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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

Bob Eckl Group Leader/Sr. Vice President

C:

Jack Waterman, PCC Ty Williams, PCC Project File

# CNCC Additions - GMP Budget Estimate Summary

Cod	e 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 \$	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

ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
BP-01: CIP CONCRETE						
0330 - Cast-in-place Concrete						
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	1.00	LSUM	5,000.00	\$5,000	0.26	
at Corridor Connector		200111	5,000.00	40,000	0.20	
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
0330 SUBTOTAL			-,	\$449,417	23.28	
<b>BP-01: CIP CONCRETE SUBTOTAL</b>	19,305.00	GSF	23.28	\$449,417	23.28	
BP-02: MASONRY						
0420 - Unit Masonry						
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	
0420 SUBTOTAL				\$94,710	4.91	
BP-02: MASONRY SUBTOTAL	19,305.00	GSF	4.91	\$94,710	4.91	
BF-02. WASONKT SUBIUTAL	19,303.00	JJF	4.71	<b>₽</b> 94,/10	4.91	
BP-03: PEMB						
1300 - Special Construction						
Pre-Engineered Metal Building Bid	1.00	LSUM	691,300.00	\$691,300	35.81	
Alternate #2 - Mitered Outside Corners on MP	1.00	LSUM	13,600.00	\$13,600	0.70	
Building						
Corridor Connector Framing/Details	1.00	LSUM	10,000.00	\$10,000	0.52	
Galvalume Roof Finish ILO Painted Finish on MP	1.00	LSUM	-3,500.00	(\$3,500)	-0.18	
Building						
1300 SUBTOTAL				\$711,400	36.85	
BP-03: PEMB SUBTOTAL	19,305.00	GSF	36.85	\$711,400	36.85	
Br-03. I LIND SOBIOTAL	13,303.00	051	50.05	<i>\$111,</i> 400	50.05	
BP-04: ROOFING						
0750 - Membrane Roofing						
Roofing Bid	1.00	LSUM	18.226.00	\$18,226	0.94	
0750 SUBTOTAL			.,	\$18,226	0.94	
BP-04: ROOFING SUBTOTAL	19,305.00	GSF	0.94	\$18,226	0.94	
BP-05: JOINT SEALANTS						
0792 - Joint Sealants						
Joint Sealants Bid	1.00	LSUM	14,405.00	\$14,405	0.75	
Alternate #1 - Caulking of Brick	1.00	LSUM	250.00	\$250	0.75	
Alternate #1 - Caulking of Epoxy Floor	1.00	LSUM	175.00	\$175	0.01	
0792 SUBTOTAL	1.00	LUCIVI	175.00	\$14,830	0.01	
				÷,	5.17	
<b>BP-05: JOINT SEALANTS SUBTOTAL</b>	19,305.00	GSF	0.77	\$14,830	0.77	
BP-06: AIR BARRIER						
0727 - Air Barriers				44		
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	
0727 SUBTOTAL				\$6,780	0.35	
	10 202 25	<u> </u>		**	A	
BP-06: AIR BARRIER SUBTOTAL	19,305.00	GSF	0.35	\$6,780	0.35	

#### **BP-07: DOOR SUPPLY**



ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
0810 - Doors and Frames						
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	
0810 SUBTOTAL			_,	\$67,913	3.52	
<b>BP-07: DOOR SUPPLY SUBTOTAL</b>	19,305.00	GSF	3.52	\$67,913	3.52	
BP-08: OH DOORS						
0833 - Coiling Doors and Grilles						
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	1.00	LSUM	-12,000.00	(\$12,000)	-0.62	
Door 102.2 & B101.2	1.00		055.00	torr	0.04	
Add for (3) 24" x 12" Vision Lites in One Sectional Door	1.00	LSUM	855.00	\$855	0.04	
0833 SUBTOTAL				\$37,655	1.95	
BP-08: OH DOORS SUBTOTAL	19,305.00	GSF	1.95	\$37,655	1.95	
BP-06. OF DOORS SUBTOTAL	19,303.00	GSF	1.95	\$37,0 <u>5</u> 5	1.95	
BP-09: GLASS & GLAZING						
0841 - Entrances and Storefronts	1.00	LSUM	26,000,00	\$26,900	1.39	
Glass & Glazing Bid Steel Bapel (18/4/0511)	1.00	LSUM	26,900.00 5,000.00	\$26,900 \$5,000	0.26	
Steel Panel (1&4/A511) 0841 SUBTOTAL	1.00	LSUIVI	5,000.00	\$5,000 <b>\$31,900</b>	0.26 <b>1.65</b>	
		645				
BP-09: GLASS & GLAZING SUBTOTAL	19,305.00	GSF	1.65	\$31,900	1.65	
BP-10: STUDS/DRYWALL/ACT/CARP						
0921 - Plaster and Gypsum Board						
Assemblies						
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	1.00	LSUM	5,000.00	\$5,000	0.26	Allowance
MEP Tie-ins Allowance			-,	1-,		
0921 SUBTOTAL				\$176,200	9.13	
	10 305 00		0.42	\$176 000		
BP-10: STUDS/DRYWALL/ACT/CARP	19,305.00	GSF	9.13	\$176,200	9.13	
SUBTOTAL						
BP-11: SEALED CONCRETE						
0967 - Fluid-Applied Flooring						
Sealed Concrete Bid	1.00	LSUM	37,150.00	\$37,150	1.92	
Alternate #3 - Add Epoxy Floor in MP	1.00	LSUM	4,325.00	\$4,325	0.22	
Restrooms						
Dehumidification of SOG	4.00	WEEK	3,500.00	\$14,000	0.73	
0967 SUBTOTAL				\$55,475	2.87	
<b>BP-11: SEALED CONCRETE SUBTOTAL</b>	19,305.00	GSF	2.87	\$55,475	2.87	
BP-12: FLOORING						
0960 - Flooring	1.00		F 000 00	4E 000	0.20	
Flooring Bid	1.00	LSUM	5,880.08	\$5,880	0.30	
0960 SUBTOTAL				\$5,880	0.30	
BP-12: FLOORING SUBTOTAL	19,305.00	GSF	0.30	\$5,880	0.30	

#### **BP-13: PAINTING**



TEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
0990 - Painting and Coating						
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	1.00	LSUM	7,385.00	\$7,385	0.38	
Building						
Paint Touch-up	1.00	LSUM	4,000.00	\$4,000	0.21	
0990 SUBTOTAL				\$35,250	1.83	
<b>BP-13: PAINTING SUBTOTAL</b>	19,305.00	GSF	1.83	\$35,250	1.83	
BP-14: TOILET						
PARTITIONS/ACCESSORIES/FE						
SUPPLY						
1000 - Specialties						
Toilet Partitions/Toilet Accessories/Fire	1.00	LSUM	9,768.00	\$9,768	0.51	
Extinguisher Supply Bid	1.00	LSUIVI	9,700.00		0.51	
1000 SUBTOTAL				\$9,768	0.51	
BP-14: TOILET	19,305.00	GSF	0.51	\$9,768	0.51	
PARTITIONS/ACCESSORIES/FE SUPPLY			0.01	<i>40,100</i>	0.01	
SUBTOTAL						
SOBIOTAL						
BP-15: LOCKERS						
1051 - Lockers						
Locker Bid	1.00	LSUM	9,400.00	\$9,400	0.49	
1051 SUBTOTAL				\$9,400	0.49	
BP-15: LOCKERS SUBTOTAL	19,305.00	GSF	0.49	\$9,400	0.49	
BP-16: FIRE SUPPRESSION						
2100 - Fire Suppression						
Fire Suppression Bid	1.00	LSUM	20,800.00	\$20,800	1.08	
2100 SUBTOTAL				\$20,800	1.08	
BP-16: FIRE SUPPRESSION SUBTOTAL	19,305.00	GSF	1.08	\$20,800	1.08	
BP-17: PLUMBING						
2200 - Plumbing						
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
2200 SUBTOTAL		200111	0,007.00	\$260,860	13.51	
BP-17: PLUMBING SUBTOTAL	19,305.00	GSF	13.51	\$260,860	13.51	
BP-18: HVAC						
2300 - HVAC						
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	1.00	LSUM	25,000.00	\$25,000	1.30	Welding Fans are Owner
						Furnished
-						
-				\$573,700	29.72	
Fan Install	19,305.00	GSF	29.72	\$573,700 \$573,700	29.72 29.72	

#### **BP-19: ELECTRICAL**



Estimate Detail						
ITEM	QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
2600 - Electrical						
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	1.00	LSUM	6,100.00	\$6,100	0.32	
Building						
Alternate #10 - All Copper Feeder	1.00	LSUM	14,500.00	\$14,500	0.75	
Final Power Connections & Coordination at	40.00	EACH	500.00	\$20,000	1.04	
Welding Booth Device Premium						
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						
2600 SUBTOTAL				\$666,140	34.51	
	10 305 00		24.54	<i>****</i>	24.54	
BP-19: ELECTRICAL SUBTOTAL	19,305.00	GSF	34.51	\$666,140	34.51	
BP-20: SITE						
DEMO/EARTHWORK/UTILITIES						
3100 - Earthwork	4.00		20.000.00	¢00.000	10:	A 11
Poor Soils Remediation Allowance	1.00	LSUM	20,000.00	\$20,000	1.04	Allowance
Site Demo/Earthwork/Utilties 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	
3100 SUBTOTAL				\$450,320	23.33	
				<i><i><i>v</i></i> 100,020</i>	20.00	
BP-20: SITE	19,305.00	GSF	23.33	\$450,320	23.33	
DEMO/EARTHWORK/UTILITIES						
SUBTOTAL						
BP-21: ASPHALT PAVING						
3212 - Flexible Paving	1.00		12 0 12 00	¢ 42 0 42	2.22	
Asphalt Paving Bid	1.00	LSUM	42,842.00	\$42,842	2.22	
Asphalt Patching	1.00	LSUM	7,500.00	\$7,500 ¢25,000	0.39	
Asphalt Drive to OH Door of Welding - 12' w 3212 SUBTOTAL	1.00	LSUM	25,000.00	\$25,000	1.30 <b>3.90</b>	
SZ 12 SUBTUTAL				\$75,342	5.90	
<b>BP-21: ASPHALT PAVING SUBTOTAL</b>	19,305.00	GSF	3.90	\$75,342	3.90	
	15,505.00	051	5.50	<i><b><i>413,342</i></b></i>	5.50	
BP-22: FENCING						
3231 - Fences And Gates						
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	
3231 SUBTOTAL				\$62,480	3.24	
				<b>.</b>		
BP-22: FENCING SUBTOTAL	19,305.00	GSF	3.24	\$62,480	3.24	
GENERAL REQUIREMENTS						
0153 - Temporary Construction	2 200 00		10.00	¢ > > > > > > > > > > > > > > > > > > >	1 1 4	
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	Allowerse
Winter Conditions Allowance	1.00	LSUM	15,000.00	\$15,000	0.78 0.26	Allowance
Temporary Window In-Fill	1.00	LSUM	5,000.00	\$5,000		
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 0.35	\$2,500 \$12,125	0.13	
Seal Coat Parking Lot Staging Area	37,500.00	SQFT	0.35	\$13,125	0.68	



ITEM		QTY	UNIT	\$ / UNIT	TOTALS	\$ / GSF	Comments
	0153 SUBTOTAL				\$63,575	3.29	
0221 - Surveys							
Field Engineering/ Construction	on Lavout	60.00	HOUR	150.00	\$9,000	0.47	
There Engineering, construction	0221 SUBTOTAL	00.00	noon	150.00	\$9,000	0.47	
8000 - OSHA Safety							
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	
· · · · · · · · · · · · · · · · · · ·	8000 SUBTOTAL				\$1,875	0.10	
8110 - Permits and Fees Co	omplete						
Local Building Permit Fees	inpiete	19,305.00	GSF	0.25	\$4,826	0.25	
	8110 SUBTOTAL	,			\$4,826	0.25	
8140 - Underground Utility	/ Damage						
Prevention	, - uniuge						
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		8.00	HOUR	200.00	\$1,600	0.08	
Hydrovac Excavation		3.00	DAYS	2,800.00	\$8,400	0.00	
Backfill Hydrovac Holes		1.50	DAYS	1,600.00	\$2,400	0.12	
Survey Exposed Utilities (1 Da	v per Hydrovac	2.00	DAYS	1,500.00	\$3,000	0.16	
Excavation Day)		2.00	Bittis	1,500.00	\$3,000		
Model Existing Utilities (4 Hou		8.00	HOUR	96.00	\$768	0.04	
Model New Utilities (4 Hour N	/linimum)	8.00	HOUR	96.00	\$768	0.04	
As-Built Documentation (8 Ho	our Minimum)	8.00	HOUR	90.00	\$720	0.04	
	8140 SUBTOTAL				\$19,806	1.03	
9100 - Management Reim	oursables						
Superintendent - After Hours Switchover Work	for Utility	80.00	HOUR	105.00	\$8,400	0.44	
	9100 SUBTOTAL				\$8,400	0.44	
GENERAL REQUIREM	MENTS SUBTOTAL	19,305.00	GSF	5.57	\$107,482	5.57	
CONSTRUCTION REIM							
9200 - Construction Reimb							
Field Office Trailer, 12'x60', 2		8.00	MNTH	750.00	\$6,000	0.31	
Field Office Trailer, Setup and		1.00	EACH	2,800.00	\$2,800	0.15	
12'x60' Field Office Wiring, 12'x60'		1.00	LSUM	3,000.00	\$3,000	0.16	
Field Office Electric service		8.00	MNTH	3,000.00	\$3,000 \$2,400	0.16	
Field Office Internet Service		8.00	MNTH	250.00		0.12	
					\$2,000 \$800		
Field Office Drinking water		8.00	MNTH	100.00	\$800	0.04	
Field Office Supplies		8.00	MNTH	100.00	\$800 \$1,500	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		500.00	\$500	0.03	
Print Reproduction		8.00		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 Se	ervice	8.00	MNTH	450.00	\$3,600 \$4,000	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	



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		AMC	UNT			
BASE ESTIMATE SUBTOTAL		\$4,250	0.539			
General Liability Insurance (0.845%)		• •	5,917			
Subtotal		\$4,286	5,456			
Construction Contingency (3%)		\$12	1,457			
Design Contingency - Carried by Owner						
Subtotal		\$4,407	7,913			
Pepper Fee (3.2%)			1,053			
Subtotal		\$4,548				
Performance and Payment Bond (1%)		\$4	5,490			
BASE ESTIMATE TOTAL		\$4,594	1,456			
GRAND TOTAL		\$4 594	1 456			

**GRAND TOTAL** 

\$4,594,456



#### Central Nine Career Center – Greenwood, IN

**GMP** Clarifications

- 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 <u>(See Responsibility Matrix on A001 for Further detail)</u>.
  - 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 <u>(See Responsibility Matrix on A001 for Further</u> <u>detail).</u>
  - 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 <u>(See Responsibility Matrix on A001 for Further</u> <u>detail).</u>
  - 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

- 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. Mulhaupts 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. Mulhaupts 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 Mulhaupts cannot match this keying system then Central Indiana Hardware should be used, if matching keying is desired. The bid cost difference between Mulhaupts and CIH is \$18,169. The total add cost to the GMP, including mark-ups, would be <u>\$19,671</u>.

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.





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Standard View

	Taak					2022 2023 24
Line	Task Number	Activity Name	Duration	Start	Finish	J F M A M J J J A S O N J J J F M A M J J J A S O N J J J F M A M J J J A S O N J J J J A S O N J J J J A S O N J J J J A J S O N J J J J J A S O N J J J J A J S O N J J J J J A J S J O J N J J J J J J A J S J O J N J J J J J J A J S J O J N J J J J J J A J S J O J N J J J J J J J J A J S J O J N J J J J J J J J J J J J J J J J
	0040	Milesteres	00Ed	0.4/4.4/22	04/00/00	
1	0010	Milestones	2650	04/14/22	04/28/23	/ Milestones
2	0020	Project Award		04/14/22 *	04/14/22	Project Award
3	0030	Mobilization		07/11/22 *	07/11/22	Mobilization
4	0040	Structural Completion		10/24/22	10/24/22 *	Structural Completion
5	0050	Building Power Completion		11/29/22	11/29/22 *	Building Power Completion
6	0060	Building Enclosure		11/29/22	11/29/22 *	Building Enclosure
7	0070	Sitework Completion		03/28/23	03/28/23 *	Sitework Completion
8	0080	Substantial Completion		03/31/23	03/31/23 *	Substantial Completion
9	0090	Final Completion		04/28/23	04/28/23 *	Final Completion
10	0091	Pre-Construction	108d	02/15/22	07/18/22	Pre-Construction
11	0100	Document Development		02/15/22	02/15/22	Document Development
12	0103	100 % Construction Documents		02/15/22	02/15/22	100 % Construction Documents
13	0120	Permiting	73d	02/15/22	05/26/22	Permiting
14	0130	Bid and Permit Drawings		02/15/22	02/15/22	Bid and Permit Drawings
15	0140	Building Permit	30d	04/15/22 *	05/26/22	Building Permit
16	0150	Fire Department Permit	30d	04/15/22 *	05/26/22	Fire Department Permit

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

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Standard View

Line	Task Number	Activity Name	Duration	Start	Finish	J   F 17   7	2022
33	0210	Steel Fabrication/Lead Time/Delivery	100d	04/18/22	09/07/22		Steel Fabrication/Lead Time/Delivery
34	0220	Design/Fabrication/Lead Time/Delivery details	100d	04/18/22	09/07/22		Design/Fabrication/Lead Time/Delivery details
35	0221	Construction	205d	07/11/22	04/28/23		Construction
36	0230	Mobilization	5d	07/11/22	07/15/22		Mobilization
37	0231	Mobilize to Site	5d	07/11/22 *	07/15/22		Mobilize to Site
38	0260	Sitework	20d	03/01/23	03/28/23		Sitework
39	0262	Landscaping	5d	03/15/23 *	03/21/23		Landscaping
40	0263	Concrete Curbs, Walks, Ramps	10d	03/01/23 *	03/14/23		Concrete Curbs, Walks, Ramps
41	0264	Asphalt Paving	5d	03/15/23	03/21/23		Asphalt Paving
42	0265	Striping	5d	03/22/23	03/28/23		Striping
43	0270	Multipurpose Addition - UNIT A	155d	07/18/22	02/23/23		Multipurpose Addition - UNIT A
44	0271	Excavation	10d	07/18/22	07/29/22		Excavation
45	0272	Site Utilities	20d	08/01/22	08/26/22		Site Utilities
46	0273	Concrete Fnd/Slab	20d	08/08/22	09/02/22		Concrete Fnd/Slab
47	0274	Steel/Pre-Eng. Bldg.	30d	09/06/22	10/17/22		Steel/Pre-Eng. Bldg.
48	0283	Roofing	15d	10/11/22	10/31/22		Roofing
			1			1	

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Line	Task Number	Activity Name	Duration	Start	Finish	J   F 17  7	2022  2023  24    F  M  A  M  J  A  S  O  N  D  J  F  M  A  M  J  A  S  O  N  D  J  F  M  A  M  J  J  A  S  O  N  D  J  F  M  A  M  J  J  A  S  O  N  D  J    -  128  121  12  23  13  4  125  15  5  126  17  7  128  19  9  30  20  13  3  124  15  5  126  17  7  128  19  9  30  20  13  3  124  15  5  126  17  7  128  11  1
49	0284	Exterior Doors	5d	11/01/22	11/07/22		Exterior Doors
50	0285	Windows	5d	11/01/22	11/07/22		Windows
51	0286	RTU's	5d	11/08/22	11/14/22		RTU's
52	0287	Gutters/Downspouts	5d	11/08/22	11/14/22		Gutters/Downspouts
53	0310	Interior Framing	5d	11/08/22	11/14/22		Interior Framing
54	0311	MEP Roughs	15d	11/15/22	12/07/22		MEP Roughs
55	0320	Drywall	15d	11/30/22	12/21/22		Drywall
56	0321	Prime Paint	10d	12/22/22	01/05/23		Prime Paint
57	0330	Ceiling	10d	12/29/22	01/12/23		Ceiling
58	0340	Lighting	10d	01/06/23	01/19/23		Lighting
59	0341	Finish Paint	10d	01/20/23	02/02/23		Finish Paint
60	0350	Concrete Finish	10d	01/27/23	02/09/23		Concrete Finish
61	0360	MEP Finishes	5d	02/10/23	02/16/23		MEP Finishes
62	0361	Toilet Partitions/Accessories	5d	02/17/23	02/23/23		Toilet Partitions/Accessories
63	0380	Doors Frames and Hardware	5d	01/13/23	01/19/23		Doors Frames and Hardware
64	0280	Welding Lab - UNIT B	160d	08/01/22	03/16/23		Welding Lab - UNIT B

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Line	Task Number	Activity Name	Duration	Start		2022  2023  24    -  M  A  M  J  J  A  S  O  N  D  J  F  M  A  M  J  J  A  S  O  N  D  J  F  M  A  M  J  J  A  S  O  N  D  J  F  M  A  M  J  J  A  S  O  N  D  J
65	0530	Excavation	10d	08/01/22	08/12/22	Excavation
66	0531	Site Utilities	20d	08/08/22	09/02/22	Site Utilities
67	0540	Concrete Fnd./Slab	20d	08/15/22	09/12/22	Concrete Fnd./Slab
68	0550	Steel/Pre-Eng. Bldg.	30d	09/13/22	10/24/22	Steel/Pre-Eng. Bldg.
69	0560	Roofing	15d	10/25/22	11/14/22	Roofing
70	0570	Windows/Ext. Doors	10d	11/15/22	11/29/22	Windows/Ext. Doors
71	0571	RTU's	5d	11/30/22	12/07/22	RTU's
72	0580	CMU Interior Block Walls	10d	11/15/22	11/29/22	CMU Interior Block Walls
73	0590	MEP Roughs	20d	11/22/22	12/21/22	MEP Roughs
74	0600	Drywall	10d	12/15/22	12/28/22	Drywall
75	0601	Prime Paint	5d	12/29/22	01/05/23	Prime Paint
76	0610	Ceiling	10d	01/06/23	01/19/23	Ceiling
77	0620	Lighting	15d	01/20/23	02/09/23	Lighting
78	0621	Finish Paint	10d	02/10/23	02/23/23	Finish Paint
79	0630	Concrete Finish	10d	02/17/23	03/02/23	Concrete Finish
80	0640	MEP Finishes	10d	02/24/23	03/09/23	MEP Finishes

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Line	Task Number	Activity Name	Duration	Start	Finish	J   F	2022  2023  24    Image: Second state stat
81	0650	Toilet Partitions	5d	03/10/23	03/16/23		, 20 21 11 2, 23 13 4, 23 13 3, 20 17 7, 2 20 17 4, 20 17 3, 20 20 17 5, 20 20 17 7, 2 20 17 7, 2 20 17 7, 2 20
82	0660	Int. Doors Frames and Hardware	5d	01/20/23	01/26/23		Int. Doors Frames and Hardware
83	0410	Close Out	35d	03/10/23	04/28/23		Close Out
84	0430	Owner Training	5d	03/17/23	03/23/23		Owner Training
85	0440	MEP Final Inspections	5d	03/10/23	03/16/23		MEP Final Inspections
86	0450	Building Final Inspection	1d	03/17/23	03/17/23		Building Final Inspection
87	0460	Fire Department Final Inspection	1d	03/17/23	03/17/23		Fire Department Final Inspection
88	0470	Punch list	10d	03/17/23	03/30/23		Punch list
89	0471	Substantial Completion		03/31/23	03/31/23		Substantial Completion
90	0490	FFE	10d	03/31/23	04/13/23		FFE
91	0500	Final Completion		04/28/23	04/28/23		Final Completion
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