





Date: 02/26/2024

GMP Basis Documents

GMP Exhibit A

Celina West Elementary Abatement & Demolition

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Addendums listed below have been included in the Proposal:

Date	Addendum Number
	NONE

Architect Design Confirmation Letter



February 26, 2024

Ohio Facilities Construction Commission (OFCC)  
30 West Spring Street, 4<sup>th</sup> Floor  
Columbus, Ohio 43215

**Mr. Tim Soards**  
Project Manager

**Re: Celina Existing West Elementary Building Abatement & Demolition (22025-06)**

Dear Tim,

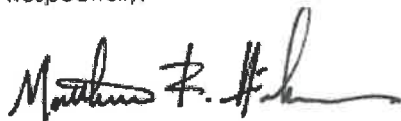
This letter is being submitted as the required design statement indicating that the construction documentation for the Celina Existing West Elementary Building Abatement & Demolition project is complete. Contract documents include the following:

- Bid Documents. Specifications dated 01/18/2024 and drawings dated 01/19/2023 [PK-6 Building documents].

Garmann Miller has worked collaboratively with Peterson Construction Company to address any questions during the subcontractor bidding period.

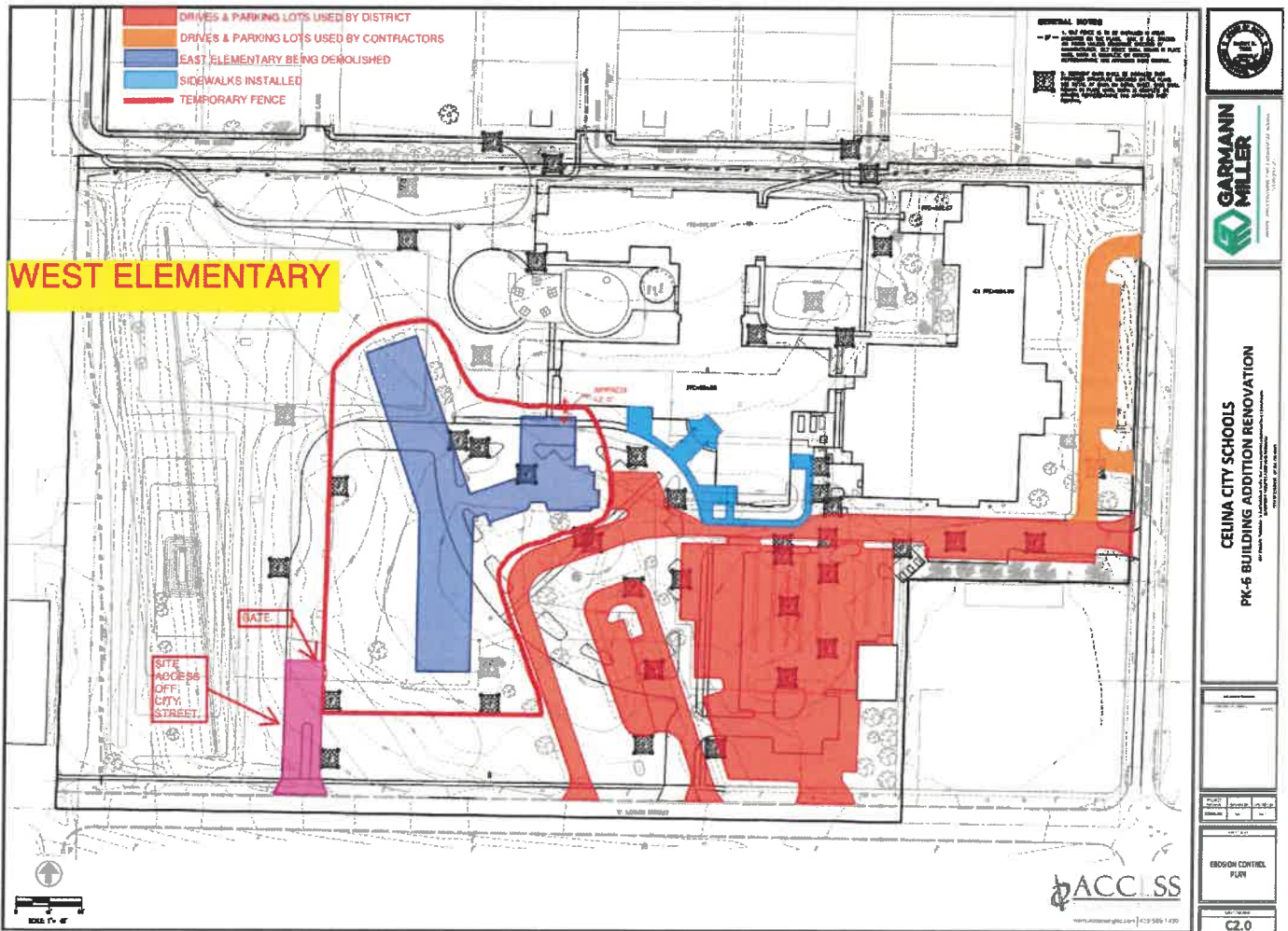
Please let me know if you have any questions or require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Matthew R. Hibner".

**Matthew R. Hibner** AIA, LEED AP

GMP Basis Documents  
 GMP Exhibit A  
 Celina West Elementary Abatement & Demolition





Date: 02/26/2024

**Assumptions and Clarifications**  
**GMP Exhibit B**  
 Celina West Elementary Abatement & Demolition

The following are the Assumptions and Clarifications for the Guaranteed Maximum Price by Peterson.

Exhibit B - GMP ASSUMPTIONS AND CLARIFICATION	
Assumption Number	CLARIFICATION
<b>GENERAL</b>	
1	Backfill of basements/foundations is included with the new PK-6 building site package, which is a separate project.
2	Seeding is included with the new PK-6 building site package, which is a separate project.
3	Site demolition is included with the new PK-6 building site package, which is a separate project.
4	No abatement allowance has been carried in this GMP.
5	
6	
7	
8	
9	
10	



March 25<sup>th</sup>, 2024  
 Via e-mail

Ohio Facilities Construction Commission  
 30 West Spring Street, 4<sup>th</sup> floor  
 Columbus, Ohio 43215

Attn: Tim Soards

**Re: Celina West Elementary Abatement & Demolition  
 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

*Timothy R Soards* Approved

Glen Renner

\_\_\_\_\_ Rejected

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

Project Estimate  
 GMP Exhibit C

Celina West Elementary Abatement & Demolition

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

**Celina - GMP 1**

BP-1 Abatement Package	\$22,930.00	}	\$207,930
BP-2 Demolition Package	\$185,000.00		
Self Perform	\$0.00		
Abatement Allowance	\$0.00		
Personnel Costs	\$30,915.00		
General Conditions	\$5,420.00		
	<u>Sum</u>	<u>\$244,265.00</u>	
Contingency 1.75%	\$4,274.64		Reduced by .25% for early bidding
Fee 1.7%	\$4,225.17		
Contract Sum		<b>\$252,764.81</b>	

**West Elementary Abatement & Demolition**

<b>Celina - Abate / Demo</b>			
		<b>West</b>	
		<b>Abate West</b>	<b>Demo West</b>
	<b>Midwest</b>	\$22,930	x
	<b>Total</b>	\$28,600	x
	<b>O'Rourke</b>	incl	\$233,740
	<b>Advanced</b>	incl	\$243,911
	<b>Jones</b>	x	\$185,000
	<b>Low</b>	\$22,930	\$185,000
			<b>\$207,930</b>







Date: 02/26/2024

**Project Schedule**  
GMP Exhibit D / E

Celina West Elementary Abatement & Demolition

Document 00 31 13

Preliminary Schedule

## **Preliminary Schedule**

The West Elementary abatement work can begin February 3<sup>rd</sup>, 2025 and demolition needs to be completed by March 17<sup>th</sup>, 2025.

The final schedules will be developed with the successful bidder(s).



**Staffing Plan**  
GMP Exhibit F

Celina West Elementary Abatement & Demolition

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

<b>Staff Position</b>	<b>Staff Name</b>	<b>Responsibilities</b>
Project Manager Lead	Jeremy Myers	Overall management of the project budget, schedule, and quality. Manager of project schedule and invoicing
Project Technical Lead	Ryan Schuerman Brett Schwinnen Nathan Bornhorst	Responsible for submittals and project documentation
Superintendent	Don Bonifas	Management of Bid Package Trade Contractors and onsite construction workers. Management of daily schedule coordination and work quality.
Safety Lead	Randy Siefker	Review of Safety Procedures and Execution by all onsite staff
Project Administration Lead	Leann Elsass	Project Administration and Contract Administration
Scheduling Consultant	Ann Rethman (RDI)	Scheduling / Consulting
Project Accounting Lead	Cheryl Goetz	Accounting





Subcontractor Work Scopes

GMP Exhibit G

Celina West Elementary Abatement & Demolition

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

Bid Package Number	Bid Package Name
1	West Elementary Abatement
2	West Elementary Demolition

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.
- 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.
- 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.
- 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.

**Subcontractor Work Scopes**  
GMP Exhibit G

Celina West Elementary Abatement & Demolition

- 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. Invoicing: Each Trade Contractor will submit draft invoices to the CMR using the AIA G702 and G703 forms no later than the 20<sup>th</sup> day of each month. The process shall follow the guidelines in section 01 29 00.00. 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 1<sup>st</sup> 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.
- J. 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.
- K. 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.
- L. Parking: Trade Contractors will be allowed to park in the contractor parking area. There will be no trucks parked in or around the building as this could hinder other work.
- M. 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.
- N. Security: All Trade Contractors are responsible for 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.
- O. Temporary Toilet Facilities: Temporary Toilets will be provided by the CMR at the site for the Trade Contractor's use.
- P. 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

**Subcontractor Work Scopes**

GMP Exhibit G

Celina West Elementary Abatement & Demolition

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.

- Q. 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.
- R. 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.
- S. 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.
- T. Equipment Access: Verify that all equipment and materials which are provided under this contract are installed with adequate and code compliant access for service provided.
- U. 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) is the responsibility of the Trade Contractor. Cost of utility consumption for trailers will not be paid by the CMR, Architect, or Owners. 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.
- V. 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 for licensing fees and utility taping fees.
- W. Testing Coordination: The Owner 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.
- X. Temp Lighting and Power: 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. Cost of consumption will be paid by the owner.



**Subcontractor Work Scopes**

GMP Exhibit G

Celina West Elementary Abatement & Demolition

- Y. Temporary Water: Each Trade Contractor will be responsible to provide supplemental water that may be required to perform any work of this bid package beyond what is indicated in a specific scope of work. Cost of consumption will be paid by the owner.
  
- Z. Temporary Heat: The HVAC contractor package (Bid pkg 20) shall provide, install, and maintain temporary heating units until March 2024. HVAC contractor shall anticipate permanent HVAC units for temporary heat use by April 1, 2024. Consumption costs of fuel shall be by the owner. Warranties will not start until the end of the job for the units.
  
- AA. Traffic Control: Include all traffic control, police details, signage and barricades required on-site and offsite to maintain vehicle and pedestrian traffic. Include all signage required by the local governing authority and permits and fee's where applicable.
  
- AB. Site Logistics Plan: Refer to the Site Logistics Plans included with this section.
  - 1. Fencing: It is this trade contractor's responsibility to ensure the gate is closed at the end of the day. And to ensure the rest of the fence is standing and the site secured.
  - 2. Laydown Areas: Each Trade Contractor must coordinate with the CMR superintendent for available laydown areas.
  
- AC. Meeting. There will be a weekly progress meeting on site to review progress. There will also be daily foreman's meeting for coordination as required.



**Subcontractor Work Scopes**

GMP Exhibit G

Celina West Elementary Abatement & Demolition

2.0 SPECIFIC INFORMATION FOR EACH BID PACKAGE

A. **Bid Package #1 – Abatement**

Work in General Specification Sections: This trade Contractor must include and follow all requirements in the following general sections:

Division 00 – Procurement and Contracting Requirements

Division 01 – General Requirements

1. Assigned Specification Sections: This trade Contractor shall specifically include all work identified on the drawings and in the following sections:

Section 02 82 13 – Asbestos Hazard Abatement – Work Requiring Negative Pressure Enclosures

Section 02 82 14 – Asbestos Hazard Abatement – Glovebag Work

Section 02 82 17 – Asbestos Hazard Abatement – Local Exhaust and Ventilation Work

Section 02 82 33 – Disposal of Asbestos-Containing Materials and Contaminated Waste

2. Specific Scope of Work items:

- a. Include submitting required notifications to the proper authorities.
- b. Include all abatement as outlined in the abatement report.
- c. Include all testing as required by law.
- d. Include proper disposal of abated materials.
- e. Include proper signage for your work.
- f. Include temporary enclosures for your work.
- g. Include appropriate air monitoring.

3. Excluded



**Subcontractor Work Scopes**  
GMP Exhibit G  
Celina West Elementary Abatement & Demolition

**B. Bid Package #2 – Building Demo**

Work in General Specification Sections: This trade Contractor must include and follow all requirements in the following general sections:

Division 00 – Procurement and Contracting Requirements  
Division 01 – General Requirements

1. Assigned Specification Sections: This trade Contractor shall specifically include all work identified on the drawings and in the following sections:

Section 02 41 00 – Demolition

Specific Scope of Work items:

- a. Include submitting required notifications to the proper authorities.
  - b. The West Elementary is next to school facilities that will be in operation during this work. Contractors will be expected to cooperate with the district to not interrupt daily activities. This may include altering times trucks and equipment are allowed in and out of the site to avoid interferences with parent drop off and pickup, and bus schedules. A section of the west elementary sits approximately 12'-0" from the new facility, timing for demolition of that area will need to take place before or after school hours.
  - c. The district intends to empty the buildings of loose items (furniture, books, boxes, etc.).
  - d. Include concrete foundation removal as part of the building demo.
  - e. It is the intent that this bid package will include all building demolition only as indicated in the documents. Site demolition is by others.
  - f. Include proper safety barriers around demo site during your work.
  - g. Include dust control measures as needed.
  - h. Include proper disposal of materials off site.
  - i. Include all necessary permits required.
  - j. Include temporary erosion and sedimentation control around your work.
  - k. Coordinate work with the utility companies to ensure power, water, sanitary, etc. are turned off and terminated.
  - l. Backfilling after the building is demoed is by others. This contractor is expected to leave a clean site with access to any deep foundations or basement areas.
  - m. Maintain temporary entrance into the site and include city road cleaning as needed.
  - n. Include salvaging items as noted on the documents and turn over to the owner.
2. Excluded
    - a. Asbestos abatement is by Bid package #1.



Date: 02/26/2024

**Self-Perform Work**

GMP Exhibit H

Celina West Elementary Abatement & Demolition

Peterson Construction will not be Self-Performing any of this work.



Date: 02/26/2024

Schedule of Allowances  
GMP Exhibit I  
Celina West Elementary Abatement & Demolition

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

Allowance Number	Allowance Name	Description of Allowance	Allowance Amount
	NONE		



Date: 02/26/2024

Schedule of Unit Prices  
GMP Exhibit J  
Celina West Elementary Abatement & Demolition

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

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



Date: 02/26/2024

Schedule of Alternates

GMP Exhibit K

Celina West Elementary Abatement & Demolition

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

Alternate Number	Alternate Name
	NONE



Date: 02/26/2024

**Schedule of Incentives**

**GMP Exhibit L**

**Celina West Elementary Abatement & Demolition**

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



Date: 02/26/2024

Schedule of Locally Funded Initiatives  
GMP Exhibit M  
Celina West Elementary Abatement & Demolition

This will be developed further by the project team.



Date: 02/26/2024

Compensation Schedule

GMP Exhibit N

Celina West Elementary Abatement & Demolition

Celina West Elementary Demolition													
	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		
<b>Pre-Construction Stage</b>													
Fee	\$0.00									\$0.00			
	\$0.00	\$0.00								\$0.00	\$0.00		
Personnel Costs	\$2,190.00									\$2,190.00			
	\$2,190.00	\$0.00								\$2,190.00	\$0.00		
Reimbursables	\$300.00									\$300.00			
	\$300.00	\$0.00								\$300.00	\$0.00		
Total PCS Compensation	\$2,490.00									\$2,490.00			
	\$2,490.00	\$0.00								\$2,490.00	\$0.00		
<b>Construction Stage</b>													
Personnel Cap	\$30,915.00			\$30,915.00		\$0.00		\$0.00		\$30,915.00		\$0.00	
				\$30,915.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,915.00	\$0.00		
General Conditions Cap	\$5,420.00			\$5,420.00		\$0.00		\$0.00		\$5,420.00		\$0.00	
				\$5,420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,420.00	\$0.00		
Subcontractor Work				\$207,930.00		\$0.00		\$0.00		\$207,930.00		\$0.00	
				\$207,930.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$207,930.00	\$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		
Estimated Cost of Work	\$227,522.00			\$244,265.00		\$0.00		\$0.00		\$244,265.00		-\$16,743.00	
				\$244,265.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$244,265.00	\$0.00		
CM's Contingency	2.00%	\$4,550.44	1.75%	\$4,274.64	0.00%	\$0.00	0.00%	\$0.00	\$0.00	\$4,274.64	\$0.00		
		\$4,550.44	\$0.00	\$4,274.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,274.64	\$0.00		
CM's Fee	1.70%	\$3,945.23	1.70%	\$4,225.17	0.00%	\$0.00	0.00%	\$0.00	\$0.00	\$4,225.17	\$0.00		
		\$3,945.23	\$0.00	\$4,225.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,225.17	\$0.00		
Contract Sum				\$252,764.81		\$0.00		\$0.00		\$252,764.81		\$0.00	
				\$252,764.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$252,764.81	\$0.00		
<b>BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION</b>										<b>\$255,254.81</b>			
										\$255,254.81	\$0.00		