

Document 00 52 23 - Agreement Form (K-12 School CM at Risk Project) State of Ohio Standard Requirements for Public Facility Construction

This Agreement is made as of the date set forth below between the State of Ohio, acting by and through the President and Treasurer of the School District Board, and the Construction Manager in connection with the Project.

Project Number:	SFC-220488.01
Project Name:	Celina New Middle High 6-12
Site Address:	585 E. Livingston Street, Celina, Mercer
School District Board ("Owner"):	Celina CSD
Owner's Representative:	Deb Guingrich
Address:	585 E. Livingston Street, Celina, Ohio 45822
Contracting Authority:	The School District Board above in conjunction with the Ohio Facilities Construction Commission
Project Manager:	Dorothy Leachman
Address:	30 West Spring Street, 4th Floor Columbus, Ohio 43215
Construction Manager ("CM"):	Peterson Construction Company
CM's Principal Contact:	Donald Bergfeld
Address:	18817 SR 501 N, P.O. Box 2058 Wapakoneta, Ohio 45895-0558
Architect/Engineer ("A/E"):	Garmann/Miller and Associates, Inc.
A/E's Principal Contact:	Eric Baltzell
Address:	38 South Lincoln Drive Minster, Ohio 45865

ARTICLE 1 - SCOPE OF WORK; CONSTRUCTION BUDGET; EDGE COMMITMENT

- 1.1 The CM shall perform and provide all of the Work described in the Contract.
- 1.2 The Total Compensation Budget is \$6,059,637.00.
- 1.3 The Construction Budget is \$106,635,225.00.
- 1.4 The CM shall contract with EDGE-certified Business(es) for not less than 5.0 percent of the CM's total compensation excluding the CM's Contingency (Preconstruction Stage Compensation plus the Contract Sum minus the CM's Contingency).

ARTICLE 2 - PRECONSTRUCTION STAGE COMPENSATION

- 2.1 The Preconstruction Stage Compensation is \$327,450.00, which is the sum of (1) the Preconstruction Fee, (2) Preconstruction Stage Personnel Costs, and (3) Preconstruction Stage Reimbursable Expenses. Compensation per building is set forth in the **Compensation Schedule** attached as **Exhibit G**. The Owner shall pay the Preconstruction Stage Compensation to the CM in exchange for the CM's proper, timely, and complete performance of the Preconstruction Services.
- 2.2 Preconstruction Fee. The CM's Preconstruction Fee is \$0.00.
- 2.3 Preconstruction Stage Personnel Costs. The CM's Preconstruction Stage Personnel Costs shall not exceed \$318,550.00, and shall be paid on an hourly basis according to the rates set forth in the **Personnel Costs Rate Schedule** attached as **Exhibit A**.

2.4 Preconstruction Stage Reimbursable Expenses. The CM's Preconstruction Stage Reimbursable Expenses shall not exceed \$8,900.00, and shall be paid according to the **Preconstruction Stage Reimbursable Expenses Schedule** attached as **Exhibit B**.

ARTICLE 3 - CONSTRUCTION STAGE COMPENSATION

3.1 As described in the General Conditions, the parties will establish the Contract Sum, Contract Times, Milestones, and other commercial terms relevant to the Construction Stage through at least one **GMP Amendment**, the form of which is attached as **Exhibit D**. Compensation per building is set forth in the **Compensation Schedule** attached as **Exhibit G**.

3.2 The CM shall propose the amount of the CM's Construction Stage Personnel Costs portion of the Cost of the Work as a part of the proposed GMP Amendment; provided, however, that the CM's Construction Stage Personnel Costs shall not exceed \$2,889,490.00 in the aggregate or the below-identified allocations on an individual basis:

Phase	Associated CM's Construction Stage Personnel Costs Cap
New High School	\$1,432,295.00
Intermediate Middle Renovation/Addition	\$1,268,555.00
High School Demolition	\$53,580.00
Middle School Demolition	\$36,615.00
East Elementary Demolition	\$30,915.00
Educational Center Demolition	\$36,615.00
West Elementary Demolition	\$30,915.00

3.2.1 The CM's Construction Stage Personnel Costs shall be based upon the rates set forth in the **Personnel Costs Rate Schedule** attached as **Exhibit A**.

3.3 The CM shall propose the amount of the General Conditions Costs portion of the Cost of the Work as a part of the proposed GMP Amendment; provided, however, that the General Conditions Costs shall not exceed \$993,642.00 in the aggregate or the below-identified allocations on an individual basis:

Phase	Associated General Conditions Costs Cap
New High School	\$537,801.00
Intermediate Middle Renovation/Addition	\$423,202.00
High School Demolition	\$9,044.00
Middle School Demolition	\$6,291.00
East Elementary Demolition	\$5,836.00
Educational Center Demolition	\$6,048.00
West Elementary Demolition	\$5,420.00

3.3.1 A detailed description of the items of Work included in the General Conditions Costs portion of the Cost of the Work is set forth in the **General Conditions Costs Description** attached as **Exhibit C**.

3.4 The CM shall propose the amount of the CM's Contingency as a part of the proposed GMP Amendment; provided, however, that the CM's Contingency shall not exceed an amount equal to 2.0 percent of the Cost of the Work identified by the CM in the proposed GMP Amendment.

3.4.1 Shared-Savings Change Order. Unless otherwise provided in the GMP Amendment, no more than 30 days before final payment to the CM, the parties shall execute a Change Order to reduce the Contract Sum by an amount equal to **(1)** 100 percent of the funds then remaining in the CM's Contingency plus **(2)** an associated reduction of the CM's Fee in an amount equal to 1.7 percent of the amount by which the Contract Sum is reduced on account of return of the CM's Contingency.

3.5 The CM shall propose the amount of the CM's Fee as a part of the proposed GMP Amendment; provided, however, that the CM's Fee shall not exceed an amount equal to the below-indicated percentage of the associated Cost of the Work plus the CM's Contingency, both as identified by the CM in the proposed GMP Amendment:

Phase	CM's Fee percentage
New High School	1.7%
Intermediate Middle Renovation/Addition	1.7%

Phase	CM's Fee percentage
High School Demolition	1.7%
Middle School Demolition	1.7%
East Elementary Demolition	1.7%
Educational Center Demolition	1.7%
West Elementary Demolition	1.7%

3.6 If the parties cannot agree on a Contract Sum, the Contracting Authority may terminate the Contract for convenience. If the Contracting Authority thereafter decides to pursue the Project using the Multiple-Prime Contract with Construction Manager Adviser project-delivery method and to enter into a related construction-management agreement with the CM, the CM's Fee under that contract shall not exceed 1.5 percent. The Contracting Authority is not obligated to offer or enter into a Construction Manager Adviser contract with the CM for the Project.

ARTICLE 4 - KEY PERSONNEL

4.1 The CM's key personnel for the Project are:

- 4.1.1** Donald Bergfeld, Senior Management Lead.
- 4.1.2** Glen Renner, Project Management Lead.
- 4.1.3** Jeremy Myers, Project Manager.
- 4.1.4** Scot Bertram, General Superintendent.
- 4.1.5** Cheryl Goetz, Project Accounting.
- 4.1.6** Ann Rethman, Structural / Scheduling Consultant
- 4.1.7** Martyn Blundall, Cost Estimating

4.2 The CM's key personnel are authorized to act on the CM's behalf with respect to the Project and all matters concerning the Project.

ARTICLE 5 - CONSULTANTS

5.1 The CM's Consultants for the Project are:

5.1.1 Project Engineering, Coordination, and Scheduling:

Rethman Design, Inc.
4877 State Route 705
Fort Loramie, Ohio 45845

Ann Rethman, Engineering Services/Scheduling

5.1.2 Construction Cost Consultants:

Blundall Associates, Inc.
7223 Eagle Road, Suite 215
Fort Wayne, Indiana 46804

Martyn Blundall, Cost Estimating

5.2 The CM may provide a portion of the Work through one or more Consultants, provided, however, the CM will remain responsible for all duties and obligations of the CM under the Contract.

5.2.1 If the CM engages a Design-Assist Firm, that entity (1) will be considered a Consultant under the Contract during the Preconstruction Stage and (2) before that entity performs any Work during the Construction Stage, it shall be subject to all Applicable Law and Contract provisions concerning the prequalification, bidding, selection, and engagement of Subcontractors and shall enter into a Subcontract with the CM.

5.3 By appropriate written agreement, the CM shall require each Consultant, to the extent of the Consultant's portion of the Work, to be bound to the CM by the terms of the Contract, and to assume toward the CM all of the obligations and responsibilities which the CM assumes toward the Contracting Authority and Owner.

5.3.1 The CM shall not retain any Consultant on terms inconsistent with the Contract.

5.3.2 All agreements between the CM and a Consultant shall identify the School District Board and Commission as the agreement's intended third-party beneficiaries.

5.3.3 The Contracting Authority's receipt and approval of a copy of the agreement between the CM and a Consultant is a condition precedent to the Owner's obligation to pay the CM on account of the Consultant's services.

5.4 The Owner has no obligation to pay or see to the payment of money to any Consultant except as otherwise required under Applicable Law.

5.5 The CM shall obtain the Contracting Authority's written approval before engaging any Consultant not named above. The CM shall not employ any Consultant against whom the Contracting Authority has a reasonable objection. The Contracting Authority's approval or disapproval of any Consultant, however, will not relieve the CM of the CM's full responsibility for the performance of the Work.

5.6 The CM shall not remove any Consultant from the Project or reduce the extent of any Consultant's participation in the Work without the Contracting Authority's prior written consent. The CM shall not permit any Consultant to replace any previously identified team member except with the Contracting Authority's prior written consent unless the Consultant ceases to employ that person. On notice from the Contracting Authority, the CM shall immediately and permanently remove from the Project any Consultant or person under a Consultant's control whose performance is not satisfactory to the Contracting Authority.

5.7 The Contracting Authority may communicate with any Consultant either through the CM or directly with the Consultant, but the Contracting Authority may not modify the contract between the CM and any Consultant.

5.8 The CM hereby assigns to the Contracting Authority each Consultant's agreement provided that the assignment is effective only after the Contracting Authority terminates the Contract and only for those agreements which the Contracting Authority accepts by notifying the Consultant and CM in writing. The Contracting Authority may re-assign accepted agreements.

ARTICLE 6 - GENERAL PROVISIONS

6.1 Escalation of Personnel Cost Rates.

6.1.1 The CM may adjust the rates set forth in the **Personnel Costs Rate Schedule** attached as **Exhibit A** in accordance with the CM's normal salary-review practices, but **(1)** not before the date one year after the date of the Agreement, **(2)** not more than once in any one-year period thereafter, and **(3)** not in excess of five percent per annual increase.

6.1.2 No rate increase will **(1)** apply to any Work performed before the Contracting Authority receives written notice of the increase from the CM, or **(2)** result in an increase in a previously established fixed or not-to-exceed fee such as under **(a) Sections 2.3** and **3.2** of this Agreement, **(b)** a GMP Amendment, or **(c)** as the parties may agree upon from time to time in connection with all or any part of the Work.

6.2 Effectiveness.

6.2.1 It is expressly understood by the CM that none of the rights, duties, and obligations described in the Contract Documents shall be valid and enforceable unless the Treasurer of the School District first certifies that there is a balance in the School District's treasury or are in the process of collection to an appropriate fund, free from any previous encumbrance.

6.2.2 Subject to **Section 6.2.1**, the Contract shall become binding and effective upon execution by the School District Board and the CM, subject to approval of the Commission.

6.2.2.1 If the CM is a joint venture, **(1)** each individual joint venturer shall **(a)** sign the Agreement in its own name and **(b)** be a party to the Contract, and **(2)** the Contract, Performance Bond, and Payment Bond shall be binding on and apply to all joint venturers jointly and severally.

6.2.2.2 If the CM is a limited liability company, which the Contracting Authority reasonably believes to be a special purpose or similar entity, the Contracting Authority may in its discretion require the limited liability company and

each member of the limited liability company to **(1)** sign the Agreement in its own name and **(2)** be a party to the Contract. In that case, the Contract, the Performance Bond, and the Payment Bond shall be binding on and apply to the limited liability company and to all of its members jointly and severally.

6.2.3 This Agreement may be executed in several counterparts, each of which shall constitute a complete original Agreement, which may be introduced in evidence or used for any other purpose without production of any other counterparts.

6.3 Representations.

6.3.1 The CM represents and warrants that it is not subject to an unresolved finding for recovery under ORC Section 9.24. If this representation and warranty is found to be false, the Contract is void, and the CM shall immediately repay to the Owner any funds paid under this Contract.

6.3.2 The CM hereby certifies that neither the CM nor any of the CM's partners, officers, directors, shareholders nor the spouses of any such person have made contributions in excess of the limitations specified in ORC Section 3517.13.

6.3.3 The CM, by signature on this Agreement, certifies that it is currently in compliance with, and will continue to adhere to, the requirements of Ohio ethics laws and conflict of interest laws and will take no action inconsistent with those laws.

6.3.4 The CM affirms to have read and understands Executive Order 2019-12D and shall abide by those requirements in the performance of this Contract. Notwithstanding any other terms of this Contract, the State reserves the right to recover any funds paid for services the CM performs outside of the United States for which it did not receive a waiver. The State does not waive any other rights and remedies provided the State in this Contract.

6.3.5 The CM affirms to have read and understands Executive Order 2022-02D regarding the prohibition of purchases from or investment in a Russian institution or company and shall abide by those requirements in the performance of this Contract. Notwithstanding any other terms of this Contract, the State reserves the right to recover any funds paid to the CM for purchases or investments in a Russian institution or company in violation of this paragraph. The provisions of this paragraph will expire when the applicable Executive Order is no longer effective.

6.3.6 During the performance of this Contract, if the CM changes the location(s) disclosed on the **Affirmation and Disclosure Form** (a page in its **Bid Form**), the CM must complete and submit a revised **Affirmation and Disclosure Form**.

6.3.7 Pursuant to ORC Section 9.76(B), the CM warrants that it is not boycotting any jurisdiction with whom the State of Ohio can enjoy open trade, including Israel, and will not do so during the term of this Contract.

ARTICLE 7 - ENUMERATION OF DOCUMENTS

7.1 The Contract Documents constitute the substance of the Contract, and include this Agreement, the GMP Documents, final Drawings, final Specifications, Addenda if any, **Contracting Definitions**, **General Conditions**, Project Manual, and Modifications if any.

7.2 This Agreement includes the following documents:

7.2.1 Personnel Costs Rate Schedule attached as **Exhibit A**;

7.2.2 Preconstruction Stage Reimbursable Expenses Schedule attached as **Exhibit B**;

7.2.3 General Conditions Costs Description attached as **Exhibit C**;

7.2.4 GMP Amendment form attached as **Exhibit D**;

7.2.5 Supplementary Conditions attached as **Exhibit E** (*if applicable*);

7.2.6 Locally Funded Initiatives attached as **Exhibit F**; and

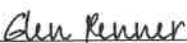
7.2.7 Compensation Schedule attached as **Exhibit G**.

SIGNATURES

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


Peterson Construction Company

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

DocuSigned by:

 435DE7AE569D4C3... *Signature*

 Glen Renner
Printed Name

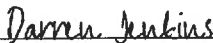
 Vice President
Title

DocuSigned by:

 86533732CA694B6... *Signature*

 Deb Guingrich
Printed Name

 School District Board President

 4/25/2022
Date

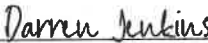
DocuSigned by:

 3C03341A45FE4E3... *Signature*

 Darren Jenkins
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 CSD School District** under the foregoing Agreement have been lawfully appropriated for such purposes and are in the treasury of the **Celina CSD School District** or are in the process of collection to an appropriate fund, free from any previous encumbrance.

DocuSigned by:

 3C03341A45FE4E3... *Signature*

 Darren Jenkins
Printed Name

 School District Board Treasurer

APPROVAL OF THE OHIO FACILITIES CONSTRUCTION COMMISSION

DS
DL

DS
RN

 Cheryl J. Lyman
 Executive Director

END OF DOCUMENT

Exhibit A - Personnel Costs Rate Schedule

State of Ohio Standard Requirements for Public Facility Construction

Name	Role	Firm	Rate
Don Bergfeld	Senior Management Lead	Peterson Construction	\$90.00 per hour
Glen Renner	Project Management Lead	Peterson Construction	\$85.00 per hour
Jeremy Myers	Project Management Lead	Peterson Construction	\$80.00 per hour
Ryan Schuerman	Project Technical Lead	Peterson Construction	\$70.00 per hour
Brett Schwinnen	Project Technical Lead	Peterson Construction	\$70.00 per hour
Doug Crusey	Structural Estimator	Peterson Construction	\$85.00 per hour
Greg Schuerman	Masonry Estimator	Peterson Construction	\$65.00 per hour
Brad Rethman	Estimator	Peterson Construction	\$70.00 per hour
Scot Bertram	Superintendent	Peterson Construction	\$75.00 per hour
Don Bonifas	Superintendent	Peterson Construction	\$65.00 per hour
LeAnn Elsass	Project Admin Lead	Peterson Construction	\$55.00 per hour
Cheryl Goetz	Project Accounting Lead	Peterson Construction	\$65.00 per hour
Randy Siefker	Safety Lead	Peterson Construction	\$65.00 per hour
Blundall & Associates	Cost Estimating - Consultant	Blundall & Associates	\$115.00 per hour
Ann Rethman – RDI	Structural and Schedule Consultant	Rethman Design Inc.	\$115.00 per hour
Matt Brackman CM-BIM	BIM Coordination	Peterson Construction	\$70.00 per hour
Brad Bidwell	Superintendent	Peterson Construction	\$75.00 per hour
Ty Salisbury	Project Management Lead	Peterson Construction	\$80.00 per hour

END OF EXHIBIT

Exhibit B - Preconstruction Stage Reimbursable Expenses Schedule State of Ohio Standard Requirements for Public Facility Construction

Item	Description	Amount
Bonds - HS	Pre-Construction Bond	\$1,400.00
Construction Documents – HS	Printer Costs	\$2,500.00
Bonds – Intermediate Reno/Addition	Pre-Construction Bond	\$1,000.00
Construction Documents – Intermediate Reno/Addition	Printer Costs	\$2,500.00
Bonds – HS Demolition	Pre-Construction Bond	\$100.00
Construction Documents – HS Demolition	Printer Costs	\$200.00
Bonds – MS Demolition	Pre-Construction Bond	\$100.00
Construction Documents – MS Demolition	Printer Costs	\$200.00
Bonds – East Elementary Demo	Pre-Construction Bond	\$100.00
Construction Documents – East Elementary Demo	Printer Costs	\$200.00
Bonds – Educational Center Demo	Pre-Construction Bond	\$100.00
Construction Documents – Educational Center Demo	Printer Costs	\$200.00
Bonds – West Elementary Demo	Pre-Construction Bond	\$100.00
Construction Documents – West Elementary Demo	Printer Costs	\$200.00
Total		\$8,900.00

END OF EXHIBIT

Document 00 53 23 - GMP Amendment (K-12 School CM at Risk Project) State of Ohio Standard Requirements for Public Facility Construction

Agreement Exhibit D

When preparing this GMP Amendment for execution, revise the text above from "Agreement Exhibit D" to "GMP Amendment No. N", where "N" is the sequential number of the GMP Amendment, and delete these notes.

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 **<insert date of Agreement>** in connection with the Project known as:

Project Number: **<insert project number>**
Project Name: **<insert project name>**

School District Board ("Owner"): **<insert name>**

Contracting Authority: The School District Board above in conjunction with the **Ohio Facilities Construction Commission**

Construction Manager ("CM"): **<insert name>**

ARTICLE 1 - CONTRACT SUM AND RELATED ITEMS FOR THIS AMENDMENT

1.1 The Contract Sum is **\$<insert amount>**, 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 **\$<insert amount>**, 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 **\$<insert amount>**, which amount shall not exceed **\$<insert CM's Construction Stage Personnel Costs cap from the Agreement>**;

1.1.1.2 General Conditions Costs in the amount of **\$<insert amount>**, which shall not exceed **\$<insert General Conditions Costs cap from the Agreement>**;

If the General Conditions Costs Cap has been increased, delete the language in the above Section 1.1.1.2 and replace it with the below language. If the General Conditions Costs Cap has NOT been increased, delete the below Section 1.1.1.2 and its subsections .1, .2, and .3.

1.1.1.2 General Conditions Costs in the amount of **\$<insert amount>**;

- .1 Before the date of this GMP Amendment, the General Conditions Cost cap was **\$<insert prior General Conditions Costs cap>**.
- .2 Through this GMP Amendment, the scope of the General Conditions Work has been increased as follows: **<insert text description of the increase of the scope of the General Conditions Work>**.
- .3 On account of the increase in the scope of the General Conditions Work, the General Conditions Costs cap is hereby changed to **\$<insert new General Conditions Costs cap>**.

1.1.1.3 all Work the CM proposes to provide through Subcontractors in the amount of **\$<insert amount>**;

1.1.1.4 all Self-Performed Work the CM proposes to provide directly or through a CM Affiliated Entity in the amount of **\$<insert amount>**, 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 **\$<insert amount>**, which shall not exceed an amount equal to the below-indicated percentage of the associated Cost of the Work as identified in the Agreement:

Scope of Work	CM's Contingency percentage	CM's Contingency amount
<insert description>	<insert percentage>%	\$<insert amount>

«insert project number»

«insert project name»

Scope of Work	CM's Contingency percentage	CM's Contingency amount
«insert description»	«insert percentage»%	\$«insert amount»
«insert description»	«insert percentage»%	\$«insert amount»
«insert description»	«insert percentage»%	\$«insert amount»

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**:

«insert activity number, activity name»

«insert activity number, activity name»

«insert activity number, activity name»

Delete Section 1.1.2.1 above completely if it is not applicable.

1.1.3 The CM's Fee in the amount of \$«insert amount», 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
«insert description»	«insert percentage»%	\$«insert amount»
«insert description»	«insert percentage»%	\$«insert amount»
«insert description»	«insert percentage»%	\$«insert amount»
«insert description»	«insert percentage»%	\$«insert amount»

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	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.1 Estimated Cost of the Work	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.1.1 Personnel Costs	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.1.2 General Conditions Costs	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.1.3 Subcontracted Work	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.1.4 Self-performed Work	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.2 CM's Contingency	\$«insert amount»	\$«insert amount»	\$«insert amount»
1.1.3 CM's Fee	\$«insert amount»	\$«insert amount»	\$«insert amount»

If this is the first GMP Amendment for the Project, the values in the Current Amount column must be \$0.00. If this is NOT the first GMP Amendment for the Project, the values in the Current Amount column must be the same as the values in the Amended Amount column on the last previously executed GMP Amendment. In either case, the values in the Increase(Decrease) column must match the values in Section 1.1 and subsequent sections, and the values in the Amended Amount must be the Current Amount plus the Increase(Decrease). The Preconstruction Services Amendment Form must be used to modify Preconstruction Services Compensation.

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

«insert project number»

«insert project name»

If this Project includes multiple buildings, complete and attach Exhibit N and keep the reference to it in Section 1.4 below. If this Project includes a single building delete the reference to Exhibit N in Section 1.4 below.

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)
«insert description of interim milestone – add more rows if necessary – delete if none»	«insert number of calendar days» days	«insert date»
Substantial Completion of all Work	«insert number of calendar days» days	«insert date»
Punch List Milestone(s)	See Contracting Definitions	

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.

Each duration in the Contract Time column above must be calculated from the anticipated date of the Notice to Proceed for the Work covered by this GMP Amendment to the date that the milestone must be achieved. DO NOT insert durations calculated between interim milestones as this DOES NOT comply with the General Conditions.

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.)

«insert project number»

«insert project name»

- 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 LFI's.)
- 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.)

If this Project includes multiple buildings, complete and attach Exhibit N and keep Section 3.1.14 above. If this Project includes a single building delete Section 3.1.14 above.

SIGNATURES

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

«INSERT CM'S NAME»

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

Signature

Signature

Printed Name

Printed Name

School District Board President

Title

Date

Signature

Printed Name

School District Board Treasurer

«insert project number»

«insert project name»

TREASURER'S CERTIFICATION

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

Purchase Order No.

Signature

Printed Name

School District Board Treasurer

APPROVAL OF THE OHIO FACILITIES CONSTRUCTION COMMISSION

Cheryl J. Lyman

Executive Director

END OF DOCUMENT

Document 00 73 00 - Supplementary Conditions (K-12 School CM at Risk) State of Ohio Standard Requirements for Public Facility Construction

Exhibit E

Certifications

These Supplementary Conditions amend and supplement the General Conditions and other provisions of the Contract Documents as indicated below. All provisions not amended remain in full force and effect. The terms in these Supplementary Conditions defined in the Contracting Definitions or the General Conditions shall have the meanings assigned to them in those documents.

These Supplementary Conditions are authorized, by the Ohio Facilities Construction Commission, for use on projects constructed for the Celina City School District funded by the Ohio Facilities Construction Commission.

Contracting Authority

Celina City School District
585 E. Livingston Street
Celina, Ohio 45822
419.586.8300
<http://celinaschools.org>

in conjunction with

Ohio Facilities Construction Commission
30 West Spring Street, 4th Floor
Columbus, Ohio 43215
614.466.6290
<http://ofcc.ohio.gov>

Owner

Celina City School District
585 E. Livingston Street
Celina, Ohio 45822
419.586.8300
<http://celinaschools.org>

MODIFICATIONS TO GENERAL CONDITIONS

Replace Section 1.2 and subordinate Sections with the following:

1.2 Payroll Reports

1.2.1 Notwithstanding that the Project may not be subject to State or Federal Prevailing Wage Rates, the CM shall submit payroll reports with each CM Payment Request, which reports shall be certified by the CM that the payroll is correct and complete. The CM is responsible for submitting all payroll reports of its Subcontractors.

1.2.1.1 Each payroll report shall indicate the period covered and include a list containing the name, address, and a unique four-digit identification number for each employee of the CM and its Subcontractors paid for the Work.

1.2.1.2 Each payroll report shall list the number of hours each employee worked each day on the Project during the reporting period, the total hours each week on the Project, the employee's hourly rate of pay, job classification, hourly rate of fringe benefits, and all deductions from wages and net pay.

1.2.1.3 Each payroll report shall list each fringe benefit and state if it is paid as cash to the employee or to a named plan.

Replace Section 2.1.1 with the following:

2.1.1 The Executive Director of the Ohio Facilities Construction Commission shall designate a Project Manager for the Project to consult with the A/E and the Owner. The Project Manager is authorized to act on behalf of the Commission to perform specific responsibilities under the Contract.

Replace Section 2.2.1 with the following:

2.2.1 The School District Board ("Owner") shall execute and administer the Contract in compliance with Applicable Law. The Owner shall designate a representative authorized to act on behalf of the Owner during the Project. In addition, the Owner may employ an Owner's Agent to perform certain duties of the Owner under the Contract.

Insert Section 5.1.2.2 as follows:

5.1.2.1 The CM shall obtain a copy of the *Ohio School Design Manual* (“Design Manual”). The CM shall endeavor to ensure that the plans and materials proposed for use in the project comply with the standards established by the Design Manual. The CM agrees that any variance from the Design Manual will be submitted to the Commission for approval.

Insert Sections 5.1.3.3 and 5.1.3.4 and subordinate Sections as follows:

5.1.3.3 The CM shall maintain Project cost accounting records on Work performed by Subcontractors under unit costs, actual costs for labor and materials, or other appropriate basis and afford the Contracting Authority access to these records at all times. The CM shall maintain a log to track and record each approved expenditure from the Project Construction Fund. The CM shall review and reconcile the CM’s log with records maintained by the School District Treasurer on a quarterly basis and submit a report to the Commission and the Owner. The Project cost accounting records maintained by the CM shall include the following:

- .1 cost tracking for overall program management;
- .2 centralized review of invoices;
- .3 monthly financial reconciliation in consultation with the treasurer;
- .4 monthly Locally Funded Initiative reconciliation in consultation with the treasurer;
- .5 Master Plan amendments;
- .6 Drawdown schedule preparation;
- .7 Project status reports;
- .8 Locally Funded Initiative Memoranda of Understanding;
- .9 Final cost accounting; and
- .10 Project Agreement Close-out Calculator with supporting documentation.

5.1.3.4 The CM shall provide reports and other Project information through the Contracting Authority’s web-based tools including the following:

- .1 OAKS Capital Improvements;
- .2 Quarterly Drawdown Tool; and
- .3 Preparation of Budget Adjustment Reports.

Replace Section 6.12.2.2.2 with the following:

- .2 The Owner shall pay the costs incurred in operating the temporary heating and ventilating systems.

Replace Section 6.12.2.3.2 with the following:

- .2 The Owner shall pay the costs of energy consumed in operating the permanent HVAC system.

Delete Section 6.12.2.3.3 in its entirety.

Delete Section 6.12.2.4 in its entirety.

Replace Section 6.12.3.1 with the following:

6.12.3.1 The Owner shall provide water necessary for the Work until the permanent plumbing system is available for use.

Replace Section 6.12.3.4.2 with the following:

- .2 The Owner shall pay the costs of water consumed and sewerage charges.

Delete Section 6.12.3.4.3 in its entirety.

Delete Section 6.12.3.5 in its entirety.

Replace Section 6.12.4.2 with the following:

6.12.4.2 The Owner shall pay the costs of energy consumed.

Delete Section 6.12.4.3 in its entirety.

Delete Section 6.12.4.4 in its entirety.

Replace Sections 7.7.2.2, 7.7.2.3, and 7.7.2.4 with the following:

7.7.2.2 Labor. Any cost or credit arising from a change in the quantity of field labor directly involved in the Work shall be based upon the actual rate of pay to the worker being paid by the CM for such labor on the Project, or if

such labor has not been previously employed on the Project, the base rate currently being paid by the CM on projects in the same locality, excluding fringe benefits.

7.7.2.3 Fringes. Fringe benefits on the labor in **Section 7.7.2.2** including Health and Welfare, vacation, apprenticeship training, and certain types of pension plans. Each of the fringes shall be a separate line item. The CM shall submit documentation supporting the calculation of the amounts for each fringe benefit for each worker classification.

7.7.2.4 Allowable Payroll Expenses. Allowable payroll expenses for labor provided under **Section 7.7.2.2** including payroll taxes as well as other benefits that are required by Applicable Law, such as federal and state Unemployment and Workers' Compensation shall each be a separate line item.

Replace Section 8.10 and subordinate Sections with the following:

8.10 Claim Decision

8.10.1 The Project Manager, in conjunction with the Owner's Representative, shall examine the CM's Claim and the A/E's analysis.

8.10.2 The Project Manager, in consultation with the Owner's Representative, shall approve or deny all, or any part, of the CM's Claim and forward a written decision to the CM, A/E, Owner, and Commission within 14 days after receiving the A/E's analysis. The Project Manager may employ independent resources to assist in its review, or refer evaluation of the Claim to a consultant.

8.10.3 If the CM and the Owner agree with the Project Manager's decision, the decision shall be incorporated into a Change Order.

8.10.4 Any Claim remaining unresolved after completion of the process described under this **Section 8.10** shall be subject to Claim decision review as described under **Section 8.11**.

Replace Section 8.11.1.1 with the following:

8.11.1.1 The written notice shall be delivered to the Executive Director of the Commission.

Delete Section 8.11.1.2.

Replace Sections 8.11.2, 8.11.3, 8.11.4, and 8.11.5 with the following:

8.11.2 The Commission shall schedule and conduct a meeting within 30 days after receiving the CM's request for review. The Commission may employ independent resources to assist in the meeting and review. **8.11.3** The Commission shall determine the final disposition of the CM's request for review and provide a written decision to the CM and Owner within 14 days after the meeting.

8.11.4 The decision of the Commission is the final administrative decision of the Contracting Authority as described under ORC Section 153.12(B).

8.11.5 If the CM and the Owner agree with the Commission's decision, the decision shall be incorporated into a Change Order.

Replace Section 9.2.11.2.4 with the following:

.4 The CM shall attach certified payroll reports for the relevant period to one copy of each CM Payment Request.

Replace Section 10.4.1 with the following:

10.4.1 The Owner shall maintain a builder's risk insurance policy written on a special causes of loss form and an open-perils basis providing coverage for direct physical loss of or damage to covered property arising from insured perils that shall not exclude: theft; fire; vandalism; malicious mischief; earthquake; earth movement; tornado; lightning; explosion; breakage of glass; flood; windstorm; collapse; water damage; hot and cold testing; debris removal and/or demolition occasioned by enforcement of Applicable Law; sudden and accidental equipment breakdown; and resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials.

10.4.1.1 The amount of coverage shall be not less than the total completed value of the Project, including the value of permanent fixtures and decorations, with a deductible of not more than \$10,000 per occurrence. Notwithstanding **Section 10.2.5**, the CM shall pay all deductibles contained in the Owner's builder's risk insurance policy.

END OF DOCUMENT

OHIO FACILITIES CONSTRUCTION COMMISSION
LOCALLY FUNDED INITIATIVE SUMMARY

District: Celina CSD
Project Number: SFC-220488
Date Revised: 4/14/2022

Master Plan Budget		Celina Intermediate Elementary		Celina High School			
\$		43,234,096		\$		60,892,574	
		Locally Funded Initiative					
	Budgeted	Committed	Budgeted	Committed	Budgeted	Committed	
Integral	\$ 5,200,000	\$ -	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -
Contingent Integral	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upgrades	\$ 640,000	\$ -	\$ 5,510,000	\$ -	\$ -	\$ -	\$ -
Contingent upgrades	\$ 1,595,000	\$ -	\$ 1,998,000	\$ -	\$ -	\$ -	\$ -
Owner Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Total	\$ 7,435,000	\$ -	\$ 9,758,000	\$ -	\$ -	\$ -	\$ -
Total LFI per building	\$	7,435,000	\$	9,758,000	\$		
Total District Commitment		BUDGETED: \$		17,193,000			
Last Phase Executed	POR	4/14/2022	POR	4/14/2022			
<p>Please identify the fund and special cost centers for both the budgeted and committed LFI amounts. If more than one source, please indicate the dollar amount for each. Attach a FINDET report for each funding source identified. Note that once LFI funds are committed, those funds should reside in the identified fund.</p>							
Budgeted Funding Source(s)	Committed Funding Source(s)						
<p>The School District and Commission agree to the terms and conditions provided in</p>							
District Superintendent							
District Treasurer							
OFCC Project Manager							
OFCC Finance Representative							

**OHIO FACILITIES CONSTRUCTION COMMISSION
LOCALLY FUNDED INITIATIVE SUMMARY**

Exhibit N - Compensation Schedule

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

Celina High School 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	
Pre-Construction Stage											
Fee	\$0.00	\$0.00							\$0.00	\$0.00	
Personnel Costs	\$2,190.00	\$0.00							\$2,190.00	\$0.00	
Reimbursables	\$300.00	\$0.00							\$300.00	\$0.00	
Total PCS Compensation	\$2,490.00	\$0.00							\$2,490.00	\$0.00	
Construction Stage											
Personnel Cap	\$53,580.00								\$0.00	\$0.00	\$53,580.00
General Conditions Cap	\$9,044.00								\$0.00	\$0.00	\$9,044.00
Subcontractor Work									\$0.00	\$0.00	
Self Performed Work									\$0.00	\$0.00	
Estimated Cost of Work	\$1,123,803.00								\$0.00	\$0.00	\$1,123,803.00
CM's Contingency	\$22,476.06	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
CM's Fee	\$19,486.74	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
Contract Sum									\$0.00	\$0.00	
BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION										\$2,490.00	\$0.00

Celina Middle School Demolition												
		ORIGINAL AGREEMENT COST/BUDGET			GMP-01		GMP-02		GMP-03		TOTALS	
		Co-Funded 100.00%	Locally Funded 0.00%	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
Personnel Costs		\$2,190.00	\$0.00	\$0.00							\$2,190.00	\$0.00
Reimbursables		\$300.00	\$0.00	\$0.00							\$300.00	\$0.00
Total PCS Compensation		\$2,490.00	\$0.00	\$0.00							\$2,490.00	\$0.00
Construction Stage												
Personnel Cap		\$36,615.00		\$0.00							\$0.00	\$0.00
General Conditions Cap		\$6,291.00		\$0.00							\$0.00	\$0.00
Subcontractor Work				\$0.00							\$0.00	\$0.00
Self Performed Work				\$0.00							\$0.00	\$0.00
Estimated Cost of Work		\$442,987.00		\$0.00							\$0.00	\$0.00
CM's Contingency	2.00%	\$8,859.74	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
CM's Fee	1.70%	\$7,681.39	\$0.00	\$0.00	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
BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION												
											\$2,490.00	\$0.00
												\$442,987.00
												\$36,615.00
												\$6,291.00

Celina East Elementary Demo												
ORIGINAL AGREEMENT COST/BUDGET												
Pre-Construction Stage	Co-Funded 100.00%		Locally Funded 0.00%		GMP-01		GMP-02		GMP-03		TOTALS	
	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 100.00%	Locally Funded 0.00%	Co-Funded Varies	Locally Funded Varies
Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Personnel Costs	\$2,190.00	\$0.00	\$2,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,190.00	\$0.00
Reimbursables	\$300.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00
Total PCS Compensation	\$2,490.00	\$0.00	\$2,490.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,490.00	\$0.00
Construction Stage												
Personnel Cap	\$30,915.00		\$30,915.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,915.00
General Conditions Cap	\$5,836.00		\$5,836.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,836.00
Subcontractor Work					\$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
Estimated Cost of Work	\$330,390.00		\$330,390.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330,390.00
CM's Contingency	2.00%	\$6,607.80	\$6,607.80	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CM's Fee	1.70%	\$5,728.96	\$5,728.96	0.00%	\$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
BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION												
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,490.00	\$0.00
											\$2,490.00	\$0.00

Celina Educational Center Demo															
Pre-Construction Stage	ORIGINAL AGREEMENT COST/BUDGET			GMP-01			GMP-02			GMP-03			TOTALS		
	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	REMAINING BUDGET
Fee	\$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	
Personnel Costs	\$2,190.00	\$0.00	\$2,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,190.00	\$0.00	
Reimbursables	\$300.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	
Total PCS Compensation	\$2,490.00	\$0.00	\$2,490.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,490.00	\$0.00	
Construction Stage															
Personnel Cap	\$36,615.00		\$36,615.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,615.00
General Conditions Cap	\$6,048.00		\$6,048.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,048.00
Subcontractor Work				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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	
Estimated Cost of Work	\$382,845.00		\$382,845.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$382,845.00
CM's Contingency	2.00%	\$7,656.90	\$7,656.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
CM's Fee	1.70%	\$6,638.53	\$6,638.53	\$0.00	\$0.00	\$0.00	\$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	\$2,490.00
BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION															
				\$2,490.00	\$0.00	\$0.00	\$2,490.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,490.00	\$0.00	\$0.00

Celina West Elementary Demolition											
ORIGINAL AGREEMENT COST/BUDGET											
	GMP-01			GMP-02			GMP-03			TOTALS	
	Co-Funded 100.00%	Locally Funded 0.00%	Locally Funded 0.00%	Co-Funded 100.00%	Locally Funded 0.00%	Locally Funded 0.00%	Co-Funded 100.00%	Locally Funded 0.00%	Co-Funded Varies	Locally Funded Varies	REMAINING BUDGET
Pre-Construction Stage											
Fee	\$0.00	\$0.00	\$0.00						\$0.00	\$0.00	
Personnel Costs	\$2,190.00	\$0.00	\$0.00						\$2,190.00	\$0.00	
Reimbursables	\$300.00	\$0.00	\$0.00						\$300.00	\$0.00	
Total PCS Compensation	\$2,490.00	\$0.00	\$0.00						\$2,490.00	\$0.00	
Construction Stage											
Personnel Cap	\$30,915.00	\$0.00	\$0.00						\$0.00	\$0.00	\$30,915.00
General Conditions Cap	\$5,420.00	\$0.00	\$0.00						\$0.00	\$0.00	\$5,420.00
Subcontractor Work		\$0.00	\$0.00						\$0.00	\$0.00	
Self Performed Work		\$0.00	\$0.00						\$0.00	\$0.00	
Estimated Cost of Work	\$227,522.00	\$0.00	\$0.00						\$0.00	\$0.00	\$227,522.00
CM's Contingency	2.00%	\$4,550.44	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
CM's Fee	1.70%	\$3,945.23	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
Contract Sum											
BUILDING TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION											
									\$2,490.00	\$0.00	

TOTAL PROJECT COMPENSATION		ORIGINAL AGREEMENT COST/BUDGET		REMAINING BUDGET	
	Co-Funded 0.00%	Locally Funded 0.00%	Co-Funded 100.00%	Locally Funded Varies	
Pre-Construction Stage					
Fee	\$0.00	\$0.00	\$0.00	\$0.00	
Personnel Costs	\$318,550.00	\$0.00	\$318,550.00	\$0.00	
Reimbursables	\$8,900.00	\$0.00	\$8,900.00	\$0.00	
Total PCS Compensation	\$327,450.00	\$0.00	\$327,450.00	\$0.00	
Construction Stage					
Personnel Cap	\$2,889,490.00		\$0.00	\$0.00	\$2,889,490.00
General Conditions Cap	\$993,642.00		\$0.00	\$0.00	\$993,642.00
Subcontractor Work	\$0.00		\$0.00	\$0.00	
Self Performed Work	\$0.00		\$0.00	\$0.00	
Estimated Cost of Work	\$106,635,225.37		\$0.00	\$0.00	\$106,635,225.37
CM's Contingency	\$2,132,704.51		\$0.00	\$0.00	
CM's Fee	\$1,849,054.81		\$0.00	\$0.00	
Contract Sum			\$327,450.00	\$0.00	
TOTAL PRE-CONSTRUCTION AND CONSTRUCTION STAGE COMPENSATION					
			\$327,450.00	\$0.00	