Contractor is also responsible for obtaining and paying licensing fees and utility tapping fees.
- X. Testing Coordination: The architect will be paying for independent third-party testing services for special inspections. It is the responsibility of each Trade Contractor to coordinate this testing for their work and notify the CMR in advance of any testing services that will be required.
- Y. Temp Lighting and Power: Temporary Lighting and Power will be provided by the electrical contractor. However, each Trade Contractor will be responsible to provide supplemental lighting, ventilation and power that may be required to perform any work of this bid package beyond what is indicated in a specific scope of work. The cost of consumption will be paid by the owner.
- Z. Temporary Water: A Temporary Water connection will be provided by the Plumbing Contractor. However, each Trade Contractor will be responsible for providing supplemental water that may be required to perform any work of this bid package beyond what is indicated in a specific scope of work. The cost of consumption will be paid by the owner.
- AA. Temporary Heat/AC: The HVAC contractor will provide temp heaters/AC units for temporary heat until building enclosure. HVAC contractor shall provide, install, and maintain temporary heating units until March 2026. The Plumbing contractor shall assist in providing natural gas hookups. The HVAC contractor shall anticipate permanent HVAC units for temporary heat use by March 1, 2026. All other trades shall do their part to make sure the units are wired, and the building conditions are ready for the permanent units to be started. Consumption costs of fuel shall be by the owner. Warranties will not start until the end of the project. The HVAC contractor is to figure additional filters for this temporary use that complies with the LEED IAQ plan. The HVAC contractor shall also include temporary dehumidification and fans.
- AB. Traffic Control: Include all traffic control, police details, signage and barricades required on-site and offsite to maintain vehicle and pedestrian traffic during construction. Include all signage required by the local governing authority and permits and fees where applicable.
- AC. Site Logistics Plan: Refer to the Site Logistics Plan included with this section.
1. Fencing: See Site Logistics Plan. It is each trade contractor's responsibility to keep the gates closed when entering or exiting the site at the end of the day. This will be included as part of the initial orientation process but must be reinforced by the trade contractor's project manager and field supervisor. The lock will be "buddy locked".
 2. Laydown Areas: Each Trade Contractor must coordinate.
- AD. Meeting. There will be a weekly progress meeting on site to review progress. There will also be a daily foreman's meeting for coordination as required.

Scope of Work
GMP Exhibit G
Celina High School – Early Site Package

- AE. Student Training opportunities. Please keep in mind if you have training experience with your line of work that you would like to share, please let us know so we can involve the staff at Celina on for potential learning opportunities.

Scope of Work
GMP Exhibit G

Celina High School – Early Site Package

2.0 SPECIFIC INFORMATION FOR EACH BID PACKAGE

A. **Bid Package #01 – Site Work**

1. Work in General Specification Sections: The Trade Contractor must include and follow all requirements in the following general sections:

Division 00 – Procurement and Contracting Requirements

Division 01 – General Requirements

2. Assigned Specification Sections: The Trade Contractor shall specifically include all work identified on the drawings and in the following sections:

02 41 00	Demolition
31 10 00	Site Clearing
31 04 10.58	Disinfection of Water Distribution.
31 22 00	Grading
31 23 16	Excavation
31 23 23	Fill
32 11 23	Aggregate Base and Surfacing
32 12 16	Asphalt Paving (For Reference Only)
32 13 13	Concrete Paving (For Reference Only)
32 14 13	Precast Concrete Unit Paving (DD Set)(For Reference)
32 92 19	Seeding (Partial)
33 14 16	Site Water Utility Distribution Piping
33 31 13	Site Sanitary Sewerage Gravity Piping
33 41 00	Subdrainage
33 42 11	Stormwater Gravity Piping.

3. Specific Scope of Work items:

IN GENERAL THIS PACKAGE IS FOR ALL SITE WORK FOR THE CELINA HS SITE. THIS WORK WILL BE COORDINATED AND IMPLEMENTED IN PHASES...BUT THE GOAL IS TO PROCURE ONE SITE CONTRACTOR VERSUS MULTIPLE BID PACKAGES SPREAD OUT OVER TIME.

Earthwork

- a. Include stripping of topsoil and storing onsite.
- b. Include topsoil distribution (this will be phased).
- c. Include all cuts and fill.
- d. Include erosion control complete. This may be in phases as well.
- e. Include obtaining the Ohio EPA NOI Co-Permittee permit and maintaining the logs.
- f. Include all stone for the parking lots/drives, temporary parking and construction laydown areas as noted on the site logistic plan.
- g. Include temporary stone in the contractor lot where the existing playground is to be removed.

Scope of Work

GMP Exhibit G

Celina High School – Early Site Package

- h. Include temporary stone for a bus turn around by the middle school. See site logistics plan.
- i. Include all site demo (trees, brush, parking lots, sidewalks, playground, site utilities etc...) . This work will be phased. The demo around the east side of the existing high school will not take place until the end of the project.
- j. Include all backfill and cuts/fills under the existing east elementary in your base bid. The Building Demolition contractor (separate package) is to remove the structure including concrete foundations.
- k. Include all backfill and cuts/fills under the existing high school in your base bid. The Building Demolition contractor (separate package) is to remove the structure including concrete foundations. This work will be phased in after the new school is completed.
- l. Include removal and restoration of all temporary drives, lots, laydown areas, etc... at the end of the project. Please pay particular attention to the site logistics plan as several of the parking lot islands are to be installed with temporary gravel during the construction project and then will need to be removed and restored at the end of the project.
- m. Please advise on the cut/fill quantities.
- n. There is an area on the site logistics plan showing the general intent of where the topsoil stockpile might be located. You will need to watch the existing storm line and maintain drainage for this area.

Utilities

- o. Storm sewer complete as indicated in the drawings. Downspout laterals should be included in this package as well but will not be able to be installed until after the building is up.
- p. Include storm lift station complete. Please note that this will need to be installed first. If the new pump is not readily available you should figure on removing, reworking, and reinstalling the existing pump in the new location for use until the new pump becomes available. The other option is to provide means for temporary pumping until the new system is up and running.
- q. Include downspout boots and installation (this work will be phased in)
- r. Include underdrains at the mechanical yard (this work will be phased in).
- s. Include any temporary utility reroutes necessary to maintain proper drainage but avoid the new building footprint. See Note 3 on C1.1. This will include a temporary 15" HDPE pipe running from CB#25 TO CB#14 to handle runoff from the new parking lot and downspout piping on the east/northeast side of the new building. This will need to be removed at the completion of the project.
- t. Maintain existing utilities that serve existing high school until it is demolished. See Note 4 on C1.1.
- u. Include sanitary sewer complete.
- v. The sanitary line is to stop 5' outside of the building.
- w. Include water line installation complete (domestic and fire lines).
- x. Water lines are to be turned up into the building. Final dimensions are to be coordinated with the other trades.

Scope of Work
GMP Exhibit G
Celina High School – Early Site Package

- y. All utilities shall be inspected, tested, and accepted prior to the completion of your work. Please review the specs for the requirements.
- z. Include stone backfill for any existing utilities demolished within the footprint of the new building.

Misc

- aa. Include all layout of your work.
- bb. Include back dressing of the asphalt edges of the parking lots as well as sidewalks after the pavement has been installed towards the end of the project.
- cc. Includes appropriate disposal of all site demo debris off site.
- dd. The timing for this package will be June 2024 through September 2024 for the first phase to get the building pad and temporary lots installed, including any initial utility work.
- ee. The second phase will be intermittent utility work throughout 2025 to keep up with the construction of the building. Work will include downspout laterals and boots.
- ff. The final phase will be the spring/summer 2027. This phase will happen after the existing high school is demoed. This phase will involve remaining cuts and fills, Installation of the NE detention basin, remaining utilities. After the main storm outlet is installed the temporary storm line mentioned above will need to be removed. During this phase you will also need to redistribute the remaining topsoil, remove temporary roads/lots and fine grade the site.
- gg. Include Temporary Dewatering for your work.
- hh. Include cleaning of the existing roads and lots as needed for your work.
- ii. Everyone needs to be aware of the existing operations on this property and plan accordingly.
- jj. Include all traffic and safety protocols while working in the street, especially during the installation of the Utility lines.
- kk. Please recognize the existing power lines that run along Holly Street and feed the Middle School and CAPT Building. See sheet ED1.1. Lines will be relocated, see sheet E2.1 for information. Close coordination with an electrical company and the City of Celina utilities department will be required. Once East Elementary is demolished this contractor will need to get the basement/crawl spaces backfilled to allow the electrical contractor to get new conduits installed prior to building up the building pad.
- ll. Please reference Site Demolition Plans (LD1.1-1.2), Site Layout and Materials Plans (L1.0-L1.8), Site Details (L2.1), Planting Plan (L3.1-L3.2) and Signage Plan & Details (L4.1) from the Design Development Set of Drawings.

Alternates

- 1. See breakdown sheet for additional information.

Excluded

- a. Asphalt paving
- b. Concrete paving
- c. Seeding and landscaping

Scope of Work
GMP Exhibit G
Celina High School – Early Site Package

- d. Gas line
- e. Electric line
- f. Fiber line
- g. Street light relocation
- h. Building demolition by others

END OF SECTION

CM Self-Perform Work
GMP Exhibit H
Celina High Schools – Early Site Package

Peterson does not propose any self-perform items on this GMP.



Date: 05/22/2024

Schedule of Allowances
GMP Exhibit I
Celina High School – Early Site Package

The following allowances are included as part of the Guaranteed Maximum Price:

Notwithstanding General Conditions section 9.2.7.2 & 3, the Allowances cover all associated Cost of Work.

Allowance Number	Allowance Name	Description of Allowance	Allowance Amount
	NONE		

Schedule of Unit Prices
GMP Exhibit J
Celina High School – Early Site Package

The following unit prices are not included as part of the Guaranteed Maximum Price:

Unit Price Number	Unit Price Name	Description of Unit Price	Unit Price Amount
	NONE		



Date: 05/22/2024

Schedule of Alternates
GMP Exhibit K
Celina High School – Early Site Package

The following alternates will be priced during the bidding of the project:

Alternate Number	Alternate Name	Description of Alternate
	NONE	

Schedule of Incentives
GMP Exhibit L
Celina High School – Early Site Package

There are no Incentives or Shared Savings included as part of this Guaranteed Maximum Price.

Schedule of Locally Funded Initiatives
GMP Exhibit M
Celina High School – Early Site Package

This will be developed further by the project team

Compensation Schedule
GMP Exhibit N
Celina High School – Early Site Package

This will need to be updated.

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Exhibit N - Compensation Schedule

New Celina High School													
		ORIGINAL AGREEMENT COST/BUDGET		GMP-01		GMP-02		GMP-03		TOTALS		REMAINING BUDGET	
		Co-Funded 100.00%	Locally Funded 0.00%	Co-Funded 100.00%	Locally Funded 0.00%	Co-Funded 100.00%	Locally Funded 0.00%	Co-Funded 100.00%	Locally Funded 0.00%	Co-Funded Varies	Locally Funded Varies		
Pre-Construction Stage													
Fee		\$0.00										\$0.00	
		\$0.00	\$0.00									\$0.00	\$0.00
Personnel Costs		\$179,400.00										\$179,400.00	
		\$179,400.00	\$0.00									\$179,400.00	\$0.00
Reimbursables		\$3,900.00										\$3,900.00	
		\$3,900.00	\$0.00									\$3,900.00	\$0.00
Total PCS Compensation		\$183,300.00										\$183,300.00	
		\$183,300.00	\$0.00									\$183,300.00	\$0.00
Construction Stage													
Personnel Cap		\$1,432,295.00										\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Conditions Cap		\$537,801.00										\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subcontractor Work				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Self Performed Work				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Cost of Work		\$60,893,514.00										\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CM's Contingency	2.00%	\$1,217,870.28	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
		\$1,217,870.28	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
CM's Fee	1.70%	\$1,055,893.53	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
		\$1,055,893.53	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Contract Sum					\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION												\$183,300.00	
												\$183,300.00	\$0.00