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April 8, 2022

**Mr. William E. Kovach, Ph.D.**  
*Executive Director*  
**Central Nine Career Center**  
1999 US 31 South  
Greenwood, IN 46143

**Re: Updated GMP**  
**Central Nine Project**

Dear Bill,

Attached please find our updated GMP dated April 8, 2022, for submission to the Central Nine Board for approval this upcoming week. This updated GMP is based on the comments and direction provided in our GMP Review Meeting held on Wednesday. (Note, the budget changes are shown in red.) The attached documents include our budget, clarifications, and the proposed project schedule.

After approval of the GMP from the Board, I will prepare the formal GMP document (Exhibit A) that will need to be executed to bind this GMP to our contract agreement.

We appreciate your continued partnership throughout this preconstruction process as we look forward to starting construction this July. If you have any questions or concerns regarding the enclosed documents, please let me know.

Sincerely,  
**PEPPER CONSTRUCTION COMPANY**

A handwritten signature in black ink, appearing to read 'BECKL', is written over the company name.

Bob Eckl  
Group Leader/Sr. Vice President

C: Jack Waterman, PCC  
Ty Williams, PCC  
Project File

## CNCC Additions - GMP Budget

### Estimate Summary

Code	DESCRIPTION	QTY	UNIT	TOTAL	\$ / UNIT
01	BP-01: CIP CONCRETE	19,305.0	GSF	\$486,566	\$25.20
02	BP-02: MASONRY	19,305.0	GSF	\$102,539	\$5.31
03	BP-03: PEMB	19,305.0	GSF	\$770,205	\$39.90
04	BP-04: ROOFING	19,305.0	GSF	\$19,733	\$1.02
05	BP-05: JOINT SEALANTS	19,305.0	GSF	\$16,056	\$0.83
06	BP-06: AIR BARRIER	19,305.0	GSF	\$7,340	\$0.38
07	BP-07: DOOR SUPPLY	19,305.0	GSF	\$73,527	\$3.81
08	BP-08: OH DOORS	19,305.0	GSF	\$40,768	\$2.11
09	BP-09: GLASS & GLAZING	19,305.0	GSF	\$34,537	\$1.79
10	BP-10: STUDS/DRYWALL/ACT/CARP	19,305.0	GSF	\$190,765	\$9.88
11	BP-11: SEALED CONCRETE	19,305.0	GSF	\$60,061	\$3.11
12	BP-12: FLOORING	19,305.0	GSF	\$6,366	\$0.33
13	BP-13: PAINTING	19,305.0	GSF	\$38,164	\$1.98
14	BP-14: TOILET PARTITIONS/ACCESSORIES/FE S	19,305.0	GSF	\$10,575	\$0.55
15	BP-15: LOCKERS	19,305.0	GSF	\$10,177	\$0.53
16	BP-16: FIRE SUPPRESSION	19,305.0	GSF	\$22,519	\$1.17
17	BP-17: PLUMBING	19,305.0	GSF	\$282,423	\$14.63
18	BP-18: HVAC	19,305.0	GSF	\$621,123	\$32.17
19	BP-19: ELECTRICAL	19,305.0	GSF	\$721,204	\$37.36
20	BP-20: SITE DEMO/EARTHWORK/UTILITIES	19,305.0	GSF	\$487,544	\$25.25
21	BP-21: ASPHALT PAVING	19,305.0	GSF	\$81,570	\$4.23
22	BP-22: FENCING	19,305.0	GSF	\$67,645	\$3.50
23	GENERAL REQUIREMENTS	19,305.0	GSF	\$116,367	\$6.03
24	CONSTRUCTION REIMBURSABLES	19,305.0	GSF	\$78,738	\$4.08
25	PRECON & CONSTRUCTION SERVICES	19,305.0	GSF	\$247,944	\$12.84
TOTAL		19,305.0	GSF	\$4,594,456	\$237.99

# CNCC Additions - GMP Budget

## Estimate Detail

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
<b>BP-01: CIP CONCRETE</b>						
<b>0330 - Cast-in-place Concrete</b>						
Cast-in-Place Concrete Bid	1.00	LSUM	401,387.00	\$401,387	20.79	
Foundation Insulation & Pipe Bollards	1.00	LSUM	20,030.00	\$20,030	1.04	
Column Footings & Piers for 2nd PEMB Frame at Corridor Connector	1.00	LSUM	5,000.00	\$5,000	0.26	
Concrete Tank Storage Pad	1.00	LSUM	8,000.00	\$8,000	0.41	
Dining Patio Demo & Repair Allowance	1.00	LSUM	15,000.00	\$15,000	0.78	Allowance
<b>0330 SUBTOTAL</b>				<b>\$449,417</b>	<b>23.28</b>	
<b>BP-01: CIP CONCRETE SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>23.28</b>	<b>\$449,417</b>	<b>23.28</b>	
<b>BP-02: MASONRY</b>						
<b>0420 - Unit Masonry</b>						
Masonry Bid	1.00	LSUM	52,710.00	\$52,710	2.73	
Alternate #1 - Add Brick to MP Building	1.00	LSUM	42,000.00	\$42,000	2.18	
<b>0420 SUBTOTAL</b>				<b>\$94,710</b>	<b>4.91</b>	
<b>BP-02: MASONRY SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>4.91</b>	<b>\$94,710</b>	<b>4.91</b>	
<b>BP-03: PEMB</b>						
<b>1300 - Special Construction</b>						
Pre-Engineered Metal Building Bid	1.00	LSUM	691,300.00	\$691,300	35.81	
Alternate #2 - Mitered Outside Corners on MP Building	1.00	LSUM	13,600.00	\$13,600	0.70	
Corridor Connector Framing/Details	1.00	LSUM	10,000.00	\$10,000	0.52	
Galvalume Roof Finish ILO Painted Finish on MP Building	1.00	LSUM	-3,500.00	(\$3,500)	-0.18	
<b>1300 SUBTOTAL</b>				<b>\$711,400</b>	<b>36.85</b>	
<b>BP-03: PEMB SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>36.85</b>	<b>\$711,400</b>	<b>36.85</b>	
<b>BP-04: ROOFING</b>						
<b>0750 - Membrane Roofing</b>						
Roofing Bid	1.00	LSUM	18,226.00	\$18,226	0.94	
<b>0750 SUBTOTAL</b>				<b>\$18,226</b>	<b>0.94</b>	
<b>BP-04: ROOFING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>0.94</b>	<b>\$18,226</b>	<b>0.94</b>	
<b>BP-05: JOINT SEALANTS</b>						
<b>0792 - Joint Sealants</b>						
Joint Sealants Bid	1.00	LSUM	14,405.00	\$14,405	0.75	
Alternate #1 - Caulking of Brick	1.00	LSUM	250.00	\$250	0.01	
Alternate #3 - Caulking of Epoxy Floor	1.00	LSUM	175.00	\$175	0.01	
<b>0792 SUBTOTAL</b>				<b>\$14,830</b>	<b>0.77</b>	
<b>BP-05: JOINT SEALANTS SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>0.77</b>	<b>\$14,830</b>	<b>0.77</b>	
<b>BP-06: AIR BARRIER</b>						
<b>0727 - Air Barriers</b>						
Air Barrier Bid	1.00	LSUM	2,200.00	\$2,200	0.11	
Alternate #1 - Air Barrier at Brick	1.00	LSUM	4,580.00	\$4,580	0.24	
<b>0727 SUBTOTAL</b>				<b>\$6,780</b>	<b>0.35</b>	
<b>BP-06: AIR BARRIER SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>0.35</b>	<b>\$6,780</b>	<b>0.35</b>	
<b>BP-07: DOOR SUPPLY</b>						

# CNCC Additions - GMP Budget

## Estimate Detail

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
<b>0810 - Doors and Frames</b>						
Doors, Frames, Hardware Supply Bid	1.00	LSUM	65,753.00	\$65,753	3.41	
Add for install of Auto Operators	1.00	LSUM	2,160.00	\$2,160	0.11	
<b>0810 SUBTOTAL</b>				<b>\$67,913</b>	<b>3.52</b>	
<b>BP-07: DOOR SUPPLY SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>3.52</b>	<b>\$67,913</b>	<b>3.52</b>	
<b>BP-08: OH DOORS</b>						
<b>0833 - Coiling Doors and Grilles</b>						
Overhead Doors Bid	1.00	LSUM	34,800.00	\$34,800	1.80	
Upgrade to Insulated Doors	1.00	LSUM	14,000.00	\$14,000	0.73	
Alternate #13 - Sectional Doors ILO Coiling for Door 102.2 & B101.2	1.00	LSUM	-12,000.00	(\$12,000)	-0.62	
Add for (3) 24" x 12" Vision Lites in One Sectional Door	1.00	LSUM	855.00	\$855	0.04	
<b>0833 SUBTOTAL</b>				<b>\$37,655</b>	<b>1.95</b>	
<b>BP-08: OH DOORS SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>1.95</b>	<b>\$37,655</b>	<b>1.95</b>	
<b>BP-09: GLASS &amp; GLAZING</b>						
<b>0841 - Entrances and Storefronts</b>						
Glass & Glazing Bid	1.00	LSUM	26,900.00	\$26,900	1.39	
Steel Panel (1&4/A511)	1.00	LSUM	5,000.00	\$5,000	0.26	
<b>0841 SUBTOTAL</b>				<b>\$31,900</b>	<b>1.65</b>	
<b>BP-09: GLASS &amp; GLAZING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>1.65</b>	<b>\$31,900</b>	<b>1.65</b>	
<b>BP-10: STUDS/DRYWALL/ACT/CARP</b>						
<b>0921 - Plaster and Gypsum Board Assemblies</b>						
Studs/Drywall/ACT/Carpentry Bid	1.00	LSUM	147,900.00	\$147,900	7.66	
Alternate #1 - Brick Back-up Wall	1.00	LSUM	23,300.00	\$23,300	1.21	
Misc Patch Repair Within the Existing Bldg for MEP Tie-ins Allowance	1.00	LSUM	5,000.00	\$5,000	0.26	Allowance
<b>0921 SUBTOTAL</b>				<b>\$176,200</b>	<b>9.13</b>	
<b>BP-10: STUDS/DRYWALL/ACT/CARP SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>9.13</b>	<b>\$176,200</b>	<b>9.13</b>	
<b>BP-11: SEALED CONCRETE</b>						
<b>0967 - Fluid-Applied Flooring</b>						
Sealed Concrete Bid	1.00	LSUM	37,150.00	\$37,150	1.92	
Alternate #3 - Add Epoxy Floor in MP Restrooms	1.00	LSUM	4,325.00	\$4,325	0.22	
Dehumidification of SOG	4.00	WEEK	3,500.00	\$14,000	0.73	
<b>0967 SUBTOTAL</b>				<b>\$55,475</b>	<b>2.87</b>	
<b>BP-11: SEALED CONCRETE SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>2.87</b>	<b>\$55,475</b>	<b>2.87</b>	
<b>BP-12: FLOORING</b>						
<b>0960 - Flooring</b>						
Flooring Bid	1.00	LSUM	5,880.08	\$5,880	0.30	
<b>0960 SUBTOTAL</b>				<b>\$5,880</b>	<b>0.30</b>	
<b>BP-12: FLOORING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>0.30</b>	<b>\$5,880</b>	<b>0.30</b>	
<b>BP-13: PAINTING</b>						

# CNCC Additions - GMP Budget

## Estimate Detail

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
<b>0990 - Painting and Coating</b>						
Painting Bid	1.00	LSUM	17,775.00	\$17,775	0.92	
Alternate #5 - Dryfall Paint Steel at MP Building	1.00	LSUM	6,090.00	\$6,090	0.32	
Alternate #8 - Dryfall Paint Steel at Welding Building	1.00	LSUM	7,385.00	\$7,385	0.38	
Paint Touch-up	1.00	LSUM	4,000.00	\$4,000	0.21	
<b>0990 SUBTOTAL</b>				<b>\$35,250</b>	<b>1.83</b>	
<b>BP-13: PAINTING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>1.83</b>	<b>\$35,250</b>	<b>1.83</b>	
<b>BP-14: TOILET PARTITIONS/ACCESSORIES/FE SUPPLY</b>						
<b>1000 - Specialties</b>						
Toilet Partitions/Toilet Accessories/Fire Extinguisher Supply Bid	1.00	LSUM	9,768.00	\$9,768	0.51	
<b>1000 SUBTOTAL</b>				<b>\$9,768</b>	<b>0.51</b>	
<b>BP-14: TOILET PARTITIONS/ACCESSORIES/FE SUPPLY SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>0.51</b>	<b>\$9,768</b>	<b>0.51</b>	
<b>BP-15: LOCKERS</b>						
<b>1051 - Lockers</b>						
Locker Bid	1.00	LSUM	9,400.00	\$9,400	0.49	
<b>1051 SUBTOTAL</b>				<b>\$9,400</b>	<b>0.49</b>	
<b>BP-15: LOCKERS SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>0.49</b>	<b>\$9,400</b>	<b>0.49</b>	
<b>BP-16: FIRE SUPPRESSION</b>						
<b>2100 - Fire Suppression</b>						
Fire Suppression Bid	1.00	LSUM	20,800.00	\$20,800	1.08	
<b>2100 SUBTOTAL</b>				<b>\$20,800</b>	<b>1.08</b>	
<b>BP-16: FIRE SUPPRESSION SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>1.08</b>	<b>\$20,800</b>	<b>1.08</b>	
<b>BP-17: PLUMBING</b>						
<b>2200 - Plumbing</b>						
Plumbing Bid	1.00	LSUM	251,993.00	\$251,993	13.05	
Black Steel Pipe Material Increase Allowance	1.00	LSUM	8,867.00	\$8,867	0.46	Allowance
<b>2200 SUBTOTAL</b>				<b>\$260,860</b>	<b>13.51</b>	
<b>BP-17: PLUMBING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>13.51</b>	<b>\$260,860</b>	<b>13.51</b>	
<b>BP-18: HVAC</b>						
<b>2300 - HVAC</b>						
HVAC Bid	1.00	LSUM	490,000.00	\$490,000	25.38	
Alternate #4 - BMS at MP Building	1.00	LSUM	28,900.00	\$28,900	1.50	
Alternate #7 - BMS at Welding Building	1.00	LSUM	29,800.00	\$29,800	1.54	
Exterior Duct Connections & Welding Exhaust Fan Install	1.00	LSUM	25,000.00	\$25,000	1.30	Welding Fans are Owner Furnished
<b>2300 SUBTOTAL</b>				<b>\$573,700</b>	<b>29.72</b>	
<b>BP-18: HVAC SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>29.72</b>	<b>\$573,700</b>	<b>29.72</b>	
<b>BP-19: ELECTRICAL</b>						

# CNCC Additions - GMP Budget

## Estimate Detail

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
<b>2600 - Electrical</b>						
Electrical Bid	1.00	LSUM	592,800.00	\$592,800	30.71	
Alternate #6 - Grounding Loop at MP Building	1.00	LSUM	5,240.00	\$5,240	0.27	
Alternate #9 - Grounding Loop at Welding Building	1.00	LSUM	6,100.00	\$6,100	0.32	
Alternate #10 - All Copper Feeder	1.00	LSUM	14,500.00	\$14,500	0.75	
Final Power Connections & Coordination at Welding Booth Device Premium	40.00	EACH	500.00	\$20,000	1.04	
Bus Plugs for Welding Equipment	1.00	LSUM	15,000.00	\$15,000	0.78	
Underground Electrical Feed Relocation	1.00	LSUM	12,500.00	\$12,500	0.65	
Unforeseen Scope Condition						
<b>2600 SUBTOTAL</b>				<b>\$666,140</b>	<b>34.51</b>	
<b>BP-19: ELECTRICAL SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>34.51</b>	<b>\$666,140</b>	<b>34.51</b>	
<b>BP-20: SITE DEMO/EARTHWORK/UTILITIES</b>						
<b>3100 - Earthwork</b>						
Poor Soils Remediation Allowance	1.00	LSUM	20,000.00	\$20,000	1.04	Allowance
Site Demo/Earthwork/Utilities Bid	1.00	LSUM	370,375.00	\$370,375	19.19	
Permits, Layout, UUDP, Seeding, Tree Removal at Welding, Pavement Repair at Utilities	1.00	LSUM	59,945.00	\$59,945	3.11	
<b>3100 SUBTOTAL</b>				<b>\$450,320</b>	<b>23.33</b>	
<b>BP-20: SITE DEMO/EARTHWORK/UTILITIES SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>23.33</b>	<b>\$450,320</b>	<b>23.33</b>	
<b>BP-21: ASPHALT PAVING</b>						
<b>3212 - Flexible Paving</b>						
Asphalt Paving Bid	1.00	LSUM	42,842.00	\$42,842	2.22	
Asphalt Patching	1.00	LSUM	7,500.00	\$7,500	0.39	
Asphalt Drive to OH Door of Welding - 12' w	1.00	LSUM	25,000.00	\$25,000	1.30	
<b>3212 SUBTOTAL</b>				<b>\$75,342</b>	<b>3.90</b>	
<b>BP-21: ASPHALT PAVING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>3.90</b>	<b>\$75,342</b>	<b>3.90</b>	
<b>BP-22: FENCING</b>						
<b>3231 - Fences And Gates</b>						
Fencing Bid	1.00	LSUM	15,730.00	\$15,730	0.81	
Hydrovac for Fence Posts	1.00	LSUM	8,800.00	\$8,800	0.46	
Chain-Link Fence at Tank Storage	1.00	LSUM	5,950.00	\$5,950	0.31	
Screen Fence for Mech Units at MP Building	1.00	LSUM	32,000.00	\$32,000	1.66	
<b>3231 SUBTOTAL</b>				<b>\$62,480</b>	<b>3.24</b>	
<b>BP-22: FENCING SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>3.24</b>	<b>\$62,480</b>	<b>3.24</b>	
<b>GENERAL REQUIREMENTS</b>						
<b>0153 - Temporary Construction</b>						
Temporary Fence Rental - 6' Tall Chain Link	2,200.00	LNFT	10.00	\$22,000	1.14	
Construction Drive Gate	3.00	EACH	750.00	\$2,250	0.12	
Construction Man Gate	3.00	EACH	400.00	\$1,200	0.06	
Winter Conditions Allowance	1.00	LSUM	15,000.00	\$15,000	0.78	Allowance
Temporary Window In-Fill	1.00	LSUM	5,000.00	\$5,000	0.26	
Temporary Protection at Corridor Tie-in	1.00	LSUM	2,500.00	\$2,500	0.13	
Temporary Cones, Barricades, & Signage	1.00	LSUM	2,500.00	\$2,500	0.13	
Seal Coat Parking Lot Staging Area	37,500.00	SQFT	0.35	\$13,125	0.68	

# CNCC Additions - GMP Budget

## Estimate Detail

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
<b>0153 SUBTOTAL</b>				<b>\$63,575</b>	<b>3.29</b>	
<b>0221 - Surveys</b>						
Field Engineering/ Construction Layout	60.00	HOUR	150.00	\$9,000	0.47	
<b>0221 SUBTOTAL</b>				<b>\$9,000</b>	<b>0.47</b>	
<b>8000 - OSHA Safety</b>						
PPE	8.00	MNTH	50.00	\$400	0.02	
First aid equipment	8.00	MNTH	100.00	\$800	0.04	
Temporary Fire extinguishers - 1/3000 GSF	9.00	EACH	75.00	\$675	0.03	
<b>8000 SUBTOTAL</b>				<b>\$1,875</b>	<b>0.10</b>	
<b>8110 - Permits and Fees Complete</b>						
Local Building Permit Fees	19,305.00	GSF	0.25	\$4,826	0.25	
<b>8110 SUBTOTAL</b>				<b>\$4,826</b>	<b>0.25</b>	
<b>8140 - Underground Utility Damage Prevention</b>						
Traffic/Pedestrian Control	1.00	DAYS	550.00	\$550	0.03	
Private Utility Locates (4 Hour Minimum)	8.00	HOUR	200.00	\$1,600	0.08	
Ground Penetrating Radar (4 Hour Minimum)	8.00	HOUR	200.00	\$1,600	0.08	
Hydrovac Excavation	3.00	DAYS	2,800.00	\$8,400	0.44	
Backfill Hydrovac Holes	1.50	DAYS	1,600.00	\$2,400	0.12	
Survey Exposed Utilities (1 Day per Hydrovac Excavation Day)	2.00	DAYS	1,500.00	\$3,000	0.16	
Model Existing Utilities (4 Hour Minimum)	8.00	HOUR	96.00	\$768	0.04	
Model New Utilities (4 Hour Minimum)	8.00	HOUR	96.00	\$768	0.04	
As-Built Documentation (8 Hour Minimum)	8.00	HOUR	90.00	\$720	0.04	
<b>8140 SUBTOTAL</b>				<b>\$19,806</b>	<b>1.03</b>	
<b>9100 - Management Reimbursables</b>						
Superintendent - After Hours for Utility Switchover Work	80.00	HOUR	105.00	\$8,400	0.44	
<b>9100 SUBTOTAL</b>				<b>\$8,400</b>	<b>0.44</b>	
<b>GENERAL REQUIREMENTS SUBTOTAL</b>	<b>19,305.00</b>	<b>GSF</b>	<b>5.57</b>	<b>\$107,482</b>	<b>5.57</b>	
<b>CONSTRUCTION REIMBURSABLES</b>						
<b>9200 - Construction Reimbursables</b>						
Field Office Trailer, 12'x60', 2 sets of stairs	8.00	MNTH	750.00	\$6,000	0.31	
Field Office Trailer, Setup and Dismantle, 12'x60'	1.00	EACH	2,800.00	\$2,800	0.15	
Field Office Wiring, 12'x60'	1.00	LSUM	3,000.00	\$3,000	0.16	
Field Office Electric service	8.00	MNTH	300.00	\$2,400	0.12	
Field Office Internet Service	8.00	MNTH	250.00	\$2,000	0.10	
Field Office Drinking water	8.00	MNTH	100.00	\$800	0.04	
Field Office Supplies	8.00	MNTH	100.00	\$800	0.04	
Field Office Furniture	1.00	LSUM	1,500.00	\$1,500	0.08	
Field Office Copier/Printer	1.00	EACH	500.00	\$500	0.03	
Material Storage - Conex Box	8.00	MNTH	250.00	\$2,000	0.10	
As-built drawings/O&Ms	1.00	LSUM	500.00	\$500	0.03	
Print Reproduction	8.00	MNTH	100.00	\$800	0.04	
Postage/Shipping	8.00	MNTH	100.00	\$800	0.04	
Public Notices	2.00	EACH	500.00	\$1,000	0.05	
Temporary Toilets - Weekly Service	8.00	MNTH	450.00	\$3,600	0.19	
General Equipment	8.00	MNTH	500.00	\$4,000	0.21	
General Clean-Up - 8 HR/WK	8.00	MNTH	2,100.00	\$16,800	0.87	
Final Clean-Up	19,305.00	SQFT	0.25	\$4,826	0.25	
40 CY Dumpster	40.00	EACH	400.00	\$16,000	0.83	

# CNCC Additions - GMP Budget

## Estimate Detail

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
Concrete Washout Dumpster w/ Liner	4.00	EACH	400.00	\$1,600	0.08	
Project Construction Signage	1.00	EACH	1,000.00	\$1,000	0.05	
9200 SUBTOTAL				\$72,726	3.77	
CONSTRUCTION REIMBURSABLES SUBTOTAL	19,305.00	GSF	3.77	\$72,726	3.77	
PRECON & CONSTRUCTION SERVICES						
9300 - Professional Services						
Construction Reimbursables	1.00	LSUM	235,884.00	\$235,884	12.22	
9300 SUBTOTAL				\$235,884	12.22	
PRECON & CONSTRUCTION SERVICES SUBTOTAL	19,305.00	GSF	12.22	\$235,884	12.22	
MARKUP		AMOUNT				
-- BASE ESTIMATE -- SUBTOTAL		\$4,250,539				
General Liability Insurance (0.845%)		\$35,917				
Subtotal		\$4,286,456				
Construction Contingency (3%)		\$121,457				
Design Contingency - Carried by Owner						
Subtotal		\$4,407,913				
Pepper Fee (3.2%)		\$141,053				
Subtotal		\$4,548,966				
Performance and Payment Bond (1%)		\$45,490				
-- BASE ESTIMATE -- TOTAL		\$4,594,456				
GRAND TOTAL		\$4,594,456				



# Central Nine Career Center – Greenwood, IN

## GMP Clarifications

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1. The GMP budget is based on 100% construction documents drawings dated February 14, 2022, Specifications dated February 15, 2022, Addendum #1 dated February 22, 2022, Addendum #2 dated March 7, 2022, Addendum #3 dated March 11, 2022, and Addendum #4 dated March 14, 2022.
2. Design costs, such as, architecture/engineering fees, geotechnical survey, surveying, environmental survey, state design release, design reimbursables, etc., are not included.
3. Work shall be performed during normal business hours, 7:00 AM – 3:30 PM, Monday thru Friday.
4. Utility switch-over work will be performed after normal school hours.
5. The multi-purpose and welding building construction will be performed concurrently. Phasing is not included.
6. Alternates 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, & 13 have been accepted and are incorporated into the GMP budget.
7. General Liability Insurance is included
8. Performance & Payment Bond is included.
9. Builder's Risk Insurance is not included.
10. The local building permit is included.
11. Development fees, i.e., tap fees, impact fees, etc., are not included.
12. A 3% construction contingency is included.
13. Mitigation of environmentally contaminated soils is not included.
14. Owner furnished; Owner Installed Items are not included (See Responsibility Matrix on A001 for Further detail).
  - OFOI items, such as, equipment, welding equipment, welding booths, furniture, loose trash cans, graphics, landscaping (plantings & mulching), technology systems (i.e. data/voice system, paging system, A/V system, security & access control system, etc.) are not included, and are furnished and installed by the Owner.
15. Owner Furnished; Contractor installed Items (See Responsibility Matrix on A001 for Further detail).
  - OFCI items, such as, TVs, projection screens, soap dispensers, and toilet paper dispensers are furnished by the Owner and installed by the Contractor.
16. Contractor Furnished; Contractor installed Items (See Responsibility Matrix on A001 for Further detail).
  - CFCI items, such as, voice/data pathway, OSP pathways, toilet bath accessories are furnished and installed by the Contractor.
17. Signage is not included.
18. Window treatments are not included.
19. Moving/Relocation expenses are not included.
20. The brick material for alternate #1 was not specified, therefore the pricing is based upon Brickcraft Harvard or Town Hall at \$550 per thousand.
21. The pre-engineered metal building manufacturer is Schulte Building Systems.
22. The exterior metal wall panels for the multi-purpose building are manufactured by McElroy Metals and the panel style is "Wave". Standard color selections. Custom colors are not included.
23. The roof panels for the multi-purpose building are manufactured by Schulte Building Systems and the panel style is "TS-324". Galvalume finish is included.
24. The exterior metal wall panels for the welding building are by manufactured by Schulte Building Systems and the panel style is "PBR". Standard color selections (dependent on availability). Custom colors are not included.
25. The roof panels for the welding building are manufactured by Schulte Building Systems and the panel style is "TS-324". Galvalume finish is included.

# Central Nine Career Center – Greenwood, IN

## GMP Clarifications

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26. The interior metal liner panels for the multi-purpose building and welding building are manufactured by Schulte Building Systems and the panel style is "PBR". Standard color selections (dependent on availability). Custom colors are not included.
27. Drawing E102 plan note #1 indicates to extend existing conduits and conductors, however it is not sized therefore we have included this at 200A which is (3) 4/0 Cu THHN and a ground in a 2" conduit.
28. Existing retention pond to remain as-is per drawings. Retention pond modifications are not included.
29. Mulhaupt was the low bidder on Bid Package #7 for doors, frames and hardware supply. It is our understanding that Central Indiana Hardware has supplied the door hardware on the existing facilities at Central Nine Career Center. Mulhaupt has verified with Central Nine Career Center and the specified manufacturer, and it appears that it is a factory keying system, however further review through the submittal process is required to be certain. If Mulhaupt cannot match this keying system then Central Indiana Hardware should be used, if matching keying is desired. The bid cost difference between Mulhaupt and CIH is \$18,169. The total add cost to the GMP, including mark-ups, would be \$19,671.

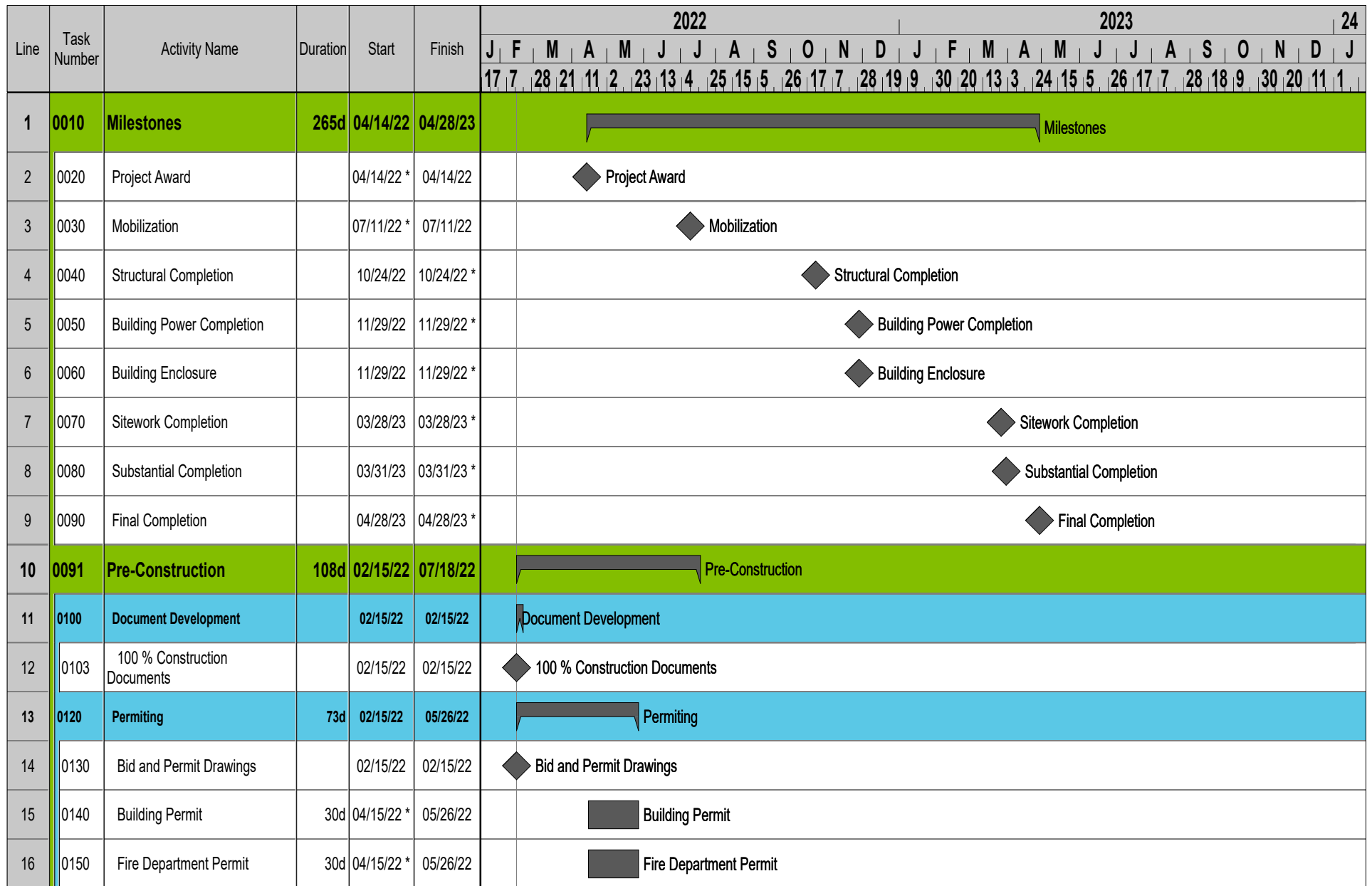
*Due to fluctuating market conditions related to the COVID-19 pandemic, cost and schedule impacts beyond our control are likely to occur. We are unable to project these cost and schedule impacts at this time. If the event that Pepper determines that an increase to the budget, or schedule extension is required as the result of such impacts, the budget and project schedule will be modified in accordance with the Change Order process.*

# C9 Career Center Expansion

Standard View

Print Date: 4/1/2022

Data Date: 8/9/2021



# C9 Career Center Expansion

Standard View

Print Date: 4/1/2022

Data Date: 8/9/2021

Line	Task Number	Activity Name	Duration	Start	Finish	2022												2023												24
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
						17	7	28	21	11	2	23	13	4	25	15	5	26	17	7	28	19	9	30	20	13	3	24	15	5
17	0160	Other Permits	30d	04/15/22 *	05/26/22																									
18	0510	Underground Utility Program	20d	06/20/22	07/18/22																									
19	0520	UUDP	20d	06/20/22 *	07/18/22																									
20	0161	Procurement	144d	02/15/22	09/07/22																									
21	0170	Bidding	21d	02/15/22	03/15/22																									
22	0841	Issue CD's for Bid	3d	02/15/22	02/17/22																									
23	0871	Pre-Bid	1d	02/24/22	02/24/22																									
24	0881	Issue 2nd Notice to Bidders	1d	03/01/22 *	03/01/22																									
25	0861	Bid Date	1d	03/15/22 *	03/15/22																									
26	0180	Scope and Award Packages	23d	03/16/22	04/15/22																									
27	0181	Scope and Award Details	10d	03/16/22	03/29/22																									
28	0182	Owner Recommendations	3d	03/30/22	04/01/22																									
29	0183	Owner Approval	10d	04/04/22	04/15/22																									
30	0190	Submittal Cycle	30d	04/18/22	05/27/22																									
31	0191	Issue PEMB PO		04/18/22	04/18/22																									
32	0192	Submittals	30d	04/18/22	05/27/22																									

Revision Number: A

Revision Comments: Comment - Chart Properties

Revision Date: 4/27/2006







