

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

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**GMP Amendment 3**

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 [September 11, 2017](#) in connection with the Project known as:

**Project Number:** SFC-140365  
**Project Name:** Demolition/Abatement to Cornerstone Elementary and Grill Elementary

**School District Board (“Owner”):** Norton City School District

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

**Construction Manager (“CM”):** CT Taylor Construction

**ARTICLE 1 - CONTRACT SUM AND RELATED ITEMS FOR THIS AMENDMENT**

**1.1** The Contract Sum is **\$459,460.61**, 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 **\$435,198.30**, 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 **\$47,892.00**, which amount shall not exceed **\$47,892.00**;

**1.1.1.2** General Conditions Costs in the amount of **\$4,308.89**, which shall not exceed **\$4,308.89**;

- .1** Since the date of the Agreement, the scope of the General Conditions Work has been increased as follows:  
N/A.
- .2** On account of the increase in the scope of the General Conditions Work, the General Conditions Costs cap stated in the Agreement is hereby changed to **\$4,308.89**.

**1.1.1.3** all Work the CM proposes to provide through Subcontractors in the amount of **\$382,997.41**;

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

**1.1.2** The CM’s Contingency in the amount of **\$13,055.95**, which shall not exceed **3%** percent of the above-identified Cost of the Work.

**1.1.3** The CM’s Fee in the amount of **\$11,206.36**, which shall not exceed **2.5%** percent of the sum of the above-identified Cost of the Work plus the above-identified CM’s Contingency.

**1.2** Recap of Contract Sum and Related Items:

<b>Compensation Component Description</b> (refer to complete description in the Section of this GMP Amendment referenced below)	<b>Current Amount</b> (before execution of this GMP Amendment)	<b>Increase(Decrease)</b> (amount added to or (deducted from) Current Amount)	<b>Amended Amount</b> (after execution of this GMP Amendment)
<b>1.1</b> Contract Sum	\$30,232,892.67	\$459,460.61	\$30,692,353.28
<b>1.1.1</b> Estimated Cost of the Work	\$28,636,412.66	\$435,198.30	\$29,071,610.96
<b>1.1.1.1</b> Personnel Costs	\$598,034.00	\$47,892.00	\$645,926.00
<b>1.1.1.2</b> General Conditions Costs	\$292,786.66	\$4,308.89	\$297,095.55
<b>1.1.1.3</b> Subcontracted Work	\$21,135,492.00	\$382,997.41	\$21,518,489.41
<b>1.1.1.4</b> Self-performed Work	\$6,610,100.00	\$0.00	\$6,610,100.00

<b>Compensation Component Description</b> (refer to complete description in the Section of this GMP Amendment referenced below)	<b>Current Amount</b> (before execution of this GMP Amendment)	<b>Increase(Decrease)</b> (amount added to or (deducted from) Current Amount)	<b>Amended Amount</b> (after execution of this GMP Amendment)
<b>1.1.2</b> CM's Contingency	\$859,092.38	\$13,055.95	\$872,148.33
<b>1.1.3</b> CM's Fee	\$737,387.63	\$11,206.36	\$748,593.99

1.3 The CM's total compensation shall include the CM's Preconstruction Stage Compensation plus the amended amount of the Contract Sum identified in the table above.

1.4 The penal sum of the CM's Bonds shall equal 100 percent of the CM's total compensation.

**ARTICLE 2 - CONTRACT TIMES**

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

<b>Construction Stage Milestone(s)</b> <b>to which Liquidated Damages apply</b>	<b>Contract Time</b>	<b>Projected Date</b> (as of the date of this GMP Amendment)
Substantial Completion of all Work of GMP 3	108 days	December 27, 2017

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

**ARTICLE 3 - LIST OF EXHIBITS**

3.1 This Amendment is based upon the following documents:

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

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

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

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

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

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

**3.1.4 Project Schedule** attached as **GMP Exhibit D**;

**3.1.5 Construction Progress Schedule** attached as **GMP Exhibit E**;

**3.1.6 Staffing Plan** attached as **GMP Exhibit F**;

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

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

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

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

*(This exhibit includes a detailed scope-of-Work description for all trade Work the CM proposes to perform 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.)

**SIGNATURES**

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

**CT Taylor Construction**

**Norton City School District**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name*

\_\_\_\_\_  
*Printed Name*

School District Board President

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*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 Norton City School District** under the foregoing Amendment have been lawfully appropriated for such purposes and are in the treasury of the **Norton City 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

**END OF DOCUMENT**

## **GMP 3 - Exhibit A**

GMP 3: Demolition & Abatement

### **Basis Documents**

The following documents for the basis of the GMP 3:

Report Prepared by Lawhon & Associates, Inc. identified as:

Hazardous Material Assessment Report & Specifications – dated June 10<sup>th</sup>, 2015  
Cornerstone Elementary School, 4138 Cleveland-Massillon Road, Norton, OH 44203

Hazardous Material Assessment Report & Specifications – dated June 10<sup>th</sup>, 2015  
Grill Elementary School, 6125 Kungle Road, Norton, OH 44216

Drawings developed by MKC Associates, Inc., dated August 21, 2017, Bid/ Permit Set:

Grill Elementary (Alternate 1 and 2)

- Title Sheet
- D-1 Site Survey
- D-2 Site Demolition Plan
- D-3 Grading Plan
- D-4 Exterior Images
- D-5 Exterior Images
- D-6 Existing Drawings
- D-7 Existing Drawings
- D-8 Existing Drawings
- D-9 Existing Drawings
- D-10 Existing Drawings
- D-11 Existing Drawings
- D-12 Existing Drawings
- D-13 Existing Drawings

Cornerstone Elementary (Base Bid)

- Title Sheet
- D-1 Site Survey
- D-2 Site Plan
- D-3 Grading Plan
- D-4 Exterior Images
- D-5 Exterior Images
- D-6 Existing Drawings
- D-7 Existing Drawings
- D-8 Existing Drawings
- D-9 Existing Drawings

- D-10 Existing Drawings
- D-11 Existing Drawings
- D-12 Existing Drawings
- D-13 Existing Drawings
- D-14 Existing Drawings
- D-15 Existing Drawings
- D-16 Existing Drawings
- D-17 Existing Drawings
- D-18 Existing Drawings
- D-19 Existing Drawings
- D-20 Existing Drawings
- D-21 Existing Drawings
- D-22 Existing Drawings

Specifications developed by MKC Associates, Inc.

DIVISION 00            GENERAL

SECTION	001119 - REQUEST FOR PROPOSAL
	002113 - INSTRUCTIONS TO BIDDERS
	SUBCONTRACTOR AGREEMENT
	CONTRACTOR DEFINITIONS
	GENERAL CONDITIONS
	PROJECT SCHEDULE
	002113 - STATE OF OHIO SUBCONTRACT FORM
	002113 - CONTRACTING DEFINITIONS
	003119 - EXISTING CONDITIONS INFORMATION
	GRILL ELEM. HAZARDOUS MATERIAL
	ASSESSMENT REPORT
	CORNERSTONE ELEM. HAZARDOUS MATERIAL
	ASSESSMENT REPORT
	EPA LEAD-BASED PAINT PROGRAM
	EPA-SUMMIT COUNTY BUILDING STANDARDS NOTICE
	OHIO EPA NOTIFICATION OF DEMOLITION FORM
	OHIO EPA ABESTOS FLYER
	OHIO EPA NOTIFICATION LETTER
	OHIO EPA 10 DAY NOTICE
	004100 - FORM OF PROPOSAL
	BID CERTIFICATION
	NON-COLLUSION AFFIDAVIT
	DELINQUENT PERSONAL PROPERTY TAX AFFIDAVIT
	DECLARATION NON-ASSISTANCE TERRORIST
	ORGANIZATIN
	EDGE AFFIDAVIT
	EQUAL EMPLOYMENT OPPORTUNITY
	DRUG FREE SAFETY PROGRAM CERTIFICATION

DIVISION 01            GENERAL REQUIREMENTS

- SECTION      011000 - SUMMARY OF WORK  
                 011123 - PRE-BID INVESTIGATION  
                 012200 - UNIT PRICES  
                 012300 - ALTERNATES  
                 012600 - CONTRACT MODIFICATION PROCEDURES  
                 012663 - CHANGE ORDER PROCEDURE  
                 013100 - PROJECT MANAGEMENT & COORDINATION  
                 013101 - ELECTRONIC FILE ACCEPTANCE AGREEMENT  
                 013200 - CONSTRUCTION PROGRESS DOCUMENTATION  
                 013233 - PHOTOGRAPHIC DOCUMENTATION  
                 014000 - QUALITY REQUIREMENTS  
                 015000 - TEMPORARY FACILITIES AND CONTROLS  
                 015639 - TEMPORARY TREE AND PLANT PROTECTION  
                 017300 - EXECUTION  
                 017700 - CLOSEOUT PROCEDURES  
                 017839 - PROJECT RECORD DOCUMENTS

DIVISION 02            EXISTING CONDITIONS

- SECTION      024116 - STRUCTURAL DEMOLITION  
                 028220 - HAZARDOUS MATERIALS ABATEMENT  
                 028221 - SUMMARY OF WORK (HAZARDOUS MATERIALS)  
                 028222 - LIST OF CONTRACTOR REQUIREMENTS  
                 028223 - CODES AND REGULATIONS  
                 028224 - TEMPORARY FACILITIES  
                 028225 - WORK PRACTICES  
                 028226 - ABATEMENT MONITORING  
                 028227 - ASBESTOS ABATEMENT PROCEDURES  
                 028228 - FORMS  
                 028229 - PROJECT CLOSEOUT

DIVISION 31            EARTHWORK

- SECTION      311000 - SITE CLEARING  
                 312000 - EARTH MOVING

DIVISION 32            EXTERIOR IMPROVEMENTS

- SECTION      329200 - PERMANENT TURF AND GRASSES

Addendum 1 dated August 29, 2017

Addendum 2 dated August 29, 2017

## **GMP 3 - Exhibit B**

### GMP 3: Demolition & Abatement

#### **Assumptions and Clarifications:**

The following assumptions and clarifications were used to form the basis of the Phase 3 GMP: Demolition:

1. Permanent utilities (Electric, Gas, Water) will be utilized for construction. Consumption charges shall be borne by owner. The Demolition Contractor will be responsible to terminate existing utilities and coordinate with appropriate parties prior to demolition.
2. Independent 3<sup>rd</sup> party inspection and testing for materials will be performed by others and paid for by others. This also includes final air and visual clearances performed by the owner's independent 3<sup>rd</sup> party agency. This agency understands the requirement to expedite final results in a 24hr period to ensure the project completion is not delayed.
3. Abatement as indicated in the survey reports provided by the Lawhon & Associates, Inc. is included in this GMP. Unforeseen items requiring abatement, such as above ceiling ductwork, insulation within wall cavity, items concealed, etc. will be tracked individually and allocated from abatement allowance, then paid for by the owner.
4. The limits of work are clearly indicated on sheets D-2 for both Cornerstone and Grill. All existing items outside of the limits unless clearly shown are not included in this GMP.
5. Items called to be salvaged will be turned over on pallets, secured and wrapped, to the District at a location near the Board of Education Office.
6. The Owner will remove all loose furnishings to facilitate construction activities prior to the commencement.
7. Alternate 1 and 2: abatement and demolition of Grill Elementary is included in this GMP. These alternates as described in Exhibit K are included in this GMP.
8. Unforeseen underground obstructions are not included in GMP. All such items will be compensated under owner contingency.
9. The basis documents in the GMP do not include final review and/or comments from local jurisdictional authorities. Any modifications required by regulatory authorities will be treated as a change order to this amendment.
10. Unit prices as described in Exhibit J are not included in this GMP. If the unit prices are utilized, they will be allocated from the abatement allowance described in Exhibit I. All unit prices are values provided by the proposed successful contractor.



## GMP 3 - Exhibit C

GMP 3: Demolition & Abatement

**Costs for GMP 3**

BP-02A Asbestos Abatement (Cornerstone)	\$73,596.03
BP-02B Building Demolition (Cornerstone)	\$109,200.60
Alternate 1 – Abatement of Grill	\$32,507.88
Alternate 2 – Demolition of Grill	\$77,692.90
Abatement Allowance	\$50,000.00
Site Remediation Allowance	\$40,000.00
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Subtotal:	\$382,997.41
Construction Stage Personnel Costs	\$47,892.00
Bond	\$4,308.89
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Total value	\$435,198.30
CMR Contingency @ 3% of value	\$13,055.95
	<hr/>
	\$448,254.25
CMR Fee @ 2.5% of value and contingency	\$11,206.36
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<b>GMP 3 Total Cost</b>	<b>\$459,460.61</b>

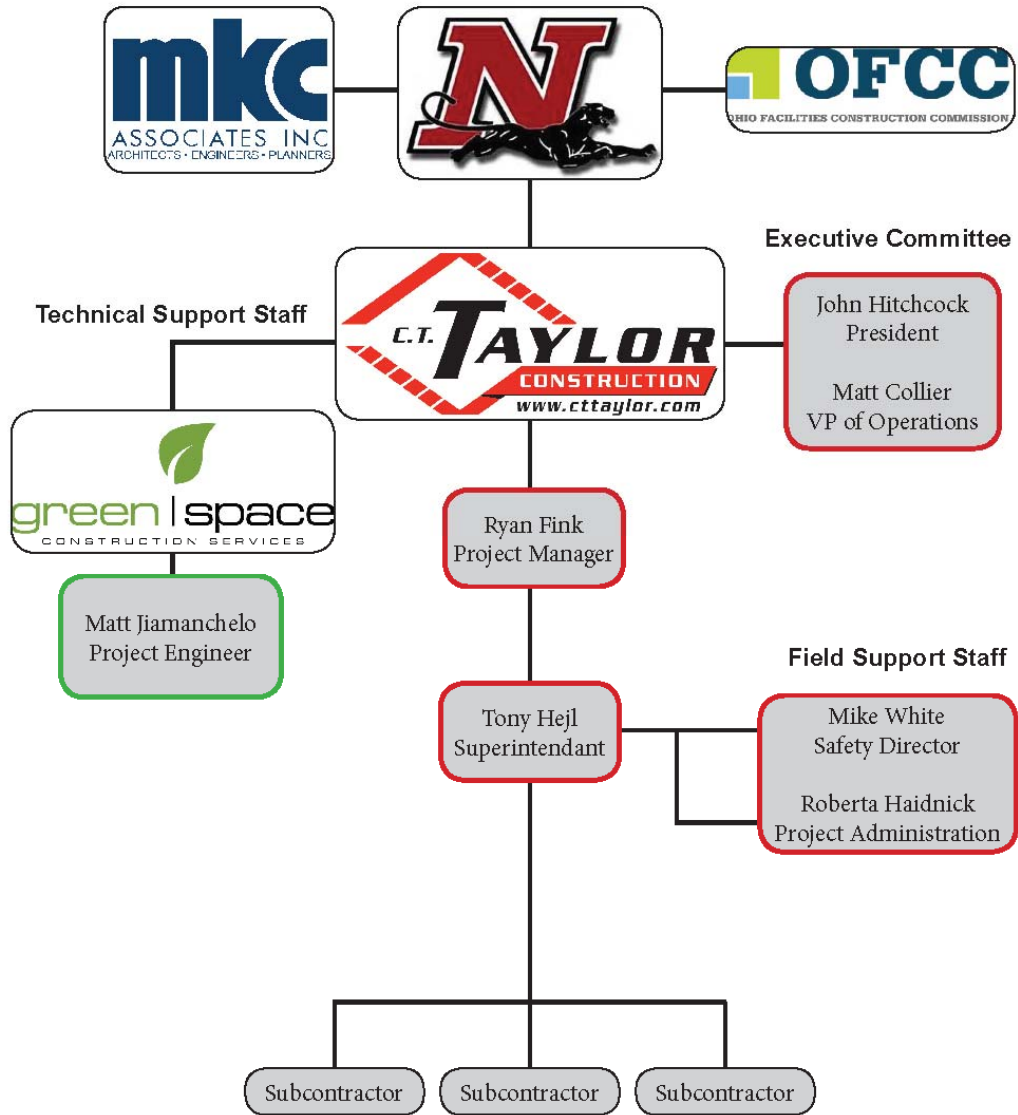
## GMP 3 - Exhibit D & E – Construction Progress Schedule

<b>Norton Demolition</b>	<b>78 days</b>	<b>Mon 9/11/17</b>	<b>Wed 12/27/17</b>
<b>Notice to Proceed</b>	<b>1 day</b>	<b>Mon 9/11/17</b>	<b>Mon 9/11/17</b>
EPA 10-Day Notification of Demolition	10 days	Tue 9/12/17	Mon 9/25/17
<b>Cornerstone Elementary School</b>	<b>50 days</b>	<b>Tue 9/26/17</b>	<b>Mon 12/4/17</b>
<b>Abatement</b>	<b>20 days</b>	<b>Tue 9/26/17</b>	<b>Mon 10/23/17</b>
Mobilization	5 days	Tue 9/26/17	Mon 10/2/17
2nd Floor	5 days	Tue 10/3/17	Mon 10/9/17
1st Floor	5 days	Tue 10/10/17	Mon 10/16/17
Basement	5 days	Tue 10/17/17	Mon 10/23/17
<b>Demolition</b>	<b>30 days</b>	<b>Tue 10/24/17</b>	<b>Mon 12/4/17</b>
Mobilization	5 days	Tue 10/24/17	Mon 10/30/17
Dismantle and Salvage Entry Brick and Stone	5 days	Tue 10/31/17	Mon 11/6/17
Structure Demolition	5 days	Tue 11/7/17	Mon 11/13/17
Clearing Demo Waste	5 days	Tue 11/14/17	Mon 11/20/17
Backfill	5 days	Tue 11/21/17	Mon 11/27/17
Final Grading/ Clean-up	5 days	Tue 11/28/17	Mon 12/4/17
<b>Grill Elementary School (Alternate)</b>	<b>42 days</b>	<b>Tue 10/24/17</b>	<b>Wed 12/20/17</b>
<b>Abatement</b>	<b>17 days</b>	<b>Tue 10/24/17</b>	<b>Wed 11/15/17</b>
Mobilization	2 days	Tue 10/24/17	Wed 10/25/17
2nd Floor	7 days	Thu 10/26/17	Fri 11/3/17
1st Floor	8 days	Mon 11/6/17	Wed 11/15/17
<b>Demolition</b>	<b>25 days</b>	<b>Thu 11/16/17</b>	<b>Wed 12/20/17</b>
Mobilization	5 days	Thu 11/16/17	Wed 11/22/17
Structure Demolition	5 days	Thu 11/23/17	Wed 11/29/17
Clearing Demo Waste	5 days	Thu 11/30/17	Wed 12/6/17
Backfill	5 days	Thu 12/7/17	Wed 12/13/17
Final Grading/ Clean-up	5 days	Thu 12/14/17	Wed 12/20/17
<b>Project Close-Out</b>	<b>5 days</b>	<b>Thu 12/21/17</b>	<b>Wed 12/27/17</b>

### GMP 3 - Exhibit F

GMP 3: Demolition & Abatement

#### Staffing Plan



**GMP Exhibit F (cont.)****Construction Stage Personnel Costs**

<b>Staff</b>	<b>Role</b>	<b>Rate (\$)</b>	<b>Hours Per Week</b>	<b>Project Duration</b>	<b>Total Hours</b>	<b>Subtotal</b>
Matt Collier	VP of Operations	59.00	4.0	13 weeks	52.0	3,068.00
Ryan Fink	Project Manager/ Scheduler	51.00	16.0	13 weeks	208.0	10,608.00
Tony Hejl	Superintendent	49.00	40.0	13 weeks	520.0	25,480.00
Matt Jiamachello	Project Engineer	42.00	8.0	13 weeks	104.0	4,368.00
Mike White	Safety Director	42.00	4.0	13 weeks	52.0	2,184.00
Roberta Haidnick	Project Administrator	42.00	4.0	13 weeks	52.0	2,184.00

<b>Total Value of Personnel Costs</b>	<b>\$47,892.00</b>
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## **GMP 3 - Exhibit G**

### GMP 3: Demolition & Abatement

#### **Subcontractor Work Scopes**

The following Bid Packages are proposed for GMP 3: Demolition

#### **Bid Package 02A-Asbestos Abatement (*Bidding Now*)**

The Contractor for this work shall be termed the Abatement Contractor. The Abatement Contractor shall be responsible for work referred to throughout these Contract Documents as "Contractor" or "Subcontractor" as applicable. The Work is described in the Specification for Removal of Asbestos Containing Materials prepared by Lawhon & Associates, Inc. In addition, there will be a pre-bid building walk-thru, Thursday, August 24, 2017 at 10:00am.

The Work generally includes:

- A. Asbestos Abatement
- B. Engineering Controls for Asbestos Containing Materials
- C. Removal of Asbestos Containing Materials
- D. Disposal of Asbestos Containing Material
- E. Air Monitoring

The 02A Contractor is responsible for all Contracting Requirements listed on the Table of Contents, all drawings and technical specifications with special attention to the following:

General Requirements:

- A. 011000 Summary of Work
- B. 011123 Pre-Bid Investigation
- C. 011500 Milestone Schedule
- D. 012200 Unit Pricing
- E. 012300 Alternates
- F. 012600 Contract Modification Procedures
- G. 012663 Change Order Procedure
- H. 013100 Project Management Coordination
- I. 013101 Electronic Files
- J. 013200 Construction Progress Documentation
- K. 013233 Photographic Documentation
- L. 014000 Quality Requirements
- M. 015000 Temporary Facilities and Control
- N. 015639 Temporary Tree and Plant Protection
- O. 017300 Execution
- P. 017700 Closeout Procedures
- Q. 017839 Project Record Documents
- R. 017900 Demonstration and Training
- S. Appendix – Asbestos Report

DIVISION 2 – Existing Conditions

SECTION 028220 – Hazardous Materials Abatement – Contractor is responsible for all products and procedures as described in this section including:

- A. Removal and disposal of all regulated asbestos-containing materials and other hazardous materials associated with the demolition of Cornerstone Elementary School and Grill Elementary School.

Special Requirements of the 02A Bid Package

- A. This contractor shall be responsible for all select demolition as required to perform necessary abatement per report and drawings. This contractor is responsible to any and all necessary measures to secure existing openings as a result of abatement.
- B. Coordinate with CMR for any items to be returned to the Owner.
- C. The 02A Contractor must submit a "Notification of Demolition and Renovation Form" at least 10 working days (Monday-Friday excluding weekends) before operations begin. Send notification directly to the local governmental agencies, i.e. Ohio EPA district office and building department.
- D. The 02A Contractor shall clearly understand all necessary abatement for Grill Elementary should be included as part of the alternate. Documents and reports are broken out by building to clearly define Base Bid and Alternate work.
- E. This contractor shall be responsible for all abatement required. This includes confirming all quantities outlined in the documents, not to the exact quantities. The only exception would be the specified unit pricing as outlined in the bid form.
- F. Any non ACM demolition required to reach work under this package is the responsibility of the 02A contractor, such as carpet over ACM flooring, plaster in front of ACM insulation, etc.
- G. Due to the integration of the roof make-up in the buildings and assumed to be ACM, this roof is to be removed and properly disposed of by the BP 02A contractor. The removal of this roof shall be sequenced towards the end of abatement work to minimize an open structure. All other roofs / roof systems for buildings will be by the 02B contractor.
- H. This contractor shall closely coordinate sequence of the removal of the windows with the 02B contractor just prior to building demolition. This may require a separate mobilization for this task.

**END OF BP 02A**

**Bid Package 02B – Demolition and Utilities (Bidding Now)**

The Contractor for this work shall be termed the Demolition Contractor. The Demolition Contractor shall be responsible for work referred to throughout these Contract Documents as "Contractor" or "Subcontractor" as applicable. In addition, there will be a pre-bid building walk-thru, Thursday, August 24, 2017 at 10:00am.

The Work generally includes:

- A. Demolition and Removal of Building and Site Improvements
- B. Removing Below-Grade Construction
- C. Disconnecting, Sapping or Sealing, and Removing Site Utilities.
- D. Protecting Existing Vegetation to Remain
- E. Clearing and Grubbing
- F. Stripping and Stockpiling Topsoil
- G. Temporary Erosion and Sedimentation Control Measures
- H. Appropriate removal and disposal of <1% ACM plaster material as outlined in Assessment Report by Lawhon and Associates
- I. Associated shoring and protection
- J. Backfill of demolished foundation areas to specified grades

The 02B Contractor is responsible for all Contracting Requirements listed on the Table of Contents, all drawings and technical specifications with special attention to the following:

General Requirements:

- A. 011000 Summary of Work
- B. 011123 Pre-Bid Investigation
- C. 011500 Milestone Schedule
- D. 012200 Unit Pricing
- E. 012300 Alternates
- F. 012600 Contract Modification Procedures
- G. 012663 Change Order Procedure
- H. 013100 Project Management Coordination
- I. 013101 Electronic Files
- J. 013200 Construction Progress Documentation
- K. 013233 Photographic Documentation
- L. 014000 Quality Requirements
- M. 015000 Temporary Facilities and Control
- N. 015639 Temporary Tree and Plant Protection
- O. 017300 Execution
- P. 017700 Closeout Procedures
- Q. 017839 Project Record Documents
- R. 017900 Demonstration and Training
- S. Appendix – Asbestos Report

**DIVISION 02 – Existing Conditions**

**SECTION 024116 – Structure Demolition – Contractor is responsible for all products and procedures as described in this section including:**

- A. This contractor shall be responsible for all structure demolition as indicated on the D drawings. Material containing Asbestos and identified under 02A Contractor will not be the responsibility of this contractor.
- B. This contractor is responsible to disconnect all existing utilities. The drawings show

the utilities that the surveyor was able to locate, but all utilities need to be field verified with the appropriate utility company. Termination of the existing utilities is the responsibility of this Contractor. All utilities are to be capped at the street (coordinated with utility & owner) and removed.

- C. Maintain access to existing Board of Education Office at all times.
- D. Demolition of existing buildings and selective demolition per drawings in its entirety beginning immediately following abatement of that area. The project is LEED project therefore, all products / materials must be properly disposed of with appropriate LEED recycled material paperwork. Additionally, this contractor will be required to furnish ALL dump receipts to both the CMR/Owner.
- E. Demolition contractor shall be responsible for any mechanical and electrical demolition necessary to complete demolition work. This includes any and all utility disconnection and capping with any appropriate licenses, fees and permits associated with this work.
- F. Demolition contractor shall demolish and properly remove from site Cornerstone Elementary School building and Grill Elementary (Alternate) and a minimum 5' outside of the building boundary in its entirety. This includes all foundations, basements, abandoned underground utilities, vaults, water tank, etc. Drawings D-1 to D-3 will outline the general footprints and building levels. Work also includes demolition and proper removal of < 1% ACM plaster. Additionally, a lead paint assessment was not conducted and this contractor is to assume the paint is lead based during demolition. Contractor to follow all necessary OSHA guidelines for proper procedures for the plaster and assumed lead paint.
- G. Demolition contractor shall carefully remove and salvage entry brick and stone as well as the POW-MIA Plaque. Items shall be palletized, wrapped / covered and turned over to a location directed by the CMR.
- H. This contractor will be required to attend a pre-bid building walk-thru. This will allow all contractors to identify items to remain and those to be removed.
- I. Items being salvage by the Owner will be removed prior to demolition.
- J. All existing pavement that is to remain shall be neatly sawcut, allowing for a clean and uniform transition to new lawn area.

#### DIVISION 31 – Earthwork

SECTION 311000 – Site Clearing – Contractor is responsible for all products and procedures as described in this section including:

- A. The 02B Contractor is responsible for all Site Clearing / Clearing and Grubbing, and Demolition as outlined on drawings Cornerstone D-2 Site Demolition Plan and Grill D-2 Site Demolition Plan.
- B. The Contractor is responsible for immediate remediation of all areas disturbed by their work outside the designated work limits. This includes all protection of trees identified to remain and existing items to remain per the drawings and details.



- C. The Contractor is responsible for the immediate remediation of all areas disturbed by their work outside of the designated work limits.
- D. Provide the services of a licensed Surveyor to perform all the layout and field engineering required to perform the work. Confirm all property limits in the field prior to the start of any work.
- E. Contractor is required to remove adequate paving and other site development required to complete the demolition of the existing structures and return the disturbed areas back to the specified grades with engineered fill materials.

SECTION 312000 – Earth Moving – Contractor is responsible for all products and procedures as described in this section including:

- A. Perform all earthwork operations (topsoil removal/cuts/fills) and final grading complete as identified on Grading Plans. If material is onsite, the 02B contractor is responsible to seal/protect as necessary per SWPPP and at a Location(s) agreed to by the CM without impeding any work.
- B. Excavate, trench and backfill (premium fill) for own work as required and in accordance with contract documents.
- C. All spoils shall be removed from the site in a timely manner, not stockpiled on the project.
- D. This contractor is responsible to provide all necessary fill as required to match the existing/proposed finish grades. Provide 6" minimum amended topsoil at all areas to receive seeding.
- E. Maintain all required dust control, associated with your work and for the duration of the project until contract is 100% complete, in accordance with all applicable standards. Keep the public streets clean of mud, dirt and construction debris (that includes a water assist broom) as associated with the 02B Bid Package work. This maintenance shall be immediate after each instance and/or at the CM's discretion, not only at the end of the day.
- F. Provide and maintain OSHA approved protection for and around all open excavations. Inspect and correct all deficiencies on a daily basis.
- G. Temporary water required to complete this work is the responsibility of the Bid Package 02B Contractor either from a metered fire hydrant or offsite sources.
- H. All backfill and/or necessary site fill (foundations, basement, utilities, underground tanks, etc.) must be filled with offsite engineered fill approved by the 3rd party testing soils engineer and CMR. Backfill elevations to be 6" below FF grade elevations outlined on drawing D-3 AND adjacent elevations, allowing positive drainage flow.

DIVISION 32

SECTION 329200 – Permanent Turf and Grasses – Contractor is responsible for all products and procedures as described in this section including:

- B. Provide all necessary prep work/ rock hounding, seeding, fertilizers, germination, water etc. required to all for a full stand of grass. This contractor shall be responsible for the first (3) mowing's once established.
- C. The 02B Contractor shall provide all final seeding for all lawn areas. Should Grill Elementary Alternate be accepted, seeding will likely not establish prior to winter. All measures must be implemented if possible, otherwise this contractor is responsible to final seed and maintain in the Spring of 2018.

Special Requirements of Bid Package 02B

- A. The 02B contractor shall be responsible for all products and procedures as outlined in the "C, and D" drawings complete, except where specifically noted by others.
- B. This contractor is responsible to properly dispose of all debris.
- C. Contractor shall dismantle & salvage existing school entry brick & stone elements. Pieces shall be cleaned then clearly marked and labeled so they can be reconstructed at a future time. Brick and stone pieces shall be turned over to the owner on pallets, and be strapped and wrapped for protection.
- D. The 02B Contractor must submit a "Notification of Demolition and Renovation Form" at least 10 working days (Monday-Friday excluding weekends) before operations begin, for both Cornerstone and Grill. Send notification directly to the local governmental agencies, i.e. Ohio EPA district office and building department.
- E. The 02B Contractor shall clearly understand all necessary Demolition for Grill Elementary should be included as part of the alternate. Documents and reports are broken out by building to clearly define Base Bid and Alternate work. All scope items defined in the summary of work found to be applicable to Grill Elementary will be part of the alternate bid.
- F. The Bid Package 2B Contractor is responsible for all temporary construction fencing and gates to isolate the area of work. All requirements are to be in accordance with information outlined in Specification 015000.
- G. Temporary seeding as a requirement of the SWPP is the responsibility of this contract.

**END OF BP 02B**

**GMP 3 - Exhibit H**

GMP 3: Demolition & Abatement

**Scope of CMR's Self Performed Work**

None

**GMP 3 - Exhibit I**

GMP 3: Demolition & Abatement

**Schedule of Allowances**

Abatement Allowance: Unknown ACM based upon the recommendation from Lawhon & Associates, Inc. for the anticipated pipe insulation, mudded fitting and chalkboard mastic that may be encountered at Cornerstone and Grill Elementary.

Items encountered will be addressed by the successful contractor's applicable unit price as described in Exhibit J.

Total Abatement Allowance \$50,000.00

Site Remediation Allowance: Unknown site remediation that may be required to repair existing asphalt drives/lots adjacent to existing schools. Also, includes any landscaping that may be required. This allowance only pertains to items outside the contract documents.

Total Site Remediation Allowance \$40,000.00 \_\_\_\_\_

**GMP 3 - Exhibit J**

GMP 3: Demolition & Abatement

**Schedule of Unit Prices**

The following Unit Prices were included in proposals for Bid Package 02A (Asbestos Abatement):

Unit Price:

1. Asbestos pipe insulation removal and disposal. Unit of measure per linear foot (LF)      \$ 12.00 /LF
  
2. Asbestos mudded pipe fitting removal and disposal. Unit of measure per each (Each).      \$ 15.00 /Each
  
3. Asbestos chalkboard mastic puck removal and disposal. Unit of measure per square foot (SF) of chalkboard.      \$ 2.50 /SF

Note: Unit pricing shall only be applied to work outside of the designated scope of work (unforeseen conditions), and beyond a 10% no charge differential for the estimated quantities. Lump sum base bid shall include the removal of all designated asbestos containing materials and required exploratory demolition. NO change order work will be applied for these materials, except in a case of material revealed during exploratory demolition. In these cases, if the quantity revealed is less or more than the quantity included in base bid(beyond 10%), an addition or deduct shall be applied to base bid.

The following Unit Prices were included in proposals for Bid Package 02B (Demolition):

Unit Price:

1. Remove mortar and clean unbroken bricks to be turned over to the Owner at a location near the Board Office. Bricks shall be stored on pallet(s) strapped and wrapped for protection. Unit of Measure per 200 Brick      \$ 600.00 /200 Brick

**Unit prices are not included in the base bid or GMP. If the unit prices are utilized, they will subject to appropriate CMR fees. Unit prices utilized for the abatement allowance are not subject to appropriate CMR fees. All unit prices are values provided by the proposed successful contractor.**

## **GMP 3 - Exhibit K**

GMP 3: Demolition & Abatement

### **Schedule of Alternates**

Alternate 1 – Grill Elementary Abatement

Provide all materials, equipment, and labor to incorporate the abatement work associated with Grill Elementary as indicated on drawing titles Grill Elementary School Demolition (D-1:D-13) and specifications.

Alternate 2 – Grill Elementary Demolition

Provide all materials, equipment, and labor to incorporate the demolition work associated with Grill Elementary as indicated on drawing titles Grill Elementary School Demolition (D-1:D-13) and specifications.

**GMP 3 - Exhibit L**

GMP 3: Demolition & Abatement

**Schedule of Incentives**

NONE