

**Amendment II  
to the "TERMS AND CONDITIONS OF AGREEMENT  
BETWEEN THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA,  
AND CONSTRUCTION MANAGER"**

THIS AMENDMENT, made this 3rd day of March, 2022, between the SCHOOL BOARD OF CLAY COUNTY, FLORIDA (hereinafter referred to as "Owner"), and PARRISH MCCALL CONSTRUCTORS, INC. (hereinafter referred to as the "Construction Manager),

WHEREAS, the parties herein, on August 5, 2021, entered into an Agreement wherein the SCHOOL BOARD OF CLAY COUNTY, FLORIDA, contracted with PARRISH MCCALL CONSTRUCTORS, INC. as constructor on an at-risk basis for construction of Spring Park Elementary School, and

WHEREAS, Article II, Section 2.1, subsection H, of the TERMS AND CONDITIONS OF AGREEMENT BETWEEN THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA, AND CONSTRUCTION MANAGER (hereinafter referred to as "TERMS"), requires that the construction manager submit its proposed guaranteed maximum price (hereinafter referred to as "GMP") to the owner, which GMP #2, if agreed to by the owner is to become an amendment to the TERMS agreement between the parties, and

WHEREAS, the Construction Manager has submitted the Bid Package 2, attached hereto, and both parties agree to be bound by the terms therein, and

WHEREAS, the acceptance of the Bid Package 2 requires the further amendment of the TERMS,

NOW, THEREFORE, the Owner and Construction Manager agree as follows:

The TERMS agreement is amended to include, in its entirety, the document entitled Bid Package 2 Guaranteed Maximum Price Proposal which reflects the GMP of \$31,789,658.00. When added to GMP #1, this represents a revised total GMP of \$35,457,078.00. The original of the GMP #2 Proposal is attached hereto and incorporated herein.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the TERMS the day and year first written above.

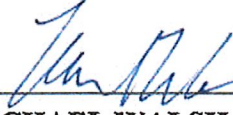
**SCHOOL BOARD OF CLAY COUNTY,  
FLORIDA**

By \_\_\_\_\_  
**MARY BOLLA**  
Board Chair

ATTEST:

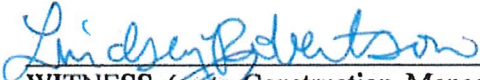
By \_\_\_\_\_  
**DAVID BROSKE**  
Superintendent of Schools

**PARRISH MCCALL  
CONSTRUCTORS, INC.**

By  \_\_\_\_\_  
**MICHAEL WALSH**  
President

\_\_\_\_\_  
WITNESS (as to the Board)

\_\_\_\_\_  
WITNESS (as to the Board)

 \_\_\_\_\_  
WITNESS (as to Construction Manager)

 \_\_\_\_\_  
WITNESS (as to Construction Manager)



# CLAY COUNTY DISTRICT SCHOOLS SPRING PARK ELEMENTARY

GMP #2 | February 25, 2022



parrish  
mccall  
constructors





352.378.1571

parrish-mccall.com



February 25, 2022

Mr. David Kramer  
FPC Coordinator, Project Manager  
School District of Clay County  
925 W. Center Street  
Green Cove Springs, Florida 326043

RE: GMP #2- Spring Park Elementary School

Dear David,

Parrish McCall Constructors is pleased to present this Guaranteed Maximum Price proposal for the above referenced project in the amount of:

**Thirty One Million, Seven Hundred Eighty Nine Thousand, Six Hundred Fifty Eight Dollars (31,789,658.00)**

**When added to GMP #1, this represents a revised total GMP of \$35,457,078.00.**

This proposal is based on the 100% construction documents prepared by Bhide & Hall Architects dated January 6, 2022 with five subsequent addenda, and is further defined by the qualifications and clarifications contained herein. The project was publicly advertised and sealed competitive bids were received on February 10, 2022 for all packages except sitework. Sitework bids were received on February 24, 2022. All bids have been reviewed for completeness and adherence to the construction documents. Where decided, those recommended trade contractor awards are identified in the estimate. A complete copy of all bids received and the tabulation of same will be proved under a separate cover.

Please find the following documents attached for your review:

- GMP Estimate
- Estimate Qualifications/Clarifications
- GMP document list
- Project Schedule

Approval of this proposal is time critical for the release of long-lead shop drawings and materials required for a timely May 2023 completion. We anticipate this GMP will be presented for board approval on March 3, and we





352.378.1571

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will be ready to mobilize immediately thereafter. We appreciate the opportunity to be of service to students, faculty, and citizens of Clay County, and we look forward to the successful completion of this important project.

Sincerely,  
Parrish McCall Constructors, Inc.

A handwritten signature in blue ink, appearing to read 'Michael Walsh'.

Michael Walsh  
President







**Clay County District Schools**  
**Spring Park Elementary**  
 GMP #2 Base Project & Accepted Value Analysis Summary

2/25/2022

cmpnt	item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		base project scope			
A		Main Building	109,950.00 sf	219.41 /sf	24,124,115
A2		Main Entry Tower	1,650.00 sf	310.95 /sf	513,065
B		Covered Play	4,162.00 sf	49.99 /sf	208,054
C		PE/Storage Building	2,872.00 sf	197.14 /sf	566,198
D		Flammable Storage Building	160.00 sf	660.00 /sf	105,599
E		Site Work & Improvements	21.20 acre	141,016.42 /acre	2,989,548
		base project scope	120,322.00 sf	236.92 /sf	28,506,579
		accepted value analysis & alternates			
A		Main Building			
	VA 001	Use CPVC in lieu of Copper for Potable Water (Schedule 80)	1.00 ls	(139,000.00) /ls	(139,000)
	VA 004	Brick ilo Louver Type L1	1.00 ls	600.00 /ls	600
	VA 007	Provide 10 Year Warranty on Chillers	1.00 ls	22,892.00 /ls	22,892
	VA 009	Power Activation an Remote Operation of Bus Gate	1.00 ls	12,500.00 /ls	12,500
	VA 010	Quarry Tile: Recess Slab & Intall Mortar Bed	1.00 ls	17,718.00 /ls	17,718
	VA 011	Quarry Tile: Industrial Epoxy Grout ilo Cementitious	1.00 ls	15,105.00 /ls	15,105
	VA 013	Non-Plenum Rate Cable for Communications	1.00 ls	(61,175.00) /ls	(61,175)
		A Main Building		/sf	(131,360)
		accepted value analysis & alternates	1.00 ls	(131,360.00) /ls	(131,360)

**Partial Totals**

Description	Amount	Totals	Rate
subtotal	28,375,219	28,375,219	
sub default insurance	340,353		1.250 %
bldrs risk commercial	89,011		0.280 \$/ 100
general liability	286,107		9.000 \$/ 1,000
p & p bond	160,007		
subtotal	875,478	29,250,697	
construction contingency	877,521		3.000 %
escalation contingency	292,507		1.000 %
subtotal	1,170,028	30,420,725	
p & o	1,368,933		4.500 %
preconstruction			
subtotal	1,368,933	31,789,658	
<b>Partial Total</b>		<b>31,789,658</b>	





**Clay County District Schools**  
**Spring Park Elementary**  
**GMP #2 Base Project & Accepted Value Analysis Detail**

2/25/2022

item	pckg	cmpnt	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
			<b>base project scope</b>			
<b>base</b>			<b>BASE PROJECT</b>			
	01A		<b>GENERAL CONDITIONS</b>			
		A	<b>Main Building</b>			
			General Conditions	13.00 mo	86,400.00 /mo	1,123,200
			Owner Representative Jobsite Trailer	13.00 mo	1,830.92 /mo	23,802
	01D		<b>TESTING, INSPECTIONS</b>			
		A	<b>Main Building</b>			
			Field Testing	1.00 ls	40,000.00 /ls	40,000
			__soils	ls	/ls	0
			__concrete	ls	/ls	0
			__masonry	ls	/ls	0
	01F		<b>PROJECT ALLOWANCES</b>			
		A	<b>Main Building</b>			
			MIC Testing Allowance	1.00 ls	5,000.00 /ls	5,000
			Moisture Mitigation Admixture	2,555.00 cy	55.00 /cy	140,525
			Canopy Foundation Engineering Review	1.00 ls	2,850.00 /ls	2,850
	03A		<b>CONCRETE</b>			
		A	<b>Main Building</b>			
			Concrete Bid	1.00 ls	2,081,895.00 /ls	2,081,895
			Anchor Bolts - Main Building	668.00 ea	26.75 /ea	17,869
		A2	<b>Main Entry Tower</b>			
			Concrete Bid	1.00 ls	147,185.00 /ls	147,185
		B	<b>Covered Play</b>			
			Concrete Bid	1.00 ls	90,970.00 /ls	90,970
		C	<b>PE/Storage Building</b>			
			Concrete Bid	1.00 ls	38,755.00 /ls	38,755
			Anchor Bolts - PE Building	32.00 ls	26.75 /ls	856
		D	<b>Flammable Storage Building</b>			
			Concrete Bid	1.00 ls	12,125.00 /ls	12,125
		E	<b>Site Work &amp; Improvements</b>			
			Concrete Bid - Sidewalks & Bike Pad	1.00 ls	244,095.00 /ls	244,095
	04A		<b>MASONRY</b>			
		A	<b>Main Building</b>			
			Masonry Bid	1.00 ls	3,092,000.00 /ls	3,092,000
		A2	<b>Main Entry Tower</b>			
			Masonry Bid	1.00 ls	173,210.00 /ls	173,210
		C	<b>PE/Storage Building</b>			
			Masonry Bid	1.00 ls	173,400.00 /ls	173,400
		D	<b>Flammable Storage Building</b>			
			Masonry Bid	1.00 ls	19,210.00 /ls	19,210
		E	<b>Site Work &amp; Improvements</b>			
			Monumental Sign	1.00 ks	9,215.00 /ks	9,215
			Dumpster Enclosure	1.00 ls	5,920.00 /ls	5,920
	05A		<b>STEEL</b>			
		A	<b>Main Building</b>			
			Steel Bid	1.00 ls	218,228.00 /ls	218,228
		A2	<b>Main Entry Tower</b>			
			Embeds at Entry Tower	1.00 ls	23,860.00 /ls	23,860
		C	<b>PE/Storage Building</b>			
			Misc. Steel - PE Storage/Restroom	1.00 ls	24,601.00 /ls	24,601
		D	<b>Flammable Storage Building</b>			
			Misc. Steel - Flammable Storage Building	1.00 ls	8,358.00 /ls	8,358
	07C		<b>METAL ROOFING</b>			
		A	<b>Main Building</b>			
			Roof Bid	1.00 ls	2,823,428.00 /ls	2,823,428
			Wood Blocking at Chiller Yard per 7/A1.33 - double 2x10s cut down	92.00 lf	20.00 /lf	1,840
			Allowance for 20 ga. Deck at EHPA (Expansion to Expansion)	20,593.19 sf	3.00 /sf	61,780
		A2	<b>Main Entry Tower</b>			
			Roof Bid	1.00 ls	87,010.00 /ls	87,010





**Clay County District Schools**  
**Spring Park Elementary**  
**GMP #2 Base Project & Accepted Value Analysis Detail**

2/25/2022

item	pckg	cmpnt	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		<b>B</b>	<b>Covered Play</b>			
			Roof Bid	1.00 ls	65,898.00 /ls	65,898
			Gable End Panels	1.00 ls	15,000.00 /ls	15,000
		<b>C</b>	<b>PE/Storage Building</b>			
			Roof Bid	1.00 ls	100,357.00 /ls	100,357
		<b>D</b>	<b>Flammable Storage Building</b>			
			Roof Bid	1.00 ls	15,124.00 /ls	15,124
<b>07J</b>			<b>FIRESTOPPING SYSTEMS</b>			
		<b>A</b>	<b>Main Building</b>			
			Firestopping Bid	1.00 ls	64,500.00 /ls	64,500
		<b>D</b>	<b>Flammable Storage Building</b>			
			Firestopping Bid	1.00 ls	4,225.00 /ls	4,225
<b>08A</b>			<b>DOORS, FRAMES, HARDWARE</b>			
		<b>A</b>	<b>Main Building</b>			
			Doors, Frames, Hardware Bid	1.00 ls	567,579.15 /ls	567,579
		<b>C</b>	<b>PE/Storage Building</b>			
			Doors, Frames, Hardware Bid	1.00 ls	17,538.37 /ls	17,538
		<b>D</b>	<b>Flammable Storage Building</b>			
			Doors, Frames, Hardware Bid	1.00 ls	1,952.63 /ls	1,953
<b>08D</b>			<b>WINDOWS, GLASS</b>			
		<b>A</b>	<b>Main Building</b>			
			Window & Glass Bid	1.00 ls	375,075.00 /ls	375,075
<b>08H</b>			<b>OVERHEAD DOORS</b>			
		<b>A</b>	<b>Main Building</b>			
			Overhead Door, (10'x9'4"), Motor Operated	1.00 ls	77,250.00 /ls	77,250
		<b>D</b>	<b>Flammable Storage Building</b>			
			Overhead Door - Flammable Storage Building	1.00 ls	20,120.00 /ls	20,120
<b>09A</b>			<b>GYPSUM ASSEMBLIES</b>			
		<b>A</b>	<b>Main Building</b>			
			Gypsum Assemblies Bid	1.00 ls	1,715,810.00 /ls	1,715,810
		<b>A2</b>	<b>Main Entry Tower</b>			
			__metal roof deck F&I	1,650.00 sf	5.00 /sf	8,250
			Gypsum Assemblies Bid	1.00 ls	71,850.00 /ls	71,850
		<b>C</b>	<b>PE/Storage Building</b>			
			Gypsum Assemblies Bid	1.00 ls	24,870.00 /ls	24,870
		<b>D</b>	<b>Flammable Storage Building</b>			
			Gypsum Assemblies Bid	1.00 ls	900.00 /ls	900
<b>09C</b>			<b>ACOUSTICAL TREATMENTS</b>			
		<b>A</b>	<b>Main Building</b>			
			Light Fixture Support Wires & Purlin Clips	1.00 ls	13,770.00 /ls	13,770
			Acoustical Ceilings Bid	1.00 ls	355,530.00 /ls	355,530
		<b>C</b>	<b>PE/Storage Building</b>			
			Acoustical Ceilings - PE Storage/Restroom	1.00 sf	2,050.00 /sf	2,050
<b>09F</b>			<b>FLOORING</b>			
		<b>A</b>	<b>Main Building</b>			
			Wood, VCT, Resilient Base, Carpet Tile, Quarry Tile Bid	1.00 ls	317,492.00 /ls	317,492
			VCT Wax	1.00 ls	33,549.00 /ls	33,549
		<b>C</b>	<b>PE/Storage Building</b>			
			Flooring - PE Storage	1.00 ls	418.00 /ls	418
		<b>D</b>	<b>Flammable Storage Building</b>			
			Flooring - Flammable Storage Building	1.00 ls	70.00 /ls	70
<b>09K</b>			<b>RESINOUS FLOORING</b>			
		<b>A</b>	<b>Main Building</b>			
			Epoxy Flooring Bid	1.00 ls	60,927.00 /ls	60,927
		<b>C</b>	<b>PE/Storage Building</b>			
			Epoxy Flooring Bid	1.00 ls	7,433.00 /ls	7,433
<b>09Q</b>			<b>PAINT, COATINGS</b>			
		<b>A</b>	<b>Main Building</b>			
			Painting & Sealants Bid	1.00 ls	316,423.00 /ls	316,423
			Accent Stripe at Corridor	1.00 ls	3,500.00 /ls	3,500



**Clay County District Schools**  
**Spring Park Elementary**  
**GMP #2 Base Project & Accepted Value Analysis Detail**

2/25/2022

item	pckg	cmpnt	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		<b>B</b>	<b>Covered Play</b>			
			Painting & Sealants Bid	1.00 ls	12,744.00 /ls	12,744
		<b>C</b>	<b>PE/Storage Building</b>			
			Painting & Sealants Bid	1.00 ls	18,510.00 /ls	18,510
		<b>D</b>	<b>Flammable Storage Building</b>			
			Painting & Sealants Bid	1.00 ls	5,393.00 /ls	5,393
	<b>10A</b>		<b>GENERAL TRADES / SPECIALTIES</b>			
		<b>A</b>	<b>Main Building</b>			
			General Trades Bid	1.00 ls	323,655.45 /ls	323,655
			Flag Pole Allowance	1.00 ls	12,500.00 /ls	12,500
		<b>A2</b>	<b>Main Entry Tower</b>			
			General Trades Bid	1.00 ls	1,700.00 /ls	1,700
		<b>B</b>	<b>Covered Play</b>			
			General Trades Bid	1.00 ls	13,960.56 /ls	13,961
		<b>C</b>	<b>PE/Storage Building</b>			
			General Trades Bid	1.00 ls	12,539.84 /ls	12,540
		<b>D</b>	<b>Flammable Storage Building</b>			
			General Trades Bid	1.00 ls	703.84 /ls	704
	<b>10B</b>		<b>SIGNAGE, DIRECTORIES</b>			
		<b>A</b>	<b>Main Building</b>			
			Signage Bid	1.00 ea	77,112.00 /ea	77,112
		<b>C</b>	<b>PE/Storage Building</b>			
			Signage Bid	1.00 ls	802.00 /ls	802
		<b>D</b>	<b>Flammable Storage Building</b>			
			Signage Bid	1.00 ls	365.00 /ls	365
	<b>10N</b>		<b>WALKWAY COVERS</b>			
		<b>A</b>	<b>Main Building</b>			
			Canopies/ Walkway Cover Bid	1.00 ls	410,070.00 /ls	410,070
		<b>C</b>	<b>PE/Storage Building</b>			
			Canopies/ Walkway Cover Bid	1.00 ls	0.01 /ls	0
	<b>11H</b>		<b>FOOD SERVICE EQUIPMENT</b>			
		<b>A</b>	<b>Main Building</b>			
			Food Service Equipment Bid	1.00 ls	526,348.00 /ls	526,348
			Allowance for Eagle, Hobart, Traulsen, Alto-Shaam, Cres Cor Price Increases March 1, 2022	1.00 ls	15,000.00 /ls	15,000
			Allowance for Kitchen Equipment Coordination - Items #31 Soiled Dish Table, #33 Pant Leg Duct, #37 Clean Dishtable, KE2 Controller	1.00 ls	35,000.00 /ls	35,000
	<b>11M</b>		<b>STAGE EQUIPMENT</b>			
		<b>A</b>	<b>Main Building</b>			
			Stage Curtains	1.00 ls	46,316.70 /ls	46,317
			Delegated Design Engineering on Pipe Grid	1.00 ls	5,000.00 /ls	5,000
	<b>12A</b>		<b>WINDOW TREATMENTS</b>			
		<b>A</b>	<b>Main Building</b>			
			Blinds	1.00 ls	15,328.00 /ls	15,328
	<b>12B</b>		<b>CASEWORK</b>			
		<b>A</b>	<b>Main Building</b>			
			Casework Bid	1.00 ls	597,884.00 /ls	597,884
	<b>21A</b>		<b>FIRE PROTECTION SYSTEMS</b>			
		<b>A</b>	<b>Main Building</b>			
			Fire Sprinkler Bid	109,950.00 sf	2.79 /sf	307,186
	<b>22A</b>		<b>PLUMBING</b>			
		<b>A</b>	<b>Main Building</b>			
			Plumbing Bid - Main Building	1.00 ls	1,165,000.00 /ls	1,165,000
		<b>C</b>	<b>PE/Storage Building</b>			
			Plumbing Bid - PE/Storage	1.00 ls	60,000.00 /ls	60,000
	<b>23A</b>		<b>HVAC</b>			
		<b>A</b>	<b>Main Building</b>			
			HVAC	109,950.00 sf	20.87 /sf	2,294,706
			HVAC Controls	109,950.00 sf	2.29 /sf	252,015
		<b>C</b>	<b>PE/Storage Building</b>			





**Clay County District Schools**  
**Spring Park Elementary**  
**GMP #2 Base Project & Accepted Value Analysis Detail**

2/25/2022

item	pckg	cmpnt	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		C	<b>PE/Storage Building</b>			
			HVAC - PE Storage/Restroom	1.00 ls	16,791.00 /ls	16,791
			HVAC Controls	1.00 ls	4,589.00 /ls	4,589
		D	<b>Flammable Storage Building</b>			
			HVAC - Flammable Storage Building	1.00 ls	3,949.00 /ls	3,949
			HVAC Controls	1.00 ls	2,310.00 /ls	2,310
26A			<b>ELECTRICAL</b>			
		A	<b>Main Building</b>			
			Electrical Work	1.00 ls	2,819,347.00 /ls	2,819,347
		B	<b>Covered Play</b>			
			Electrical - Covered Playcourt	1.00 ls	6,000.00 /ls	6,000
		C	<b>PE/Storage Building</b>			
			Electrical - PE Storage/Restroom	2,872.00 sf	21.30 /sf	61,174
		D	<b>Flammable Storage Building</b>			
			Electrical - Flammable Storage	1.00 ls	10,500.00 /ls	10,500
27B			<b>COMMUNICATIONS</b>			
		A	<b>Main Building</b>			
			Tele / Data Bid	109,950.00 sf	2.95 /sf	324,100
27D			<b>PUBLIC ADDRESS SYSTEMS</b>			
		A	<b>Main Building</b>			
			Multipurpose Sound System	1.00 ls	87,550.00 /ls	87,550
			Media Center Audio Visual	1.00 ls	6,500.00 /ls	6,500
			Audio Enhancement	109,950.00 sf	2.69 /sf	295,947
			BDA Allowance & Testing	1.00 ls	88,500.00 /ls	88,500
28B			<b>SAFETY &amp; SECURITY</b>			
		A	<b>Main Building</b>			
			Access Control & Video Surveillance	1.00 ls	682,350.00 /ls	682,350
31A			<b>SITE WORK</b>			
		B	<b>Covered Play</b>			
			Sitework Bid - Coverd Play Pad Prep	1.00 ls	3,481.64 /ls	3,482
		C	<b>PE/Storage Building</b>			
			Sitework Bid - PE Pad Prep	1.00 ls	1,513.50 /ls	1,514
		D	<b>Flammable Storage Building</b>			
			Sitework Bid - Flammable Pad Prep	1.00 ls	293.94 /ls	294
		E	<b>Site Work &amp; Improvements</b>			
			Sitework Bid	1.00 ls	2,525,422.17 /ls	2,525,422
			Sod / Seed Bid	1.00 ls	104,896.00 /ls	104,896
			Allowance to Directional Bore at Forcemain Crossing 315	1.00 ls	10,000.00 /ls	10,000
			Dewatering - Lift Station	1.00 ls	26,000.00 /ls	26,000
			Dewatering - Pond	1.00 ls	50,500.00 /ls	50,500
			Additional Paving Mobilization	1.00 ls	10,000.00 /ls	10,000
			Temporary Water Main Provisions	1.00 ls	3,500.00 /ls	3,500
32H			<b>FENCING</b>			
		A	<b>Main Building</b>			
			Fencing Bid	1.00 ls	202,878.00 /ls	202,878
			<b>accepted value analysis &amp; alternates</b>			
VA 001			<b>Use CPVC in lieu of Copper for Potable Water (Schedule 80)</b>			
	22A		<b>PLUMBING</b>			
		A	<b>Main Building</b>			
			Credit for CPVC in lieu of Copper for Potable Water (Main Building)	1.00 ls	/ls	(135,000)
			Credit for CPVC in lieu of Copper for Potable Water (PE Building)	1.00 ls	/ls	(4,000)
VA 004			<b>Brick ilo Louver Type L1</b>			
	04A		<b>MASONRY</b>			
		A	<b>Main Building</b>			
			Infill Louver Openings with Brick Detail	1.00 ls	1,600.00 /ls	1,600
10A			<b>GENERAL TRADES / SPECIALTIES</b>			
		A	<b>Main Building</b>			
			General Trades Bid	(1.00) ls	1,000.00 /ls	(1,000)
VA 007			<b>Provide 10 Year Warranty on Chillers</b>			
	23A		<b>HVAC</b>			



**Clay County District Schools**  
**Spring Park Elementary**  
**GMP #2 Base Project & Accepted Value Analysis Detail**

2/25/2022

item	pckg	cmpnt	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		A	<b>Main Building</b>			
			10 Year Chiller Warranty	1.00 ls	22,892.00 /ls	22,892
VA 009			<b>Power Activation an Remote Operation of Bus Gate</b>			
	32H		<b>FENCING</b>			
		A	<b>Main Building</b>			
			Armstrong Fence Cellular Control System Operator	1.00 ls	12,500.00 /ls	12,500
VA 010			<b>Quarry Tile: Recess Slab &amp; Intall Mortar Bed</b>			
	03A		<b>CONCRETE</b>			
		A	<b>Main Building</b>			
			<b>Concrete Bid</b>	1.00 ls	/ls	
	09F		<b>FLOORING</b>			
		A	<b>Main Building</b>			
			Mud Bed	1.00 ls	17,718.00 /ls	17,718
VA 011			<b>Quarry Tile: Industrial Epoxy Grout Ilo Cementitious</b>			
	09F		<b>FLOORING</b>			
		A	<b>Main Building</b>			
			Mud Bed	1.00 ls	15,105.00 /ls	15,105
VA 013			<b>Non-Plenum Rate Cable for Communications</b>			
	27B		<b>COMMUNICATIONS</b>			
		A	<b>Main Building</b>			
			Use Non-Plenum Cable	(1.00) sf	61,175.00 /sf	(61,175)

**Partial Totals**

Description	Amount	Totals	Rate
subtotal	28,375,219	28,375,219	
sub default insurance	340,353		1.250 %
bidrs risk commercial	89,011		0.280 \$/ 100
general liability	286,107		9.000 \$/ 1,000
p & p bond	160,007		
subtotal	875,478	29,250,697	
construction contingency	877,521		3.000 %
escalation contingency	292,507		1.000 %
subtotal	1,170,028	30,420,725	
p & o	1,368,933		4.500 %
preconstruction			
subtotal	1,368,933	31,789,658	
<b>Partial Total</b>		<b>31,789,658</b>	





Clay County District Schools  
Spring Park Elementary  
GMP #2 Potential Value Analysis

2/25/2022

cmpnt	item	Description	Takeoff Quantity	Total Amount
		potential value analysis & alternates		
A		<b>Main Building</b>		
	VA 014	Oval Ductwork to Rectangular	1.00 Is	(49,153)
	VA 015	Delete Fire Suppression at Range Hoods	1.00 Is	(18,214)
	VA 017	Use Extron Controls ILO QSC at Multi-Purpose Room Sound System	1.00 Is	(34,507)

## GMP #2 – Qualifications

This GMP includes the construction of a 1-story 109,950 sf elementary school building and associated earthwork, site utilities and site improvements. It also includes a 7,350 sf pre-engineered covered play structure, 2,872 sf PE storage building, and 160 flammable storage building.

GMP is based on For Construction plans and specifications provided by Bhide & Hall Architects, P.A dated January 6, 2022.

## Division 01 – General Requirements

1. The estimate assumes a construction duration of 13 months to substantial completion, with an anticipated start date in early May 2022, and achieving substantial completion by May 28, 2023.
2. Construction will be accomplished primarily during normal working hours which will include various activities causing loud noises. Very early morning concrete slab pours will be necessary.
3. A Construction Contingency of 3% is included to cover estimating variances, and unexpected events in the construction process and schedule. The estimate does not include separate owner or design contingencies.
4. 1% escalation contingency is included.
5. ODP Tax savings will remain in the construction budget as a separate contingency line item.
6. Builder's risk insurance is included and provides protection to property that is damaged during the course of construction, in transit to the job site or temporarily stored offsite on the designated project.
7. General liability insurance is included and provides protection for injuries or damages caused to a third party that is not covered by automobile or professional liability. Workers comp, automobile, and professional liability insurance costs are incorporated into this line item.
8. Subcontractor default insurance is included and mitigates the Owner and Construction Manager's risk of loss, through the statute of repose period, for subcontractors who fail to meet the terms of their subcontract.
9. The cost of a building permit is not included as it is anticipated to be provided by Owner.
10. Impact fees, utility connection fees, meter fees, mitigation fees are not included.
11. Temporary utility installation and consumption costs are included.
12. Material testing costs are included. No provisions for threshold inspections have been included.
13. Access to existing utilities for temporary construction water use assumed available immediately across R.O.W. from site.

## Division 03 – Concrete

1. Column foundations will be at -1'-4" below grade to eliminate unnecessary piers. Slab will be turned down to rest on column footings and blocked out around the columns.
2. C.I.P. rake beams included at exterior gables. Potential savings to raked CMU bond beams.



### *GMP #2 – Qualifications*

3. Admixture MVRA 900 included at slab on grade concrete to guarantee flooring adhesion. Product does not change floor moisture levels. No topical moisture mitigation system is included.
4. Foundations for walkway canopies are included as 4'x4'x4' for type 1 and 2 canopies. Foundations for type 3 canopies included as 3'x3'x3'. Foundation size to be finalized upon completion of delegated design by vendor.
5. No special slab floor flatness requirements are included.
6. No sloped slabs included for floor drains.
7. No curbing is included at playgrounds.

### Division 04 – Masonry

1. All interior vertical reinforcement will be drilled and epoxied into the thickened slab per 4/S3.

### Division 05 – Metals

1. Galvanized brick lintel angles to be standard mill shapes only.
2. Handrails / Guardrails included at stage as steel to receive field paint.
3. Steel angle shown around perimeter of roof and covered entry is included as light gauge metal by roofing contractor.

### Division 06 – Wood, Plastics, and Composites

1. Custom plastic laminate casework is per specifications by FCC, with specified plastic laminate and solid surface tops and window sills.

### Division 07 – Thermal and Moisture Protection

1. Roof system is included as Petersen Tite-Lock 18" panels – 24 ga. at non-EHPA areas and 040 Aluminum at EHPA zone (expansion joint to expansion joint) in manufacturers standard colors over peel & stick underlayment over ½" Dens Deck, over 4.2" rigid polyiso insulation. This system will require upgrade to 20 ga. roof deck at the EHPA area – included.
2. An alternate for an Imetco Series 300 metal 16" roof panel has been included for consideration.

### Division 08 – Openings

1. Storefront at Secretary 102 is included at width indicated on floor plan A2.1.5. There is a conflict between floor plan and elevation 114/A8.8.

### Division 09 – Finishes

1. Metal stud framing is 20 gauge EQ (.30 mil) minimum (S362S125-30).

### *GMP #2 – Qualifications*

2. ACT grid is Prelude XL Intermediate Duty for all types with aluminum cap at ACT-C. ACT-A is #1728 Fine Fissured Square Edge, ACT-B is #673 Kitchenzone, and ACT-C is #1728 Fine Fissured Square Edge in black.
3. AcousTech panels at Music Room 310 and Multi-Purpose Room are included with Fabric FR701. Specified fabric is not available.
4. Decorative columns in either side of the stage in Multi-purpose Room are included as FRP Tuscan Pilasters by Armstrong including caps and bases per detail C/A4.1. Material is 3/16" in lieu of 3/8" as indicated in specification.
5. Quarry tile is included as Metro Quarry Basics 6x6 in mud bed with industrial epoxy grout.
6. Waxing of VCT per specification 09 65 19.19 is included.
7. Topical moisture mitigation remedies are not included.
8. Paint is included as manufactured by Sherwin Williams.

### Division 10 – Specialties

1. Marker boards and tack boards included as manufactured by Aarco.
2. Aluminum walkway covers are by Peachtree Protective Covers and have a clear anodized class 1 finish. Perimeter member is a fascia gutter not a beam.
3. Bike racks are included as surface mount. Core drilling is not included.
4. Stage support grid is included as shown and delegated design will be provided.

### Division 11 – Equipment

1. Residential appliances are indicated to be owner furnished on A8.8. We have included installation of appliances furnished by owner.
2. Playground equipment is excluded.
3. An allowance for additional Kitchen Equipment coordination is included.

### Division 12 – Furnishings

1. 1" Aluminum window blinds are included at exterior classroom windows type A, Multi-Purpose interior windows Type J, and Reading Room exterior Windows type F. No other window treatments are included.

### Division 21 – Fire Suppression

1. A fully engineered NFPA 13 wet-pipe fire sprinkler system is included throughout all conditioned spaces in main building.
2. A fire pump is not anticipated or included.



## *GMP #2 – Qualifications*

### Division 22 – Plumbing

1. Soil, waste, & vent piping is schedule 40 PVC DWV.
2. Domestic water piping is included schedule 80 CPVC.
3. Insulation is included on domestic cold water piping only where exposed per 22 07 19 – 3.11.
4. Grease traps are provided under Division 31.
5. Faucet fixtures are included at kitchen equipment items KE-31 and KE-101.
6. No domestic water booster pump is shown or included.

### Division 23 – HVAC

1. Basis of design Trane is equipment is included, along with KMC digital controls. See voluntary alternate deduct to switch to Carrier equipment.
2. The specified 5-year chiller warranty is included. See alternate for 10-year.
3. The complete kitchen hood, UDS, supply and exhaust system by Captive Aire is included.
4. Fire suppression systems are included at four residential style range hoods. See voluntary deduct to omit.
5. Fire and smoke dampers are only included where indicated on the mechanical drawings.

### Division 26 – Electrical

1. All underground raceway is per the site electrical plan E1.1, including conduits for primary conductors by Clay Electric. Concrete pad is included to receive transformer by Clay Electric.
2. Electrical includes raceway system for all low voltage systems: conduit, boxes, pull string, sleeves, backboards, and cable tray. Fire alarm is fully in conduit - contrary to E5.7. All other low voltage cabling is in conduit stubbed to above ceiling, in cable tray, and free-aired on j-hooks above accessible ceilings.
3. Switchgear package is basis of design Square D.
4. Basis of design lighting package is by SESCO.
5. Fully addressable fire alarm system is by Notifier.
6. Emergency generator is Generac, with 1,421 usable gallon fuel tank and 96 hour run time. Initial fuel fill-up included.
7. Complete UL listed lightning protection is included per the documents.

### Division 27 – Communications

1. The complete backbone and horizontal cabling system is per the documents, including cables, faceplates, racks, patch panels, labeling, and testing.

### *GMP #2 – Qualifications*

2. Multi-purpose room sound system is by QSC. See voluntary alternate for Extron.
3. The A/V infrastructure in the Media Center is included.
4. Flatscreen TV's and/ or interactive panels are anticipated to be by Owner, and therefore not included.
5. The specified allowance for BDA/ DAS testing and installation is included.
6. Classroom sound reinforcement and IP intercom is EPIC system by Audio Enhancements. Cable is plenum rated.

### Division 28 – Safety & Security

1. Avigilon CCTV system and Genetec access controls by Miller Electric are included.
2. Entrance gate controls under Division 32 are not part of the access control system.
3. No access control hardware is included at exterior doors in ESE classrooms 367, 374, 379 and 388.

### Division 31 – Earthwork

1. No undercutting / unsuitable soil replacement has been included.
2. One direction bore allowance included underneath CR 315 for force main and reclaimed water. Assumed that these two utilities can share this sleeve. Existing sleeve to be used for new water main.
3. Force main does not show an air release valve and is not included.
4. Costs for meters are not included. The meter boxes to house the meters are included.
5. The fire hydrant on the East side of CR 315 is included and will be fed from the same tap that crosses the roadway.
6. Costs for Right of Way permits are not included in the project costs.
7. No irrigation system is shown and is therefore excluded.

### Division 32 – Exterior Improvements

1. 6' perimeter chainlink fence included as 8 ga. black vinyl finish with 1 5/8" SS-40 top rail, 2 3/8" line posts, 2 7/8" terminal posts, 7 ga. bottom tension wire and all posts set in concrete. Gates included as follows: (5) 6' wide x 6' tall single swing gates, (1) 24' wide x 6' tall double swing gate, (1) 32' wide x 6' tall double swing gate, (1) 40' slide gate. All gates are manual operation.
2. 4' chainlink fence included as 8 ga. black vinyl finish with 1 5/8" SS-40 top rail, 1 7/8" line posts, 2 3/8" terminal posts, 7 ga. bottom tension wire and all posts set in concrete.
3. A 4' chainlink fence enclosure with (1) 10' wide x 4' tall double swing gate has been included at lift station. Drawings do not indicate fence height or gate requirements.
4. Per the alternate specification, an additional cost for a gate operator at the bus entry has been included. The alternate operator is included as Armstrong Fence Cellular Control System Operator with vehicle detection loop, 72" post mount gooseneck stand, cellular entry system – keypad, call button, 2-way communication microphone



*GMP #2 – Qualifications*

& speaker, Wiegand card reader, remote receiver, (1) long range wireless remote transmitter, (1) long range RFID reader, (50) FRID MANGO glass decals, and (1) fire department key switch.

GMP #2 – Document List

**VOLUME ONE**

00 - GENERAL

G00.1	COVER SHEET - VOLUME ONE	02/04/2022
G00.2	COVER SHEET - VOLUME TWO	02/04/2022
G002	DRAWING INDEX	01/06/2022
LS1	LIFE SAFETY PLAN - OVERALL	02/04/2022
LS2	LIFE SAFETY PLAN ENLARGED	02/04/2022
LS3	LIFE SAFETY PLAN ENLARGED	02/04/2022

01 CIVIL

C100	GENERAL NOTES	02/04/2022
C101	LIMITS OF CLEARING	02/04/2022
C200	HORIZONTAL CONTROL PLAN	02/18/2022
C300	GRADING PLAN	02/18/2022
C301	DRAINAGE PLAN	02/18/2022
C400	WATER AND SEWER PLAN	02/18/2022
C401	LIFT STATION DETAILS	02/18/2022
C500	SITE DETAILS	02/18/2022
C501	PUMP STATION DETAILS	01/06/2022
C600	EROSION CONTROL DETAIL	01/06/2022
C601	SWPPP-1	01/06/2022
C602	SWPPP-2	01/06/2022
LW-STD	CCUA STANDARD LOCATOR WIRING INSTALLATIONS	01/06/2022
S-SEW	CCUA STANDARD SEWER SYSTEM DETAILS	01/06/2022
S-SPD	CCUA STANDARD WATER AND SEWER SYSTEM SPECIFICATIONS	01/06/2022
WAT 01	CCUA STANDARD SCH80 AND POLYETHYLENE WATER SERVICE DETAILS	01/06/2022
WAT 02	CCUA STANDARD WATER CASING, CROSSING TYPE AND PIPE RESTRAINT DETAILS	01/06/2022
WAT 03	CCUA STANDARD WATER MISC DETAILS	01/06/2022

02 STRUCTURAL

S1	PARTIAL FOUNDATION PLAN	01/06/2022
S1-1	PARTIAL FOUNDATION PLAN	01/06/2022
S1-2	PARTIAL CONCRETE SLAB PLAN & SECTIONS	01/06/2022
S1-3	PARTIAL CONCRETE SLAB PLAN	01/06/2022
S1-4	FOUNDATION PLAN COVERED PLAY COURT & MISC. SECTIONS	01/06/2022
S2	GENERAL NOTES, LEGENDS AND FOOTING SCHEDULE	01/06/2022
S3	COLUMN SCHEDULE AND DETAILS	01/06/2022
S4	WALL SECTIONS AND DESIGN WIND PRESSURE TABLES	01/06/2022
S5	WALL SECTIONS AND COLUMN SCHEDULE	01/06/2022
S6	PLAN DETAILS	01/06/2022
S7	PLAN DETAILS	01/06/2022
S8	MECHANICAL MEZZANINE PLAN @ SECTION & FOUND. PLAN DETAILS	01/06/2022
S9	PARTIAL ROOF FRAMING PLAN	01/06/2022
S9-1	PARTIAL ROOF FRAMING PLAN	01/06/2022
S11	EHPA ENCLOSURE DECK @ STAGE	01/06/2022
S12	FLAMMABLE STORAGE BUILDING PLANS AND SECTIONS	01/06/2022
S13	MAIN ENTRANCE CANOPY PLANS AND SECTIONS	01/06/2022
S13-1	ENTRANCE CANOPY UPLIFT DIAGRAM & TABLE	01/06/2022
S14	PLAN DETAILS	01/06/2022
S15	OVERALL ROOF UPLIFT DIAGRAM	01/06/2022
S15-1	DESIGN PRESSURE AND UPLIFT TABLES	01/06/2022
S16	PHYSICAL EDUCATION STORAGE BUILDING	01/06/2022

03 ARCHITECTURAL

A1.1	ARCHITECTURAL SITE PLAN AND ENLARGED SITE PLANS	02/04/2022
A1.1.1	COVERED WALKWAY PLAN W/ ALTERNATE & TRENCH DRAIN DETAILS	01/06/2022
A1.2	COVERED PLAYCOURT PLANS, SECTIONS, ELEVATIONS & DETAILS	01/06/2022
A1.3.1	SITE DETAILS	01/06/2022
A1.3.2	SITE DETAILS	01/06/2022
A1.3.3	CHILLER YARD PLANS, SECTIONS & ELEVATIONS	01/06/2022
A1.4	SOD SEEDING AND FENCING PLAN	02/04/2022
A2.1	ARCHITECTURAL OVERALL FLOOR PLAN	01/06/2022
A2.1.1	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'A'	01/06/2022
A2.1.2	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'B'	01/06/2022
A2.1.3	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'C'	02/04/2022
A2.1.4	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'D'	01/17/2022
A2.1.5	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'E'	01/06/2022
A2.1.6	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'F'	01/06/2022



GMP #2 – Document List

A2.1.7	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'G'	01/06/2022
A2.1.8	ARCHITECTURAL ENLARGED FLOOR PLAN AREA 'H'	01/06/2022
A2.2.1	PHYSICAL EDUCATION STORAGE BUILDING	02/04/2022
A2.2.2	FLAMMABLE STORAGE BUILDING	02/04/2022
A2.3	COLUMN DETAILS	01/06/2022
A2.4	COLUMN DETAILS	01/06/2022
A3.1	BUILDING ELEVATIONS	01/06/2022
A3.2	BUILDING ELEVATIONS	01/26/2022
A3.3	ENLARGED COVERED ENTRY ELEVATION	01/06/2022
A4.1	BUILDING SECTIONS	01/06/2022
A4.2	COVERED ENTRY SECTIONS AND DETAILS	01/06/2022
A4.3	BUILDING SECTIONS THRU MEZZANINE	01/06/2022
A5.1.1	WALL SECTIONS	01/06/2022
A5.1.2	WALL SECTIONS	01/06/2022
A5.1.3	WALL SECTIONS	01/06/2022
A5.2	WALL TYPES	01/06/2022
A5.3	PATCH BLOWOUT DETAILS/ U419	01/06/2022
A6.1	ROOF PLAN	01/06/2022
A6.2	ROOF PLAN DETAILS	01/06/2022
A7.1	OVERALL REFLECTED CEILING PLAN	01/06/2022
A7.1.1	REFLECTED CEILING PLAN - ENLARGED AREA 'A'	01/06/2022
A7.1.2	REFLECTED CEILING PLAN - ENLARGED AREA 'B'	01/06/2022
A7.1.3	REFLECTED CEILING PLAN - ENLARGED AREA 'C'	01/06/2022
A7.1.4	REFLECTED CEILING PLAN - ENLARGED AREA 'D'	01/06/2022
A7.1.5	REFLECTED CEILING PLAN - ENLARGED AREA 'E'	01/06/2022
A7.1.6	REFLECTED CEILING PLAN - ENLARGED AREA 'F'	01/06/2022
A7.1.7	REFLECTED CEILING PLAN - ENLARGED AREA 'G'	01/06/2022
A7.1.8	REFLECTED CEILING PLAN - ENLARGED AREA 'H'	01/06/2022
A7.2	CEILING DETAILS	01/06/2022
A8.1	ENLARGED PLANS - CLASSROOM LAYOUTS	01/06/2022
A8.1.1	ENLARGED PLANS - RESTROOMS	01/06/2022
A8.1.2	ENLARGED PLANS - RESTROOMS	01/06/2022
A8.2	INTERIOR ELEVATIONS 1-22	01/06/2022
A8.3	INTERIOR ELEVATIONS 23-44	01/06/2022
A8.4	INTERIOR ELEVATIONS 45-61	01/06/2022
A8.5	INTERIOR ELEVATIONS 62-75	01/06/2022
A8.6	INTERIOR ELEVATIONS 76-93	01/06/2022
A8.7	INTERIOR ELEVATIONS 94-99	01/06/2022
A8.8	INTERIOR ELEVATIONS 100-114	01/06/2022
A9.1	MILLWORK DETAILS	02/04/2022
A10.1	ROOM FINISH SCHEDULE	01/17/2022
A10.2	FINISH FLOOR PATTERN PLAN	01/26/2022
A10.3	ROOM FINISH LEGEND & FINISH DETAILS	02/04/2022
A11.1	DOOR SCHEDULES & TYPES	02/04/2022
A11.2	DOOR SCHEDULES	02/04/2022
A11.3	DOOR DETAILS	02/04/2022
A12.1	WINDOW SCHEDULES & DETAILS	02/04/2022
A14.1	MEDIA CENTER FURNITURE PLAN	02/04/2022
A14.2.1	ENLARGED KITCHEN PLAN	01/17/2022
A14.2.2	KITCHEN EQUIPMENT	02/04/2022

**VOLUME TWO**

04 PLUMBING

P1.1	PLUMBING NOTES, LEGEND AND SCHEDULE	02/04/2022
P1.2	PLUMBING DETAILS	01/06/2022
P2.1	SANITARY PARTIAL FLOOR PLAN - AREA A	01/06/2022
P2.2	SANITARY PARTIAL FLOOR PLAN - AREA B	01/06/2022
P2.3	SANITARY PARTIAL FLOOR PLAN - AREA C	01/06/2022
P2.4	SANITARY PARTIAL FLOOR PLAN - AREA D	01/06/2022
P2.5	SANITARY PARTIAL FLOOR PLAN - AREA E	01/06/2022
P2.6	SANITARY PARTIAL FLOOR PLAN - AREA F	01/06/2022
P2.7	SANITARY PARTIAL FLOOR PLAN - AREA G	01/06/2022
P2.8	SANITARY PARTIAL FLOOR PLAN - AREA H	01/06/2022
P2.9	SANITARY FLOOR PLAN - PE STORAGE	01/06/2022
P3.1	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA A	01/06/2022
P3.2	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA B	01/06/2022

GMP #2 – Document List

P3.3	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA C	01/06/2022
P3.4	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA D	01/06/2022
P3.5	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA E	01/06/2022
P3.6	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA F	01/06/2022
P3.7	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA G	01/06/2022
P3.8	DOMESTIC WATER PARTIAL FLOOR PLAN - AREA H	01/06/2022
P3.9	DOMESTIC WATER FLOOR PLAN - PE STORAGE	01/06/2022
P4.1	ENLARGD SANITARY FLOOR PLANS	01/06/2022
P4.2	ENLARGED SANITARY FLOOR PLAN - KITCHEN	01/06/2022
P4.3	ENLARGD SANITARY FLOOR PLANS	01/06/2022
P5.1	ENLARGED WATER FLOOR PLANS - AREAS C, D, E, & G	01/06/2022
P5.2	ENLARGED WATER FLOOR PLAN - KITCHEN	01/06/2022
P5.3	ENLARGED WATER FLOOR PLAN - AREA G	01/06/2022
P6.1	SANITARY FLOOR PLAN - AREA A	01/06/2022
P6.2	SANITARY FLOOR PLAN - AREA B	01/06/2022
P6.3	SANITARY FLOOR PLAN - AREA C	01/06/2022
P6.4	SANITARY FLOOR PLAN - AREA D	01/06/2022
P6.5	SANITARY FLOOR PLAN - AREA B & D	01/06/2022
P6.6	SANITARY FLOOR PLAN - AREA D & E & G	01/06/2022
P6.7	SANITARY FLOOR PLAN - AREA F	01/06/2022
P6.8	SANITARY FLOOR PLAN - AREA G	01/06/2022
P6.9	DOMESTIC WATER FLOOR PLAN - PE STORAGE	01/06/2022
P7.1	DOMESTIC WATER RISER DIAGRAM - AREA A	01/06/2022
P7.2	DOMESTIC WATER RISER DIAGRAM - AREA B	01/06/2022
P7.3	DOMESTIC WATER RISER DIAGRAM - AREA C	01/06/2022
P7.4	DOMESTIC WATER RISER DIAGRAM - AREA D	01/06/2022
P7.5	DOMESTIC WATER RISER DIAGRAM - AREA B, D, E, G, H	01/06/2022
P7.6	DOMESTIC WATER RISER DIAGRAM - AREA E	01/06/2022
P7.7	DOMESTIC WATER RISER DIAGRAM - AREA G & H	01/06/2022
P7.8	DOMESTIC WATER RISER DIAGRAM - AREA F	01/06/2022
P7.9	DOMESTIC WATER RISER DIAGRAM - AREA G	01/06/2022
P7.10	DOMESTIC WATER RISER DIAGRAM - AREA H	01/06/2022
P7.11	DOMESTIC WATER RISER DIAGRAM - PE STORAGE	01/06/2022
05 MECHANICAL		
M1.0	HVAC LEGEND, NOTES, AND SCHEDULES	02/04/2022
M1.1	VAV SCHEDULES	01/06/2022
M1.2	VAV SCHEDULES	01/06/2022
M1.3	EXHAUST FAN SCHEDULES AND IAQ/VENTILATION CALCULATIONS	02/04/2022
M1.4	IAQ/VENTILATION CALCULATIONS	01/06/2022
M2.0	HVAC DETAILS	01/06/2022
M2.1	HVAC DETAILS	01/06/2022
M3.0	HVAC ZONING PLAN	01/06/2022
M3.1	HVAC PARTIAL FLOOR PLAN - AREA A & STORAGE BUILDING PLANS	01/06/2022
M3.2	HVAC PARTIAL FLOOR PLAN - AREA B	01/06/2022
M3.3	HVAC PARTIAL FLOOR PLAN - AREA C	01/06/2022
M3.4	HVAC PARTIAL FLOOR PLAN - AREA D	02/04/2022
M3.5	HVAC PARTIAL FLOOR PLAN - AREA E	02/04/2022
M3.6	HVAC PARTIAL FLOOR PLAN - AREA F	01/06/2022
M3.7	HVAC PARTIAL FLOOR PLAN - AREA G	01/17/2022
M3.8	HVAC PARTIAL FLOOR PLAN - AREA H	01/06/2022
M4.1	ENLARGED MECHANICAL ROOM PLANS	01/06/2022
M4.2	ENLARGED MECHANICAL ROOM PLANS	02/04/2022
M4.3	ENLARGED MECHANICAL ROOM PLANS	01/06/2022
M5.1	KITCHEN HOOD DETAILS AND NOTES	01/06/2022
M5.2	KITCHEN HOOD DETAILS AND NOTES	01/06/2022
M5.3	KITCHEN HOOD DETAILS AND NOTES	01/06/2022
M5.4	KITCHEN HOOD DETAILS AND NOTES	01/06/2022
M5.5	KITCHEN HOOD DETAILS AND NOTES	01/06/2022
M5.6	KITCHEN HOOD DETAILS - UTILITY DISTRIBUTION UNIT	02/04/2022
M6.1	CHILLED WATER PIPING PLAN	01/06/2022
M7.1	HVAC CONTROLS	01/06/2022
M7.2	HVAC CONTROLS	01/06/2022
M7.3	HVAC CONTROLS	01/06/2022
M7.4	HVAC CONTROLS	01/06/2022
M7.5	HVAC CONTROLS	01/06/2022
M7.6	HVAC CONTROLS	01/06/2022



GMP #2 – Document List

M7.7	HVAC CONTROLS	01/06/2022
M7.8	HVAC CONTROLS	01/06/2022
M7.9	HVAC CONTROLS	01/06/2022
06 ELECTRICAL		
E0.1	ELECTRICAL LEGEND	02/04/2022
E0.2	ELECTRICAL NOTES, SCHEDULES AND DETAILS	02/04/2022
E1.1	SITE PLAN - ELECTRICAL	01/17/2022
E2.1	PARTIAL FLOOR PLAN - LIGHTING AREAS A & B	01/06/2022
E2.2	PARTIAL FLOOR PLAN - LIGHTING AREA C	01/06/2022
E2.3	PARTIAL FLOOR PLAN - LIGHTING AREA D	01/06/2022
E2.4	PARTIAL FLOOR PLAN - LIGHTING AREA E	01/06/2022
E2.5	PARTIAL FLOOR PLAN - LIGHTING AREAS F & G	01/06/2022
E2.6	PARTIAL FLOOR PLAN - LIGHTING AREA H	01/06/2022
E2.7	FLOOR PLAN - LIGHTING CANOPY	01/06/2022
E3.1	PARTIAL FLOOR PLAN - POWER AREAS A & B	01/06/2022
E3.2	PARTIAL FLOOR PLAN - POWER AREA C	01/06/2022
E3.3	PARTIAL FLOOR PLAN - POWER AREA D	01/06/2022
E3.4	PARTIAL FLOOR PLAN - POWER AREA E	02/04/2022
E3.5	PARTIAL FLOOR PLAN - POWER AREAS F & G	01/06/2022
E3.6	PARTIAL FLOOR PLAN - POWER AREA H	01/06/2022
E3.7	PARTIAL FLOOR PLAN - POWER KITCHEN	01/06/2022
E3.8	PARTIAL FLOOR PLANS - POWER	01/06/2022
E4.1	PARTIAL FLOOR PLAN - COMMUNICATIONS AREAS A & B	01/06/2022
E4.2	PARTIAL FLOOR PLAN - COMMUNICATIONS AREA C	01/06/2022
E4.3	PARTIAL FLOOR PLAN - COMMUNICATIONS AREA D	01/06/2022
E4.4	PARTIAL FLOOR PLAN - COMMUNICATIONS AREA E	02/04/2022
E4.5	PARTIAL FLOOR PLAN - COMMUNICATIONS AREAS F & G	01/06/2022
E4.6	PARTIAL FLOOR PLAN - COMMUNICATIONS AREA H	01/06/2022
E5.1	PARTIAL FLOOR PLAN - FIRE ALARM AREAS A & B	01/06/2022
E5.2	PARTIAL FLOOR PLAN - FIRE ALARM AREA C	01/06/2022
E5.3	PARTIAL FLOOR PLAN - FIRE ALARM AREA D	01/06/2022
E5.4	PARTIAL FLOOR PLAN - FIRE ALARM AREA E	01/06/2022
E5.5	PARTIAL FLOOR PLAN - FIRE ALARM AREAS F & G	01/06/2022
E5.6	PARTIAL FLOOR PLAN - FIRE ALARM AREA H	01/06/2022
E5.7	NOTES AND ONE RISER DIAGRAM - FIRE ALARM	01/06/2022
E5.8	DETAILS - FIRE ALARM	01/06/2022
E6.1	LIGHTNING PROTECTION FLOOR PLAN, NOTES AND DETAILS	01/06/2022
E7.1	VIDEO SURVEILLANCE SYSTEM RISER DIAGRAM AND DETAILS	01/06/2022
E7.2	PAGING SYSTEM AND SOUND RISER DIAGRAMS AND DETAILS	01/06/2022
E7.3	LIGHTING DIAGRAMS AND DETAILS	01/06/2022
E7.4	LIGHTING CONTROL NOTES AND DETAILS	02/04/2022
E7.5	MISCELLANEOUS DETAILS	01/17/2022
E7.6	COMMUNICATION DETAILS	01/06/2022
E7.7	ONE LINE RISER DIAGRAM AND DETAILS - COMMUNICATIONS	01/06/2022
E7.8	PAGING SYSTEM AND SOUND SYSTEM RISER DIAGRAMS AND DETAILS	01/06/2022
E7.9	PAGING SYSTEM AND SOUND SYSTEM RISER DIAGRAMS AND DETAILS	01/06/2022
E8.1	ONE LINE RISER DIAGRAM AND PANEL SCHEDULES - POWER	01/06/2022
E8.2	ONE LINE RISER DIAGRAM - POWER	01/06/2022
E9.1	PANEL SCHEDULES	01/06/2022
E9.2	PANEL SCHEDULES	01/06/2022
E9.3	PANEL SCHEDULES	01/06/2022
E9.4	PANEL SCHEDULES	01/06/2022
E9.5	PANEL SCHEDULES	01/06/2022
E9.6	PANEL SCHEDULES	01/06/2022
E9.7	PANEL SCHEDULES	01/17/2022
07 FIRE PROTECTION		
FP1.1	FIRE PROTECTION NOTES AND DETAILS	01/06/2022
FP1.2	FIRE PROTECTION SITE PLAN	01/06/2022
FP2.1	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA A	01/06/2022
FP2.2	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA B	01/06/2022
FP2.3	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA C	01/06/2022
FP2.4	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA D	01/06/2022
FP2.5	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA E	01/06/2022
FP2.6	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA F	01/06/2022
FP2.7	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA G	01/06/2022
FP2.8	FIRE PROTECTION PARTIAL FLOOR PLAN - AREA H	01/06/2022

*GMP #2 – Document List*

SPECIFICATIONS	VOLUME 1	01/06/2022
SPECIFICATIONS	VOLUME 2	01/06/2022
	ADDENDUM 1	01/17/2022
	ADDENDUM 2	01/26/2022
	ADDENDUM 3	02/04/2022
	ADDENDUM 4	02/11/2022
	ADDENDUM 5	02/18/2022