

**Turner**

**LS**  
**LEE'S SUMMIT**  
MISSOURI

**W**  
**HOEFER WYSOCKI**

# Lee's Summit Police and Court Remodel

## GMP Document

December 2, 2020





Turner Construction  
1220 Washington St., Suite 100  
Kansas City, Missouri 64105  
816.283.0555

December 2, 2020

Mr. John D. Boenker  
Deputy Chief - Police  
City of Lee's Summit, Missouri  
10 NE Tudor  
Lee's Summit, MO 64086

John:

Congratulations to the City of Lee's Summit, MO on the upcoming ground breaking for the Police & Courts Remodel. We are excited to be part of the team that will help remodel this existing space for the police officers, courts staff and people of Lee's Summit.

Attached is our Guaranteed Maximum Price (GMP) Submittal for the construction remodel at the Police & Courts facility.

Creating the GMP took months of planning and preparation through meetings, project document reviews, multiple estimates and special studies reviewed by the team including: City of Lee's Summit, Hoefer Wysocki Architects, design consultants and Turner Construction. We believe the GMP value is a true and accurate representation of the project price.

We look forward to sitting down and reviewing the document with you and the team. As always, if you have any questions do not hesitate to ask.

Thank you for the opportunity to be a part of this great project!

A handwritten signature in blue ink that reads "Cole Mayer".

Cole Mayer – Preconstruction Manager  
Turner Construction Company

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# AIA Document A133™ – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

**for the following PROJECT:**

*(Name and address or location)*

Renovation of the Police and Courts Building  
10 NE Tudor Road  
Lee's Summit MO 64086

**THE OWNER:**

*(Name, legal status and address)*

City of Lee's Summit, Missouri A Missouri Charter City  
220 SE Green St  
Lee's Summit MO 64105

**THE CONSTRUCTION MANAGER:**

*(Name, legal status and address)*

Turner Construction Company  
1220 Washington Street, Suite 100  
Kansas City, MO 64105

**ARTICLE A.1**

**§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed four million four hundred seventy-four thousand nine hundred nine (\$4,474,909), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

*(Provide below or reference an attachment.)*

Reference GMP Exhibit A – Price Summary

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: *(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)*

Reference GMP Exhibit F - Alternates

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:  
*(Identify allowance and state exclusions, if any, from the allowance price.)*

Item	Price (\$0.00)
A – LED lights	\$33,196
B – Misc & Structural Steel	\$5,000
C – Contingency	Owner Contingency is Itemized on the Cost Summary
D – Building Dedication Plaque	\$7,000
Fire Suppression	\$10,000
Damaged Tile Replacement	\$2,500
Access Doors (qty 15)	\$1,500
Clean Existing Light Fixture	\$5,000
Refeed Door/Gate from Generator	\$10,000
Furniture Allowance	\$250,000

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Reference GMP Exhibit B – SOW Responsibility Matrix and GMP Exhibit C – Assumptions and Clarifications

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:  
*(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)*

Reference GMP Exhibit D – Contract Document List

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:  
*(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)*

Reference GMP Exhibit D – Contract Document List

Number	Title	Date
--------	-------	------

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:  
*(List any other documents or information here, or refer to an exhibit attached to this Agreement.)*

**ARTICLE A.2**

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

August 14, 2021

**OWNER** *(Signature)*

Stephen A. Arbo – City Manager  
 City of Lee’s Summit, Missouri  
*(Printed name and title)*

**CONSTRUCTION MANAGER** *(Signature)*

Karen Hogan – Vice President & General Manager  
 Turner Construction  
*(Printed name and title)*

**EXHIBIT A - COST SUMMARY**

<b>BID PACKAGE NAME</b>		<b>Gross SF =</b>	<b>55,000</b>
		<b>Cost</b>	<b>Cost / SF</b>
01.01	General requirements	\$103,865	\$1.89
02.01	Selective Demolition	\$316,011	\$5.75
02.01	Structural Demolition	\$29,866	\$0.54
03.01	Building & structural concrete	\$100,732	\$1.83
04.01	Masonry	\$108,162	\$1.97
05.01	Structural steel & miscellaneous metal	\$86,839	\$1.58
06.01	General trades	\$250,426	\$4.55
06.02	Architectural woodwork (furnish)	\$101,450	\$1.84
07.04	Metal panels	\$10,607	\$0.19
08.01	Doors / frames / hardware (furnish)	\$47,468	\$0.86
08.02	Glass / glazing	\$227,129	\$4.13
09.01	Metal framing / drywall / ceilings	\$359,700	\$6.54
09.03	Carpet / resilient flooring / resilient base	\$184,907	\$3.36
09.04	Tile	\$55,437	\$1.01
09.05	Painting / wallcovering	\$83,654	\$1.52
09.06	Resinous flooring	\$75,494	\$1.37
09.10	Athletic surfaces - See Add Alternates	\$0	\$0.00
10.01	Specialties	\$15,005	\$0.27
10.02	Signage	\$19,001	\$0.35
10.04	Lockers (furnish only)	\$238,505	\$4.34
11.04	Turnstiles	\$33,509	\$0.61
21.01	Fire suppression	\$63,389	\$1.15
22.01	Plumbing	\$52,039	\$0.95
23.01	HVAC	\$193,838	\$3.52
26.01	Electrical	\$489,578	\$8.90
Allow	Contract Allowances (See Exhibit E)	\$324,196	\$5.89
Permits	Permits	\$14,150	\$0.26
<b>SUBTOTAL</b>		<b>\$3,584,958</b>	<b>\$65.18</b>
<b>INSURANCE AND BONDING</b>		<b>\$209,060</b>	<b>\$3.80</b>
	SUBCONTRACT DEFAULT INSURANCE	1.35% \$48,397	\$0.88
	CCIP (GENERAL LIABILITY & WORKMAN'S COMP INSURANCE)	2.40% \$104,214	\$1.89
	BUILDER'S RISK INSURANCE	0.35% \$15,198	\$0.28
	PAYMENT AND PERFORMANCE BOND	0.95% \$41,251	\$0.75
<b>ESCALATION AND CONTINGENCY</b>		<b>\$151,761</b>	<b>\$2.76</b>
	CONSTRUCTION CONTINGENCY	4.00% \$151,761	\$2.76
<b>SUBTOTAL - DIRECT COSTS</b>		<b>\$3,945,779</b>	<b>\$71.74</b>
<b>CM SERVICES</b>		<b>\$396,473</b>	<b>\$7.21</b>
	PRECONSTRUCTION	\$10,000	\$0.18
	CONSTRUCTION STAFF & REIMBURSABLES	\$260,000	\$4.73
	CM FEE	3.00% \$126,473	\$2.30
<b>PROJECT CONSTRUCTION ESTIMATE SUBTOTAL</b>		<b>\$4,342,252</b>	<b>\$78.95</b>
	OWNER CONTINGENCY	\$132,657	\$2.41
<b>CONSTRUCTION GMP TOTAL WITH OWNER CONTINGENCY</b>		<b>\$4,474,909</b>	<b>\$81.36</b>

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		OWNER		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
<b>GENERAL</b>						
Legal Expenses			X			Related to project approval, design, and construction.
Permits & Tap Fees	-	-	-	-	-	
Building Permit Fees	X					
Plan Review Fees	X					
Insurance, Bonds, and Taxes			-	-	-	
Contractor's General Liability (CCIP)	X					
Workers Compensation (CCIP)	X					
Builder's Risk	X					
Professional Liability	X		X			TCCo limited to delegated design as indicated in project specifications
P&P Bonds	X					
Subcontractor Default Insurance (Subguard)	X					
Insurance for Owner Direct Contracts			X			
Taxes (State, Local, and Use Tax)					X	Assuming project is tax exempt.
Contingencies	-	-	-	-	-	
Estimating Contingency					X	
Design Contingency					X	
Construction Contingency	X					
Project Contingency	X					Carried within GMP.
Inflation/Escalation Costs					X	
General Requirements and General Conditions	-	-	-	-	-	
Construction Cleaning	X					
Final Cleaning	X					
Protection and Safety	X					Excludes owner direct contracts
Temporary Toilets	X					
Temporary Signage for Construction	X					
Temporary Project Identification Signage	X					
Construction Surveying	X					
Community Public Relations			X			
Travel Required for Project					X	N/A
Construction Personnel Relocation					X	N/A
Site Security Guard					X	N/A
Security Badges					X	N/A
Security Screening and Drug Testing	X					
Construction Mobilization	X					
Contractor's Site Office / Trailer	X					Trailer may not be needed.
Owner's Site Office / Trailer					X	
A/E's Site Office / Trailer					X	
Operations and Maintenance Training	X					
Utility Service Charges/Consumption During Construction			X			
Utility Service Charges/Consumption After Substantial Completion			X			
Document Printing & Mail (Electronic)	X					
Prevailing Wage Rates	X					
M/W/DBE Utilization Requirements					X	
Operating Supplies & Equipment			X			
Move-In / Startup Costs / Pre-Opening Operation Costs			X			
<b>SITE INVESTIGATION</b>						
Soils Borings			X			
Exploratory Investigation			X			
Environmental Audit			X			
Hazardous Contamination Reports			X			
Hazardous Material Abatement			X			N/A
Regulatory Fees			X			N/A
Environmental Cleanup					X	N/A
Property Survey			X			N/A
Soil RHO Value testing			X			N/A
<b>PROFESSIONAL FEES</b>						
A/E Fees and Reimbursable Expenses						
Architectural			X			
Structural			X			
MEP Consultants			X			
Interior Design			X			
Acoustical					X	Assuming not required.
Exterior Envelope Consultant					X	
LEED Certification					X	N/A
Testing and Inspections			X			
Test & Balance	X					
Commissioning Support	X					if building is commissioned.
Commissioning Agent			X			if building is commissioned.
Security Consulting			X			
Owners Representative					X	N/A
Risk Assessment			X			
<b>BUILDING DEMOLITION AND PATCHING</b>						
On-site Demolition of Existing Buildings					X	N/A
Selective demolition of on-site building materials and equipment	X	X				

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		OWNER		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
Hazardous Material Removal and Abatement					X	
<b>FOUNDATIONS</b>						
Excavation	X	X				
Foundations	X	X				
Slab on Grade	X	X				
Slab on Deck	X	X				
<b>STRUCTURAL FRAME</b>						
Structural Frame	X	X				
Misc. Steel	X	X				
<b>ROOFING AND WATERPROOFING</b>						
Roofing			X	X		N/A
<b>EXTERIOR WALL</b>						
Exterior Wall Systems	X	X				
Building Signage	X	X				Exterior Signage Allowance carried in Owner Soft Costs
<b>INTERIOR CONSTRUCTION</b>						
Interior Walls & Doors	X	X				
Finishes	X	X				
Millwork / Casework	X	X				
Interior Glazing	X	X				
Bullet Resistant Materials	X	X				
<b>SPECIAL REQUIREMENTS/EQUIP.</b>						
Food Service Equipment	-	-	-	-	-	
Small Kitchen Appliances, Residential Type		X	X			As specified in 100% CD's.
Kitchen Smallwares and Supplies			X	X		
Water Filters (first set only)			X	X		
Vending Machines			X	X		
Metal Detector			X	X		
Walk-thru Screening Equipment			X	X		City of Lee's Summit Direct to Vendor
Pedestrian Control - Turnstiles in Lobby	X	X				
Appliances - Residential Type	-	-	-	-	-	
Refrigerators		X	X			As specified in 100% CD's.
Refrigerator with water line		X	X			As specified in 100% CD's.
Microwaves		X	X			As specified in 100% CD's.
Dishwashers		X	X			As specified in 100% CD's.
Wall Oven		X	X			As specified in 100% CD's.
Ice Makers		X	X			As specified in 100% CD's.
Coffee Maker		X	X			As specified in 100% CD's.
Toilet Partitions and Accessories	-	-	-	-	-	
Toilet Partitions and Screens					X	N/A
Toilet Accessories	X	X				
Toilet Supplies (toiletries, soap, etc.)			X	X		
Shower Door	X	X				
Linens and Towels			X	X		
Fire Protection and Safety Specialties	-	-	-	-	-	
Fire Extinguishers, with cabinets where indicated		X	X			No new Fire Extinguishers shown
First Aid Stations, Including Defibrillators			X	X		
Wall and Door Protection	-	-	-	-	-	
Wall Protection					X	N/A
Corner Guards	X	X				
Lockers and Benches	-	-	-	-	-	
Lockers (Police Duty Lockers & Civilian Lockers)	X	X				
Lockers (Gun Lockers)			X	X		
Evidence Lockers, Storage & Processing					X	Existing
Benches (Loose Locker Room Benches)			X	X		
Visual Display Surfaces	-	-	-	-	-	
Marker Boards	X	X				
Signage	-	-	-	-	-	
Code Signage	X	X				
Room Identification Signage			X	X		
Exterior Signage	X	X				
Building Dedication Plaque	X	X				Signage Allowance Carried in GMP
Monument Signage					X	
Window Treatments	-	-	-	-	-	
Roller Shades (e.g. Mecho Shades)	X	X				Lower level breakroom storefront window.
Blinds			X	X		
Other Specialties	-	-	-	-	-	
Gun clearing trap(s)					X	Assuming not required. Reuse existing.
Walk-Off Carpet Tile	X	X				
Recessed walk-off mats					X	Assuming not required.
Dock equipment - levelers, bumpers, and seals					X	Assuming not required.
FF&E (Furniture, Furnishings & Equipment)	-	-	-	-	-	
Furniture Allowance (\$250,000)	X	X				GMP includes \$250k allowance for furniture per City request.
Moving, dismantling or reinstallation of furniture			X	X		
Upholstry for existing furniture			X	X		
Tables and Chairs			X	X		



EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		OWNER		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
Office Cubicles			X	X		
High-Density Mobile Storage Cabinets			X	X		
Other office furniture (storage shelving, file cabinets, etc)			X	X		
Office equipment (computers, phones, printers, copiers, shredders, etc)			X	X		
Area rugs			X	X		
Trash cans (other than restroom trash cans)			X	X		
Work benches and tool racks			X	X		
Janitorial equipment and supplies			X	X		
Computer Workstations			X	X		
Color Printer / Copiers / Fax Machines			X	X		
Telephone System			X	X		
Reception/Lobby Area Furniture			X	X		
Back of House Shelving			X	X		
Display Case			X	X		Built-in display case in Lobby, near security screening is included.
Computer Server Equipment			X	X		
Interior Design Accessories			X	X		
Weight Room/Fitness Equipment	-	-	-	-	-	
Moving, dismantling or reinstallation of furniture			X	X		
Weight Room and Fitness Equipment			X	X		
<b>FIRE PROTECTION</b>						
Fire Sprinkler System	X	X				
<b>PLUMBING</b>						
Plumbing Equipment	X	X				
Piping and Insulation	X	X				
Fixtures	X	X				
<b>HVAC</b>						
HVAC Equipment	X	X				Most of the HVAC equipment will be reused.
Ductwork, Piping, Accessories	X	X				
BMS / Controls	X	X				
Testing and Balancing	X	X				
Commissioning Support	X					If Building will be Commissioned
Commissioning			X	X		If Building will be Commissioned
<b>ELECTRICAL</b>						
Electrical Equipment	X	X				
Conduit, Cabling, and Devices for Power	X	X				
Conduit, Cabling, and Fixtures for Lighting	X	X				
Furnish of Special Light Fixtures					X	N/A
Fire Alarm	X	X				
Technology & Telephone Systems Rough-in	X	X				
Technology & Telephone Systems Cabling			X	X		Carried in Owner Soft Costs.
Technology & Telephone Equipment & Devices			X	X		Carried in Owner Soft Costs.
AV Systems Rough-in	X	X				
AV Systems Cabling			X	X		Carried in Owner Soft Costs.
AV Systems Equipment and Devices			X	X		Carried in Owner Soft Costs.
Security - Card Access Systems Rough-in	X	X				Card Readers, is there an existing system that can be
Security - Card Access Cabling			X	X		Carried in Owner Soft Costs.
Security - Card Access Devices			X	X		Carried in Owner Soft Costs.
Security - CCTV Systems Rough-in	X	X				
Security - CCTV Systems Cabling			X	X		Carried in Owner Soft Costs.
Security - CCTV Systems Devices			X	X		Carried in Owner Soft Costs.
POS Systems Rough-in	X	X				
POS Systems Cabling			X	X		Carried in Owner Soft Costs.
POS Systems Devices			X	X		Carried in Owner Soft Costs.
Public Address Systems Rough-in	X	X				Assumes VoIP system
Public Address Systems Cabling and Devices			X	X		Carried in Owner Soft Costs.
Commissioning Support	X					
Commissioning			X			
<b>SITWORK</b>						
<b>Site Preparation</b>						
Demolition of Existing Site Improvements					X	
Hazardous Material Removal and Abatement					X	
Construction Entrances, Staging, and Laydown Areas					X	
Temporary Fencing					X	Back-of-house parking area is already fenced.
<b>Site Improvements</b>						
Temporary construction signage	X	X				
Benches (fixed)					X	N/A
Benches (loose)					X	N/A
Portable furniture					X	N/A
Trash cans					X	N/A
<b>Landscaping</b>						
Plantings (grass, trees, shrubs, etc.)					X	N/A
Irrigation / Sprinkler system					X	N/A
<b>Site Utilities</b>						
Storm Sewer					X	Existing
Subsurface drains					X	Existing
Water					X	Existing

EXHIBIT B - SCOPE OF WORK RESPONSIBILITY MATRIX

SCOPE DESCRIPTION	TURNER		OWNER		EXCLUDED	NOTES
	FURNISH	INSTALL	FURNISH	INSTALL		
Sanitary					X	Existing
Grease interceptor					X	N/A
Connection of new storm, water, and sanitary to existing					X	Existing
Gas service to meter at the building					X	Existing
Gas service from meter to locations in building					X	If needed for MEP Equipment.
Conduit for primary electric service to building service entrance					X	Existing
Conductors (Wire) for primary electric service to building service entrance					X	Existing
Relocation of Existing Utilities					X	N/A
<b>Site Lighting</b>					X	
Exterior building lighting					X	Existing
Road and parking area lighting					X	Existing
Landscape lighting					X	Existing
<b>Site Communications &amp; Security</b>					X	
Communications and security conduits / ductbanks and vaults					X	
Connection of new communications and security conduit to existing					X	
Communications and security cabling					X	City of Lee's Summit Direct to Vendor
Communications and security devices and equipment					X	City of Lee's Summit Direct to Vendor

## **EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS**

These Assumptions and Clarifications (A's and C's) form the basis of our understanding of the Project scope to provide a complete and functioning facility and are specific to this scope of work. These assumptions and clarifications are provided to allow the entire team to understand the complete scope of the Project and what scope is included in the GMP. Please also reference the Scope Responsibility Matrix (Exhibit B) for a complete list of scope responsibility between the project team members.

### **General:**

- 1.) The GMP is based on the Contract Documents List (Exhibit D), and these assumptions and Clarifications.
- 2.) The GMP Cost Summary sheet (Exhibit A) has been included in this document for information only. Totals are not intended to be stand alone or line item guarantees.
- 3.) The GMP includes fixed lump sum General Conditions of \$260,000 that will be billed on equal installments for the duration of the release of construction until final completion.
- 4.) Turner will provide Subcontractor Default Insurance (SubGuard) coverage for the Project within our GMP as a lump sum amount of \$48,397 and will be billed in the first application for payment following the approval of the GMP. The initial cost for this is included in the GMP as a lump sum. The price listed above is subject to additions if the subcontracted direct work of the GMP increases. It will be added at a Fixed Rate of 1.35% on the total volume of the subcontracted work added.
- 5.) Turner will provide Builder's Risk Insurance for the Project within our GMP as a lump sum amount of \$15,198 and will be billed in the first application for payment following the approval of the GMP. The price listed above is subject to additions if the volume of the GMP increases. It will be added at a Fixed Rate of 0.35% on the total volume of the increase. Deductibles for Builder's Risk Insurance, if necessary, shall be reimbursable as cost of the work within the GMP.
- 6.) The GMP Contract includes providing a Contractor Controlled Insurance Program (CCIP). The CCIP program will include both Turner and its Subcontractors' on-site General Liability & Workers Compensation insurance. The lump sum price for this risk management program, \$104,214, will be billed in the first payment application following acceptance of the GMP Contract. The insurance is subject to additions if the GMP Contract increases. It will be added at a Fixed Rate of 2.40% on the total volume of the increase.
- 7.) The GMP includes a Payment & Performance bond within our GMP as a lump sum amount of \$41,251 and will be billed in the first application for payment following the approval of the GMP. The price listed above is subject to additions if the volume of the GMP increases. It will be added at a rate of 0.95% of the total volume of the increase.
- 8.) The GMP assumes an Allowance is a dollar value assigned to a scope of work, which is known about, but has not or cannot be clearly defined with firm pricing. If the allowance overruns, an additive change order will be issued to increase the GMP by the amount of the overrun plus markups and fee. Allowances are as indicated in Exhibit E.
- 9.) The GMP is based on the Project being tax exempt per the Missouri Department of Revenue, Project Exemption Certificate for the entire construction and through the warranty period. Therefore Missouri sales, local and compensating taxes per the above are excluded from the GMP.
- 10.) Certificates of Insurance naming the coverages, limits, and additional insureds shall serve as an acceptable form of proof of insurance.

**EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS**

- 11.) It is understood that the Owner's direct contractors must follow Turner's safety policies and coordinate with other trades while Turner is on site as the controlling contractor. However, Turner is not responsible for the actions or performance of the Owner's Contractors, and will not be included in Turner's insurance policies.
- 12.) This GMP is valid for 45 days.
- 13.) The GMP does not include asbestos, mold, or hazardous material testing, handling, abatement, removal, encapsulation, or any other costs related to hazardous materials.
- 14.) The GMP and completion schedule do not provide for the effects of the incidence of disease or other illness that reaches outbreak, epidemic, endemic and/or pandemic proportions or otherwise affects the area in which the Project is located and/or our labor or supply chain.
- 15.) Due to the recent outbreak of COVID-19 and the unpredictable nature of pricing and performing in the current state of this pandemic, the GMP does not include schedule or cost impacts caused by events outside of its control including without limitation delays and cost escalation arising from pandemics, financial shocks, supply chain and/or travel disruptions caused by the COVID-19 outbreak. The Contract Time, General Conditions and GMP will be adjusted for the impacts caused by events outside our control including those currently occurring and known due to the COVID-19 outbreak.
- 16.) Manufactures' standard colors, sizes and materials have been included except where color selections have already been identified in the GMP documents.
- 17.) The GMP assumes access to the building during construction for staging, equipment, and daily construction operations. The back parking lot near the lower level Break Room will be used for a dumpster location. Conex boxes and parking will also be located in the rear of the building.
- 18.) Turner has included an Owner Contingency of \$132,657 within the GMP. This Contingency is not intended to cover any specific scope, and shall only be used as directed by the Owner. Fee, General Conditions, Insurances, and bonding have not been applied to this Contingency and will be addressed when (and if) this Contingency is expended by Owner.
- 19.) The GMP includes an estimate of cost impacts due to the permit/planning/zoning process in the amount of \$14,150.00. It is assumed that the project start will be January 4, 2020.
- 20.) The GMP includes a Furniture Allowance of \$250,000 within the direct work of the GMP.

**Schedule:**

- 21.) The GMP assumes the construction schedule as follows:
  - a) Permit Set Construction Drawings (100% CDs) to Turner on or before: October 26, 2020
  - b) Submission of Final GMP from Turner to Project Team: November 30, 2020
  - c) City Plan/Zone approval: December 7, 2020
  - d) Approval of the Final GMP: December 15, 2020
  - e) Full Release of All Construction Start: December 17, 2020
  - f) Substantial Completion of Building: August 12, 2021

**EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS**

22.) Assumes normal work hours in order to maintain the schedule.

**Site Concrete**

None

**Site Utilities**

23.) Excludes site utility work.

**Demolition**

24.) Assumes that demolition will be during normal working hours 7AM – 3:30PM.

25.) The GMP is based upon Turner's self-performance of the following activities: demolition, cleaning, safety, general trades and miscellaneous general requirements and conditions.

**Foundations / Concrete / Steel Structure / Misc. Steel**

26.) GMP includes Vapor Lock 20/20 admixture for the interior concrete slabs on grade to help with moisture dissipation.

27.) Excludes 3<sup>rd</sup> party inspections. To be by owner.

**Exterior Envelope & Masonry**

28.) The GMP does not include any work to the existing roof.

29.) The GMP includes a 4mm prefinished ACM rain screen panel system in lieu of the insulated metal panel system shown.

**Doors / Frames / Hardware**

30.) The GMP includes doors, frames, and hardware per the hardware schedule. We assume all doors, frame, and hardware marked for reuse will be salvageable for reuse.

31.) The GMP includes standard manufacturer keying of the new doors only. If high security keying is required, an upcharge may apply.

**Glass & Glazing**

32.) The GMP includes Specified Armortex Storefront. The Armortex Frames include modifications to lower the horizontal frame at the G storefront on A5.11 to accommodate the max glass sizing offered by Armortex.

33.) The GMP includes standard colors for Kawneer sliding storefronts and aluminum framing.

34.) The GMP includes the Kawneer Mall Slider 1010 for the L02A opening.

**EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS**

- 35.) The GMP includes a 5 year warranty for the security glazing which is the maximum duration any supplier would provide.

**Interior Framing, Drywall, & Ceilings**

- 36.) none

**Casework / Millwork / Rough Carpentry**

- 37.) The casework/millwork does not have a fire rating, but the plastic laminate wall paneling does have a firing rating per specs.

**Specialties / Equipment**

- 38.) Excludes removal and relocating any furniture, equipment, gym equipment to work in the required areas.

**Finishes**

- 39.) Roppe Base BR4 is not available in a 6" profile; we have included vertical #60 base at those areas.  
40.) The GMP assumes all FVT flooring is to be glued down and not floating.  
41.) The GMP excludes moisture mitigation.

**Mechanical / Plumbing / Fire Protection**

- 42.) We assume that the existing building mechanical, plumbing, electrical, and sprinkler systems, equipment and infrastructure are adequate for the design requirements of this project without enhancement or modification unless specifically identified on the Contract Documents. The GMP excludes any repairs to the existing fire suppression piping that is not renovated, relocated, or replaced. Excessive hydrostatic testing could cause the existing threadable thin-wall piping to leak.  
43.) Excludes any duct cleaning of the existing or new ductwork on-site.  
44.) The GMP excludes the 33% allowance for new VAV boxes per note 5 on the VAV box schedule. See allowance breakout for value.

**Electrical / Low Voltage/Security**

- 45.) The GMP excludes all low voltage, telecommunications cabling, devices and equipment. Conduit has been included.  
a) We included conduit, back boxes, and power for the push buttons and panic buttons called out on E1.12A2.

**EXHIBIT C – ASSUMPTIONS AND CLARIFICATIONS**

- 46.) The GMP includes the following electrical allowances:
  - a) \$5,000 allowance to clean and re-lamp, replace damaged lens, tube holders and failed ballasts per note 3 on EL1.12B1.
  - b) \$10,000 allowance to refeed existing door/gates from circuit in stand by generator per note 15 on E1.11A1.
- 47.) We have included power ONLY to the pedestrian swing gates.
- 48.) We have included relocating the existing j-boxes in the women's locker room per RFI #02; we exclude any new wire pulls.
- 49.) We have included modification to the current fire alarm system based on Siemens recommendation. There are no devices shown on the plans or specifications.

END OF ASSUMPTIONS AND CLARIFICATIONS

EXHIBIT D - CONTRACT DOCUMENT LIST

Document Number	Title	Date	Revision	Most Recent Update
<b>DRAWINGS</b>				
<b>GENERAL</b>				
CS	COVER SHEET	10/26/2020	0	100% Construction Documents
G0.01	GENERAL INFORMATION	10/26/2020	0	100% Construction Documents
G0.02	ACCESSIBILITY GUIDELINES	10/26/2020	0	100% Construction Documents
G1.11	LIFE SAFETY FLOOR PLAN	10/26/2020	0	100% Construction Documents
G1.12	LIFE SAFETY FLOOR PLAN	10/26/2020	0	100% Construction Documents
G1.20	WALL TYPES	10/26/2020	0	100% Construction Documents
G3.11	PHASING LOWER LEVEL	10/26/2020	0	100% Construction Documents
G3.12	PHASING MAIN LEVEL	10/26/2020	0	100% Construction Documents
G4.11	ALTERNATE PLAN	10/26/2020	0	100% Construction Documents
<b>DEMOLITION</b>				
D1.11A	LOWER LEVEL AREA A DEMO PLAN	10/26/2020	0	100% Construction Documents
D1.11B	LOWER LEVEL AREA B DEMO PLAN	10/26/2020	0	100% Construction Documents
D1.12A	MAIN LEVEL AREA A DEMO PLAN	10/26/2020	0	100% Construction Documents
D1.12B	MAIN LEVEL AREA B DEMO PLAN	10/26/2020	0	100% Construction Documents
D2.11	DEMO ELEVATIONS	10/26/2020	0	100% Construction Documents
D6.11	LOWER LEVEL DEMO RCP	10/26/2020	0	100% Construction Documents
D6.12	MAIN LEVEL DEMO RCP	10/26/2020	0	100% Construction Documents
<b>ARCHITECTURAL</b>				
A1.11	OVERALL LOWER LEVEL FLOOR PLAN	10/26/2020	0	100% Construction Documents
A1.11A	LOWER LEVEL AREA A FLOOR PLAN	10/26/2020	0	100% Construction Documents
A1.11B	LOWER LEVEL AREA B FLOOR PLAN	10/26/2020	0	100% Construction Documents
A1.12	OVERALL MAIN LEVEL FLOOR PLAN	10/26/2020	0	100% Construction Documents
A1.12A	MAIN LEVEL AREA A FLOOR PLAN	10/26/2020	0	100% Construction Documents
A1.12B	MAIN LEVEL AREA B FLOOR PLAN	10/26/2020	0	100% Construction Documents
A1.21	ENLARGED FLOOR PLANS	10/26/2020	0	100% Construction Documents
A2.11	ELEVATIONS	10/26/2020	0	100% Construction Documents
A5.11	DOOR & WINDOW SCHEDULES & DETAILS	10/29/2020	0	100% Construction Documents
A6.11A	LOWER LEVEL AREA A REFLECTED CEILING PLAN	10/26/2020	0	100% Construction Documents
A6.11B	LOWER LEVEL AREA B REFLECTED CEILING PLAN	10/26/2020	0	100% Construction Documents
A6.12A	MAIN LEVEL AREA A REFLECTED CEILING PLAN	10/26/2020	0	100% Construction Documents
A6.12B	MAIN LEVEL AREA B REFLECTED CEILING PLAN	10/26/2020	0	100% Construction Documents
A6.31	CEILING DETAILS	10/26/2020	0	100% Construction Documents
A7.11	INTERIOR ELEVATIONS	10/26/2020	0	100% Construction Documents
A7.12	INTERIOR ELEVATIONS	10/26/2020	0	100% Construction Documents
A7.41	CASEWORK ELEVATIONS	10/26/2020	0	100% Construction Documents
A7.42	CASEWORK ELEVATIONS	10/26/2020	0	100% Construction Documents
A7.43	CASEWORK ELEVATIONS	10/26/2020	0	100% Construction Documents
A8.11	INTERIOR DETAILS	10/26/2020	0	100% Construction Documents
A8.21	CASEWORK DETAILS	10/26/2020	0	100% Construction Documents
A9.01	FINISH LEGEND & SCHEDULE	10/26/2020	0	100% Construction Documents
A9.11A	LOWER LEVEL FINISH PLAN AREA A	10/26/2020	0	100% Construction Documents
A9.11B	LOWER LEVEL FINISH PLAN AREA B	10/26/2020	0	100% Construction Documents
A9.12A	MAIN LEVEL FINISH PLAN AREA A	10/26/2020	0	100% Construction Documents
A9.12B	MAIN LEVEL FINISH PLAN AREA B	10/26/2020	0	100% Construction Documents
A9.21	ENLARGED FINISH PLANS & DETAILS	10/26/2020	0	100% Construction Documents
F1.11A	LOWER LEVEL FURNITURE AND EQUIPMENT PLAN - AREA A	10/26/2020	0	100% Construction Documents
F1.11B	LOWER LEVEL FURNITURE AND EQUIPMENT PLAN - AREA B	10/26/2020	0	100% Construction Documents
F1.12A	MAIN LEVEL FURNITURE AND EQUIPMENT PLAN - AREA A	10/26/2020	0	100% Construction Documents
F1.12B	MAIN LEVEL FURNITURE AND EQUIPMENT PLAN - AREA B	10/26/2020	0	100% Construction Documents
<b>STRUCTURAL</b>				
S001	STRUCTURAL NOTES	10/26/2020	0	100% Construction Documents
S1.11B	LOWER LEVEL - AREA B FOUNDATION PLAN	10/26/2020	0	100% Construction Documents
S1.12B	MAIN LEVEL - AREA B FRAMING PLAN	10/26/2020	0	100% Construction Documents
S1.13B	STRUCTURAL FRAMING PLAN	10/26/2020	0	100% Construction Documents
S2.01	STRUCTURAL FRAMING DETAILS	10/26/2020	0	100% Construction Documents
<b>MECHANICAL</b>				
MEP0.00	MEP SYMBOLS AND LEGEND	10/26/2020	0	100% Construction Documents
DM1.11	LOWER LEVEL OVERALL MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.11A1	LOWER LEVEL A1 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.11A2	LOWER LEVEL A2 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.11B1	LOWER LEVEL B1 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.11B2	LOWER LEVEL B2 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.12	MAIN LEVEL OVERALL MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.12A1	MAIN LEVEL A1 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.12A2	MAIN LEVEL A2 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.12B1	MAIN LEVEL AREA B1 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DM1.12B2	MAIN LEVEL AREA B2 MECHANICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
M1.11	LOWER LEVEL OVERALL MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.11A1	LOWER LEVEL AREA A1 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.11A2	LOWER LEVEL AREA A2 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.11B1	LOWER LEVEL AREA B1 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.11B2	LOWER LEVEL AREA B2 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.12	MAIN LEVEL OVERALL MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.12A1	MAIN LEVEL AREA A1 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.12A2	MAIN LEVEL AREA A2 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.12B1	MAIN LEVEL AREA B1 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.12B2	MAIN LEVEL AREA B2 MECHANICAL PLAN	10/26/2020	0	100% Construction Documents
M1.13	MECHANICAL ROOF PLAN	10/26/2020	0	100% Construction Documents
M6.00	MECHANICAL SCHEDULES	10/26/2020	0	100% Construction Documents



EXHIBIT D - CONTRACT DOCUMENT LIST

Document Number	Title	Date	Revision	Most Recent Update
<b>PLUMBING</b>				
DP1.11	LOWER LEVEL OVERALL PLUMBING DEMO PLAN	10/26/2020	0	100% Construction Documents
DP1.11A1	LOWER LEVEL AREA A1 PLUMBING DEMO PLAN	10/26/2020	0	100% Construction Documents
DP1.11A2	LOWER LEVEL AREA A2 PLUMBING DEMO PLAN	10/26/2020	0	100% Construction Documents
DP1.11B2	LOWER LEVEL AREA B2 PLUMBING DEMO PLAN	10/26/2020	0	100% Construction Documents
DP1.12	MAIN LEVEL OVERALL PLUMBING DEMO PLAN	10/26/2020	0	100% Construction Documents
DP1.12B1	MAIN LEVEL AREA B1 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
DP1.12B2	MAIN LEVEL AREA 2 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.11	LOWER LEVEL PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.11A1	LOWER LEVEL AREA A1 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.11A2	LOWER LEVEL AREA A2 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.11B1	LOWER LEVEL AREA B1 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.11B2	LOWER LEVEL AREA B2 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.12	MAIN LEVEL OVERALL PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.12A1	MAIN LEVEL AREA A1 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.12B1	MAIN LEVEL AREA B1 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P1.12B2	MAIN LEVEL AREA B2 PLUMBING PLAN	10/26/2020	0	100% Construction Documents
P6.00	PLUMBING FIXTURE SCHEDULE	10/26/2020	0	100% Construction Documents
<b>ELECTRICAL</b>				
DE1.11A1	LOWER LEVEL AREA A1 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.11A2	LOWER LEVEL AREA A2 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.11B1	LOWER LEVEL AREA B1 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.11B2	LOWER LEVEL AREA B2 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.12A1	MAIN LEVEL AREA A1 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.12A2	MAIN LEVEL AREA A2 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.12B1	MAIN LEVEL AREA B1 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
DE1.12B2	MAIN LEVEL AREA B2 ELECTRICAL DEMO PLAN	10/26/2020	0	100% Construction Documents
E1.11A1	LOWER LEVEL AREA A1 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.11A2	LOWER LEVEL AREA A2 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.11B1	LOWER LEVEL AREA B1 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.11B2	LOWER LEVEL AREA B2 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.12A1	MAIN LEVEL AREA A1 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.12A2	MAIN LEVEL AREA A2 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.12B1	MAIN LEVEL AREA B1 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
E1.12B2	MAIN LEVEL AREA B2 ELECTRICAL PLAN	10/26/2020	0	100% Construction Documents
EL1.11A1	LOWER LEVEL AREA A1 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.11A2	LOWER LEVEL AREA A2 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.11B1	LOWER LEVEL AREA B1 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.11B2	LOWER LEVEL AREA B2 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.12A1	MAIN LEVEL AREA A1 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.12A2	MAIN LEVEL AREA A2 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.12B1	MAIN LEVEL AREA B1 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
EL1.12B2	MAIN LEVEL AREA B2 LIGHTING PLAN	10/26/2020	0	100% Construction Documents
E5.00	ELECTRICAL DETAILS	10/26/2020	0	100% Construction Documents
E6.00	1-LINE DIAGRAM	10/26/2020	0	100% Construction Documents
E6.01	ELECTRICAL SCHEDULES	10/26/2020	0	100% Construction Documents
E6.02	ELECTRICAL SCHEDULES	10/26/2020	0	100% Construction Documents
E6.03	ELECTRICAL SCHEDULES	10/26/2020	0	100% Construction Documents
E6.04	ELECTRICAL SCHEDULES	10/26/2020	0	100% Construction Documents
<b>FIRE PROTECTION</b>				
FP0.01	FIRE PROTECTION GENERAL NOTES & DETAILS	10/26/2020	0	100% Construction Documents
FP1.11	LOWER LEVEL FIRE PROTECTION PLAN	10/26/2020	0	100% Construction Documents
FP1.12	MAIN LEVEL FIRE PROTECTION PLAN	10/26/2020	0	100% Construction Documents
<b>LOCKERS</b>				
L1-11A	WOMEN'S LOCKER ROOM	9/17/2020	0	Locker Drawings
L1-11B	MEN'S LOCKER ROOM	9/17/2020	0	Locker Drawings
L2-11	WARDROBE ELEVATION	9/17/2020	0	Locker Drawings
L2-12	WARDROBE SECTION	9/17/2020	0	Locker Drawings
L2-13	CIVILIAN ELEVATION	9/17/2020	0	Locker Drawings

EXHIBIT D - CONTRACT DOCUMENT LIST

Document Number	Title	Date	Revision	Most Recent Update
<b>SPECIFICATIONS</b>				
<b>DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS</b>				
00 00 02	J&S STATEMENT OF RESPONSIBILITY	10/26/2020	0	100% Construction Documents
00 00 02	FSC STATEMENT OF RESPONSIBILITY	10/26/2020	0	100% Construction Documents
00 00 02	FSCFP STATEMENT OF RESPONSIBILITY	10/26/2020	0	100% Construction Documents
00 00 02	HWA STATEMENT OF RESPONSIBILITY	10/26/2020	0	100% Construction Documents
00 31 19	EXISTING CONDITION INFORMATION	10/26/2020	0	100% Construction Documents
<b>DIVISION 01-- GENERAL REQUIREMENTS</b>				
01 10 00	SUMMARY	10/26/2020	0	100% Construction Documents
01 21 00	ALLOWANCES	10/26/2020	0	100% Construction Documents
01 22 00	UNIT PRICES	10/26/2020	0	100% Construction Documents
01 23 00	ALTERNATES	10/26/2020	0	100% Construction Documents
01 25 00	SUBSTITUTION PROCEDURES	10/26/2020	0	100% Construction Documents
01 25 01	SUBSTITUTION REQUEST	10/26/2020	0	100% Construction Documents
01 29 00	PAYMENT PROCEDURES	10/26/2020	0	100% Construction Documents
01 31 00	PROJECT MANAGEMENT AND COORDINATION	10/26/2020	0	100% Construction Documents
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION	10/26/2020	0	100% Construction Documents
01 32 33	PHOTOGRAPHIC DOCUMENTATION	10/26/2020	0	100% Construction Documents
01 33 00	SUBMITTAL PROCEDURES	10/26/2020	0	100% Construction Documents
01 40 00	QUALITY REQUIREMENTS	10/26/2020	0	100% Construction Documents
01 42 00	REFERENCES	10/26/2020	0	100% Construction Documents
01 50 00	TEMPORARY FACILITIES AND CONTROLS	10/26/2020	0	100% Construction Documents
01 60 00	PRODUCT REQUIREMENTS	10/26/2020	0	100% Construction Documents
01 73 00	EXECUTION	10/26/2020	0	100% Construction Documents
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	10/26/2020	0	100% Construction Documents
01 77 00	CLOSEOUT PROCEDURES	10/26/2020	0	100% Construction Documents
01 78 23	OPERATION AND MAINTENANCE DATA	10/26/2020	0	100% Construction Documents
01 78 39	PROJECT RECORD DOCUMENTS	10/26/2020	0	100% Construction Documents
01 79 00	DEMONSTRATION AND TRAINING	10/26/2020	0	100% Construction Documents
01 91 13	GENERAL COMMISSIONING REQUIREMENTS	10/26/2020	0	100% Construction Documents
<b>DIVISION 02-- EXISTING CONDITIONS</b>				
02 41 19	SELECTIVE DEMOLITION	10/26/2020	0	100% Construction Documents
<b>DIVISION 03-- CONCRETE</b>				
03 30 00	CAST-IN-PLACE CONCRET	10/26/2020	0	100% Construction Documents
<b>DIVISION 04 -- MASONRY</b>				
04 20 00	UNIT MASONRY	10/26/2020	0	100% Construction Documents
<b>DIVISION 05 -- STEEL</b>				
05 12 00	STRUCTURAL STEEL FRAMING	10/26/2020	0	100% Construction Documents
05 21 00	STEEL JOIST FRAMING	10/26/2020	0	100% Construction Documents
05 31 00	STEEL DECKING	10/26/2020	0	100% Construction Documents
05 40 00	FORMED METAL FRAMING	10/26/2020	0	100% Construction Documents
05 73 13	GLAZED DECORATIVE METAL RAILINGS	10/26/2020	0	100% Construction Documents
<b>DIVISION 05 -- STEEL</b>				
06 10 00	ROUGH CARPENTRY	10/26/2020	0	100% Construction Documents
06 40 23	INTERIOR ARCHITECTURAL WOODWORK	10/26/2020	0	100% Construction Documents
06 41 16	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	10/26/2020	0	100% Construction Documents
06 42 19	PLASTIC-LAMINATE-FACED WOOD PANELING	10/26/2020	0	100% Construction Documents
<b>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</b>				
07 42 13.19	INSULATED METAL WALL PANELS	10/26/2020	0	100% Construction Documents
07 92 00	JOINT SEALANTS	10/26/2020	0	100% Construction Documents
<b>DIVISION 08 -- OPENINGS</b>				
08 11 13	HOLLOW METAL DOORS AND FRAMES	10/26/2020	0	100% Construction Documents
08 14 16	FLUSH WOOD DOORS	10/26/2020	0	100% Construction Documents
08 41 26	ALL-GLASS ENTRANCES AND STOREFRONTS	10/26/2020	0	100% Construction Documents
08 42 29.23	SLIDING AUTOMATIC ENTRANCES	10/26/2020	0	100% Construction Documents
08 43 13	ALUMINUM-FRAMED STOREFRONTS	10/26/2020	0	100% Construction Documents
08 56 53	SECURITY WINDOWS	10/26/2020	0	100% Construction Documents
08 71 00	DOOR HARDWARE	10/29/2020	0	100% Construction Documents
08 80 00	GLAZING	10/26/2020	0	100% Construction Documents
08 83 00	MIRRORS	10/26/2020	0	100% Construction Documents
08 88 53	SECURITY GLAZING	10/26/2020	0	100% Construction Documents
<b>DIVISION 09 - FINISHES</b>				
09 22 16	NON-STRUCTURAL METAL FRAMING	10/26/2020	0	100% Construction Documents
09 29 00	GYPSUM BOARD	10/26/2020	0	100% Construction Documents
09 30 13	CERAMIC TILING	10/26/2020	0	100% Construction Documents
09 30 23	GLASS MOSAIC TILING	10/26/2020	0	100% Construction Documents
09 51 23	ACOUSTICAL TILE CEILINGS	10/26/2020	0	100% Construction Documents
09 65 13	RESILIENT BASE AND ACCESSORIES	10/26/2020	0	100% Construction Documents
09 65 19	RESILIENT TILE FLOORING	10/26/2020	0	100% Construction Documents
09 65 66	RESILIENT ATHLETIC FLOORING	10/26/2020	0	100% Construction Documents
09 67 23	RESINOUS FLOORING	10/26/2020	0	100% Construction Documents
09 68 13	TILE CARPETING	10/26/2020	0	100% Construction Documents
09 68 16	SHEET CARPETING	10/26/2020	0	100% Construction Documents
09 72 00	WALL COVERINGS	10/26/2020	0	100% Construction Documents
09 91 23	INTERIOR PAINTING	10/26/2020	0	100% Construction Documents
09 93 00	STAINING AND TRANSPARENT FINISHING	10/26/2020	0	100% Construction Documents

EXHIBIT D - CONTRACT DOCUMENT LIST					
Document Number	Title	Date	Revision	Most Recent Update	
<b>DIVISION 10 – SPECIALTIES</b>					
10 11 00	VISUAL DISPLAY UNITS	10/26/2020	0	100% Construction Documents	
10 14 16	PLAQUES	10/26/2020	0	100% Construction Documents	
10 14 19	DIMENSIONAL LETTER SIGNAGE	10/26/2020	0	100% Construction Documents	
10 21 13.19	PLASTIC TOILET COMPARTMENTS	10/26/2020	0	100% Construction Documents	
10 26 00	WALL AND DOOR PROTECTION	10/26/2020	0	100% Construction Documents	
10 28 00	TOILET, BATH, AND LAUNDRY ACCESSORIES	10/26/2020	0	100% Construction Documents	
10 51 13	METAL LOCKERS	10/26/2020	0	100% Construction Documents	
<b>DIVISION 12 – FURNISHINGS</b>					
12 24 13	ROLLER WINDOW SHADES	10/26/2020	0	100% Construction Documents	
12 48 13	ENTRANCE FLOOR MATS AND FRAMES	10/26/2020	0	100% Construction Documents	
<b>DIVISION 21 – FIRE PROTECTION</b>					
21 13 13	WET-PIPE SPRINKLER SYSTEMS	10/26/2020	0	100% Construction Documents	
<b>DIVISION 22 – PLUMBING</b>					
22 01 00	PLUMBING GENERAL PROVISIONS	10/26/2020	0	100% Construction Documents	
22 05 23.12	BALL VALVES	10/26/2020	0	100% Construction Documents	
<b>DIVISION 23 – HEATING, VENTILATING &amp; AIR CONDITIONING (HVAC)</b>					
23 01 00	MECHANICAL GENERAL PROVISIONS	10/26/2020	0	100% Construction Documents	
23 01 30	AIR DISTRIBUTION CLEANING	10/26/2020	0	100% Construction Documents	
23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	10/26/2020	0	100% Construction Documents	
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	10/26/2020	0	100% Construction Documents	
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	10/26/2020	0	100% Construction Documents	
23 05 93	TESTING, ADJUSTING, AND BALANCING FOR HVAC	10/26/2020	0	100% Construction Documents	
23 07 13	DUCT INSULATION	10/26/2020	0	100% Construction Documents	
23 07 19	PIPING INSULATION	10/26/2020	0	100% Construction Documents	
23 09 00	COMMISSIONING	10/26/2020	0	100% Construction Documents	
23 31 13	METAL DUCTS	10/26/2020	0	100% Construction Documents	
23 33 00	AIR DUCT ACCESSORIES	10/26/2020	0	100% Construction Documents	
23 33 46	FLEXIBLE DUCTS	10/26/2020	0	100% Construction Documents	
23 37 13.13	AIR DIFFUSERS	10/26/2020	0	100% Construction Documents	
23 37 13.23	REGISTERS AND GRILLES	10/26/2020	0	100% Construction Documents	
23 41 00	PARTICULATE AIR FILTRATION	10/26/2020	0	100% Construction Documents	
23 82 39.13	CABINET UNIT HEATERS	10/26/2020	0	100% Construction Documents	
<b>DIVISION 26 – ELECTRICAL</b>					
26 01 00	BASIC ELECTRICAL REQUIREMENTS	10/26/2020	0	100% Construction Documents	
26 05 19	LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	10/26/2020	0	100% Construction Documents	
26 05 23	CONTROL VOLTAGE ELECTRICAL POWER CABLES	10/26/2020	0	100% Construction Documents	
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	10/26/2020	0	100% Construction Documents	
26 05 33	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	10/26/2020	0	100% Construction Documents	
26 05 44	SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING	10/26/2020	0	100% Construction Documents	
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS	10/26/2020	0	100% Construction Documents	
26 05 73	COORDINATION STUDIES	10/26/2020	0	100% Construction Documents	
26 08 00	COMMISSIONING	10/26/2020	0	100% Construction Documents	
26 24 16	PANELBOARDS	10/26/2020	0	100% Construction Documents	
26 27 19	MULTI-OUTLET ASSEMBLIES	10/26/2020	0	100% Construction Documents	
26 27 26	WIRING DEVICES	10/26/2020	0	100% Construction Documents	
26 51 00	INTERIOR LIGHTING	10/26/2020	0	100% Construction Documents	
<b>GENERAL – STRUCTURAL CALCULATIONS</b>					
	STRUCTURAL CALCULATIONS	10/26/2020	0	100% Construction Documents	

END OF DOCUMENT LIST

EXHIBIT E - ALLOWANCES			
No.	Description of Allowance	Amount	Notes / Scope of Work
1	No. A - 310 ea 2x4 and 11 ea 2x2 LED lights	\$ 33,196	(\$110 each), LED retrofit kits
2	No. B - Misc & Structural Steel	\$ 5,000	
3	No. C - Contingency	\$ -	Construction & Owner Contingency is Itemized on the Cost Summary.
4	No. D - Building Dedication plaque and installation	\$ 7,000	
5	Fire Suppression	\$ 10,000	For Breakroom and thin-wall pipe repairs/replacement
6	Damaged Tile Replacement	\$ 2,500	
7	Access Doors (15)	\$ 1,500	
8	Light Fixtures - clean lenses and relamp as necessary	\$ 5,000	EL1.12B1 Note #3
9	Electrical - refeed door gate from generator	\$ 10,000	
10	VAV Replacement	\$ -	Excluded 33% VAV Replacement.
11	Furniture Allowance	\$ 250,000	

Total Allowance Items Included in the GMP: **\$ 324,196**



EXHIBIT F - ALTERNATES				
No.	Description of Alternate*	Amount	Expiration Date**	Notes / Scope of Work
<b>Design Alternates</b>				
1	Provide New Finishes in Administration, War Room, Breakroom as shown on the plans and the finish schedule.	\$ 69,992	12/31/2020	Ceilings are not included. If Alternate #4 is Accepted, then Alternate #1 is Not Applicable.
2	Expand War Room as shown on plans-including new finishes.	\$ 41,881	12/31/2020	
3	Remodel Breakroom as shown on plans-including new finishes.	\$ 74,389	12/31/2020	
4	Remodel Administration as shown on plans-including new finishes.	\$ 227,848	12/31/2020	
5	Replace Physical Conditioning E139 room flooring, ceiling tiles, paint 3 walls, and change lighting from 2x4 to LED.	\$ 49,392	12/31/2020	
6	Replace existing Lobby flooring Ref. G1/A9.12B for extent of work.	\$ 94,115	12/31/2020	Large format tile per plans.
<b>Voluntary Contractor Alternates</b>				
7	Security Glazing: Use Action Bullett ILO Armortex.	\$ (14,000)	12/31/2020	Cannot Accept if Warranty Alternate Below is Accepted.
8	Security Glazing: Eliminate special warranty.	\$ (14,000)	12/31/2020	1 year warranty ILO 2 year warranty. Cannot Accept if Action Bullett Alternate is Accepted.
9	Signage: Signage material changes.	\$ (5,185)	12/31/2020	Use plate aluminum with digital print vinyl for badge plaque ILO cast aluminum with painted colors.

\*All alternates are excluded from the GMP.

\*\*Expiration date is the deadline to accept this alternate in order to incorporate it into the GMP via Change Order without cost and/or schedule impacts.

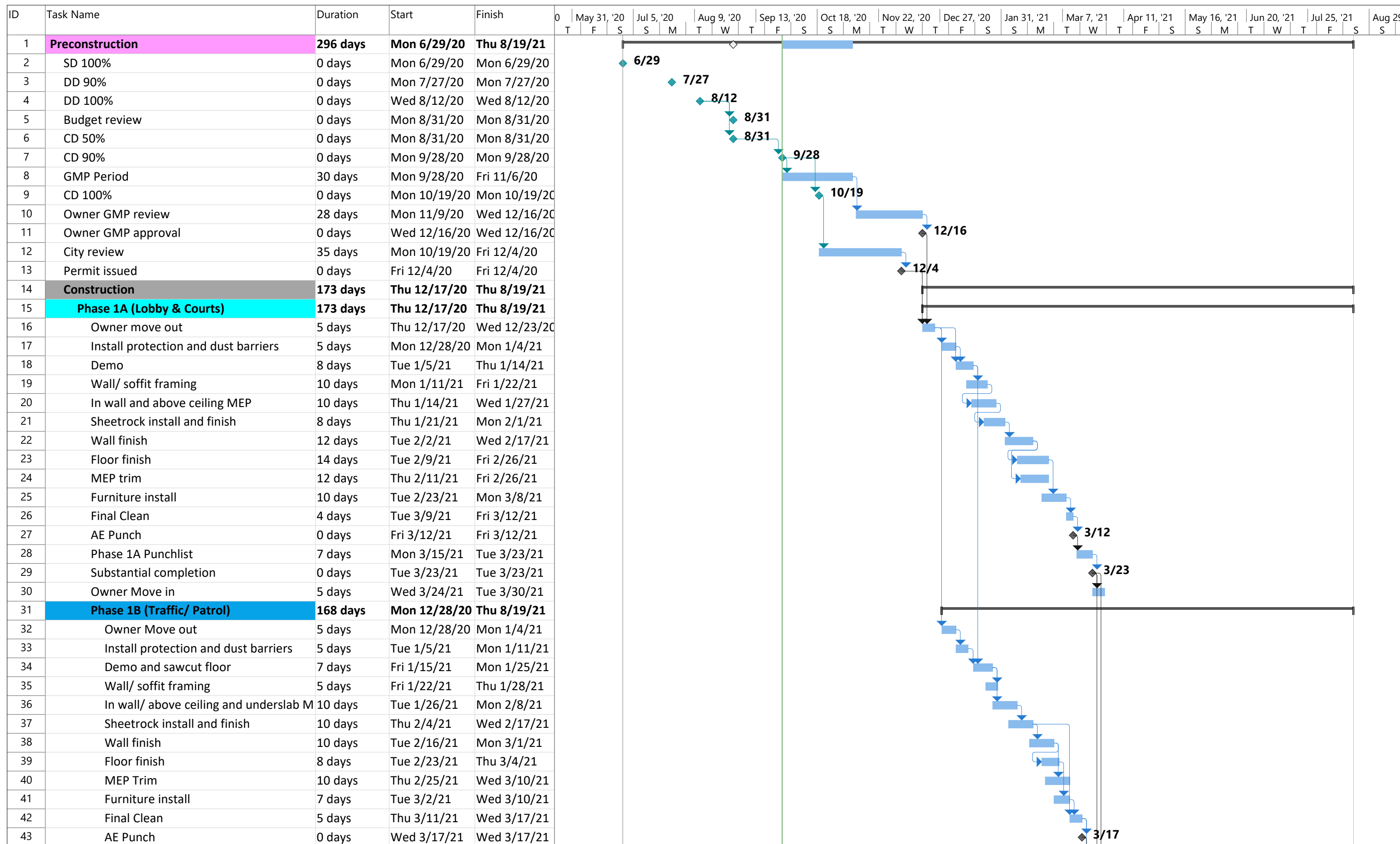
**EXHIBIT G - STAFF RATES**

Title	Hourly Rate (\$)*
Project Executive	170.00
Project Manager	130.00
Project Superintendent	120.00
Project Engineer	95.00
Assistant Super/Engineer	85.00
Safety Manager	130.00
Estimating Manager	130.00
Cost/Accounting	86.00
Intern	42.00
VDC/BIM Manager	130.00
**Carpenter Superintendent	85.00
**Carpenter Foreman	80.00
**Carpenter	75.00
**Laborer General Foreman	70.00
**Laborer Foreman	67.00
**Laborer	65.00

\*Hourly rates are the basis of cost to be used through 1/01/2022. Staff costs for projects requiring staff beyond 1/01/2022 shall be escalated 4 – 6% per year.

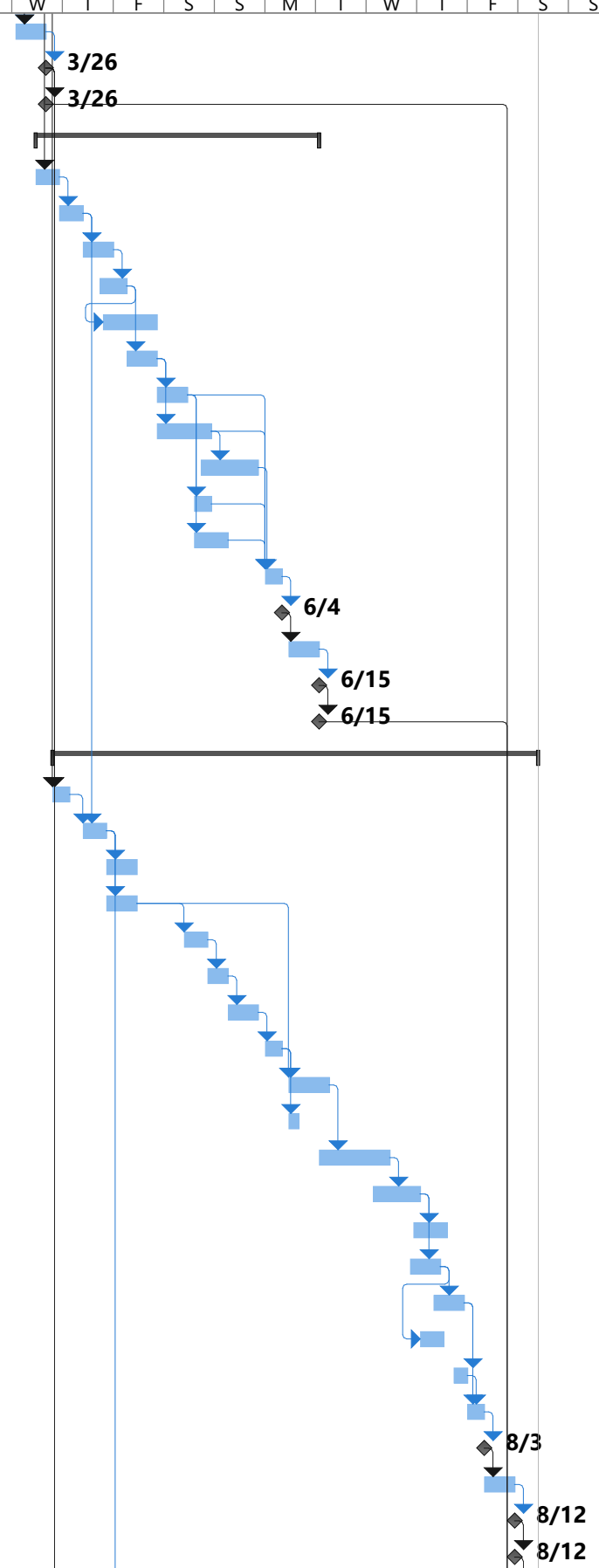
\*\*Hourly employees. Overtime and double time rates apply. Rates are effective through 1/01/2022 when new labor rates are negotiated.

## EXHIBIT H - Schedule



## EXHIBIT H - Schedule

ID	Task Name	Duration	Start	Finish	0																											
					May 31, '20	Jul 5, '20	Aug 9, '20	Sep 13, '20	Oct 18, '20	Nov 22, '20	Dec 27, '20	Jan 31, '21	Mar 7, '21	Apr 11, '21	May 16, '21	Jun 20, '21	Jul 25, '21	Aug 29, '21														
					T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S			
44	Phase 1B Punchlist	7 days	Thu 3/18/21	Fri 3/26/21																												
45	Substantial completion	0 days	Fri 3/26/21	Fri 3/26/21																												
46	Owner Move in	0 days	Fri 3/26/21	Fri 3/26/21																												
47	<b>Locker &amp; Fitness</b>	<b>60 days</b>	<b>Wed 3/24/21</b>	<b>Tue 6/15/21</b>																												
48	Owner move out	5 days	Wed 3/24/21	Tue 3/30/21																												
49	Install protection and dust barriers	5 days	Wed 3/31/21	Tue 4/6/21																												
50	Demo	7 days	Wed 4/7/21	Thu 4/15/21																												
51	Wall/ soffit framing	6 days	Mon 4/12/21	Mon 4/19/21																												
52	In wall and above ceiling MEP	12 days	Tue 4/13/21	Wed 4/28/21																												
53	Sheetrock install and finish	7 days	Tue 4/20/21	Wed 4/28/21																												
54	Wall finish	7 days	Thu 4/29/21	Fri 5/7/21																												
55	Epoxy Floor	12 days	Thu 4/29/21	Fri 5/14/21																												
56	Locker install	13 days	Wed 5/12/21	Fri 5/28/21																												
57	Fitness Floor	5 days	Mon 5/10/21	Fri 5/14/21																												
58	MEP Trim	8 days	Mon 5/10/21	Wed 5/19/21																												
59	Final Clean	5 days	Mon 5/31/21	Fri 6/4/21																												
60	AE Punch	0 days	Fri 6/4/21	Fri 6/4/21																												
61	Punchlist	7 days	Mon 6/7/21	Tue 6/15/21																												
62	Substantial completion	0 days	Tue 6/15/21	Tue 6/15/21																												
63	Owner Move in	0 days	Tue 6/15/21	Tue 6/15/21																												
64	<b>Phase 2A (Records/ Role Call)</b>	<b>104 days</b>	<b>Mon 3/29/21</b>	<b>Thu 8/19/21</b>																												
65	Owner move out	5 days	Mon 3/29/21	Fri 4/2/21																												
66	Install protection and dust barriers	5 days	Wed 4/7/21	Tue 4/13/21																												
67	Demo and Saw cut floors	7 days	Wed 4/14/21	Thu 4/22/21																												
68	Concrete footings	7 days	Wed 4/14/21	Thu 4/22/21																												
69	Column and Beams	5 days	Fri 5/7/21	Thu 5/13/21																												
70	Bar joist and deck pan	4 days	Fri 5/14/21	Wed 5/19/21																												
71	Inslab and above ceiling MEP	7 days	Thu 5/20/21	Fri 5/28/21																												
72	Concrete	5 days	Mon 5/31/21	Fri 6/4/21																												
73	Wall and soffit framing	10 days	Mon 6/7/21	Fri 6/18/21																												
74	Move Curtain Wall	3 days	Mon 6/7/21	Wed 6/9/21																												
75	In wall MEP	15 days	Wed 6/16/21	Tue 7/6/21																												
76	Sheetrock install and finish	10 days	Fri 7/2/21	Thu 7/15/21																												
77	Casework	8 days	Wed 7/14/21	Fri 7/23/21																												
78	Wall finishes	7 days	Tue 7/13/21	Wed 7/21/21																												
79	Floor finishes	7 days	Tue 7/20/21	Wed 7/28/21																												
80	MEP Trim	5 days	Fri 7/16/21	Thu 7/22/21																												
81	Furniture install	4 days	Mon 7/26/21	Thu 7/29/21																												
82	Final Clean	3 days	Fri 7/30/21	Tue 8/3/21																												
83	AE Punch	0 days	Tue 8/3/21	Tue 8/3/21																												
84	Phase 1B Punchlist	7 days	Wed 8/4/21	Thu 8/12/21																												
85	Substantial completion	0 days	Thu 8/12/21	Thu 8/12/21																												
86	Owner Move in	0 days	Thu 8/12/21	Thu 8/12/21																												





### EXHIBIT H - Schedule

ID	Task Name	Duration	Start	Finish	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					May 31, '20	Jun 5, '20	Jun 12, '20	Jun 19, '20	Jun 26, '20	Jul 3, '20	Jul 10, '20	Jul 17, '20	Jul 24, '20	Jul 31, '20	Aug 7, '20	Aug 14, '20	Aug 21, '20	Aug 28, '20	Sep 4, '20	Sep 11, '20	Sep 18, '20	Sep 25, '20	Oct 2, '20	Oct 9, '20	Oct 16, '20	Oct 23, '20	Oct 30, '20	Nov 6, '20	Nov 13, '20	Nov 20, '20	Nov 27, '20	Dec 4, '20	Dec 11, '20	Dec 18, '20	Dec 25, '20	Jan 1, '21	Jan 8, '21	Jan 15, '21	Jan 22, '21	Jan 29, '21	Feb 5, '21	Feb 12, '21	Feb 19, '21	Feb 26, '21	Mar 5, '21	Mar 12, '21	Mar 19, '21	Mar 26, '21	Apr 2, '21	Apr 9, '21	Apr 16, '21	Apr 23, '21	Apr 30, '21	May 7, '21	May 14, '21	May 21, '21	May 28, '21	Jun 4, '21	Jun 11, '21	Jun 18, '21	Jun 25, '21	Jul 2, '21	Jul 9, '21	Jul 16, '21	Jul 23, '21	Jul 30, '21	Aug 6, '21	Aug 13, '21	Aug 20, '21	Aug 27, '21	Sep 3, '21	Sep 10, '21	Sep 17, '21	Sep 24, '21	Oct 1, '21	Oct 8, '21	Oct 15, '21	Oct 22, '21	Oct 29, '21	Nov 5, '21	Nov 12, '21	Nov 19, '21	Nov 26, '21	Dec 3, '21	Dec 10, '21	Dec 17, '21	Dec 24, '21	Jan 7, '22	Jan 14, '22	Jan 21, '22	Jan 28, '22	Feb 4, '22	Feb 11, '22	Feb 18, '22	Feb 25, '22	Mar 4, '22	Mar 11, '22	Mar 18, '22	Mar 25, '22	Apr 1, '22	Apr 8, '22	Apr 15, '22	Apr 22, '22	Apr 29, '22	May 6, '22	May 13, '22	May 20, '22	May 27, '22	Jun 3, '22	Jun 10, '22	Jun 17, '22	Jun 24, '22	Jul 1, '22	Jul 8, '22	Jul 15, '22	Jul 22, '22	Jul 29, '22	Aug 5, '22	Aug 12, '22	Aug 19, '22	Aug 26, '22	Sep 2, '22	Sep 9, '22	Sep 16, '22	Sep 23, '22	Sep 30, '22	Oct 7, '22	Oct 14, '22	Oct 21, '22	Oct 28, '22	Nov 4, '22	Nov 11, '22	Nov 18, '22	Nov 25, '22	Dec 2, '22	Dec 9, '22	Dec 16, '22	Dec 23, '22	Dec 30, '22	Jan 6, '23	Jan 13, '23	Jan 20, '23	Jan 27, '23	Feb 3, '23	Feb 10, '23	Feb 17, '23	Feb 24, '23	Mar 2, '23	Mar 9, '23	Mar 16, '23	Mar 23, '23	Mar 30, '23	Apr 6, '23	Apr 13, '23	Apr 20, '23	Apr 27, '23	May 4, '23	May 11, '23	May 18, '23	May 25, '23	Jun 1, '23	Jun 8, '23	Jun 15, '23	Jun 22, '23	Jun 29, '23	Jul 6, '23	Jul 13, '23	Jul 20, '23	Jul 27, '23	Aug 3, '23	Aug 10, '23	Aug 17, '23	Aug 24, '23	Aug 31, 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'33	Jun 25, '33	Jul 2, '33	Jul 9, '33	Jul 16, '33	Jul 23, '33	Jul 30, '33	Aug 6, '33	Aug 13, '33	Aug 20, '33	Aug 27, '33	Sep 3, '33	Sep 10, '33	Sep 17, '33	Sep 24, '33	Oct 1, '33	Oct 8, '33	Oct 15, '33	Oct 22, '33	Oct 29, '33	Nov 5, '33	Nov 12, '33	Nov 19, '33	Nov 26, '33	Dec 3, '33	Dec 10, '33	Dec 17, '33	Dec 24, '33	Jan 7, '34	Jan 14, '34	Jan 21, '34	Jan 28, '34	Feb 4, '34	Feb 11, '34	Feb 18, '34	Feb 25, '34	Mar 4, '34	Mar 11, '34	Mar 18, '34	Mar 25, '34	Apr 1, '34	Apr 8, '34	Apr 15, '34	Apr 22, '34	Apr 29, '34	May 6, '34	May 13, '34	May 20, '34	May 27, '34	Jun 3, '34	Jun 10, '34	Jun 17, '34	Jun 24, '34	Jul 1, '34	Jul 8, '34	Jul 15, '34	Jul 22, '34	Jul 29, '34	Aug 5, '34	Aug 12, '34	Aug 19, '34	Aug 26, '34	Sep 2, '34	Sep 9, '34	Sep 16, '34	Sep 23, '34	Sep 30, '34	Oct 7, '34	Oct 14, '34	Oct 21, '34	Oct 28, '34	Nov 4, '34	Nov 11, '34	Nov 18, '34	Nov 25, '34	Dec 2, '34	Dec 9, '34	Dec 16, '34	Dec 23, '34	Dec 30, '34	Jan 6, '35	Jan 13, '35	Jan 20, '35	Jan 27, '35	Feb 3, '35	Feb 10, 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'38	May 27, '38	Jun 3, '38	Jun 10, '38	Jun 17, '38	Jun 24, '38	Jul 1, '38	Jul 8, '38	Jul 15, '38	Jul 22, '38	Jul 29, '38	Aug 5, '38	Aug 12, '38	Aug 19, '38	Aug 26, '38	Sep 2, '38	Sep 9, '38	Sep 16, '38	Sep 23, '38	Sep 30, '38	Oct 7, '38	Oct 14, '38

# EXHIBIT H - Phasing Plan

LSPD Phasing Plan 9/28/2020

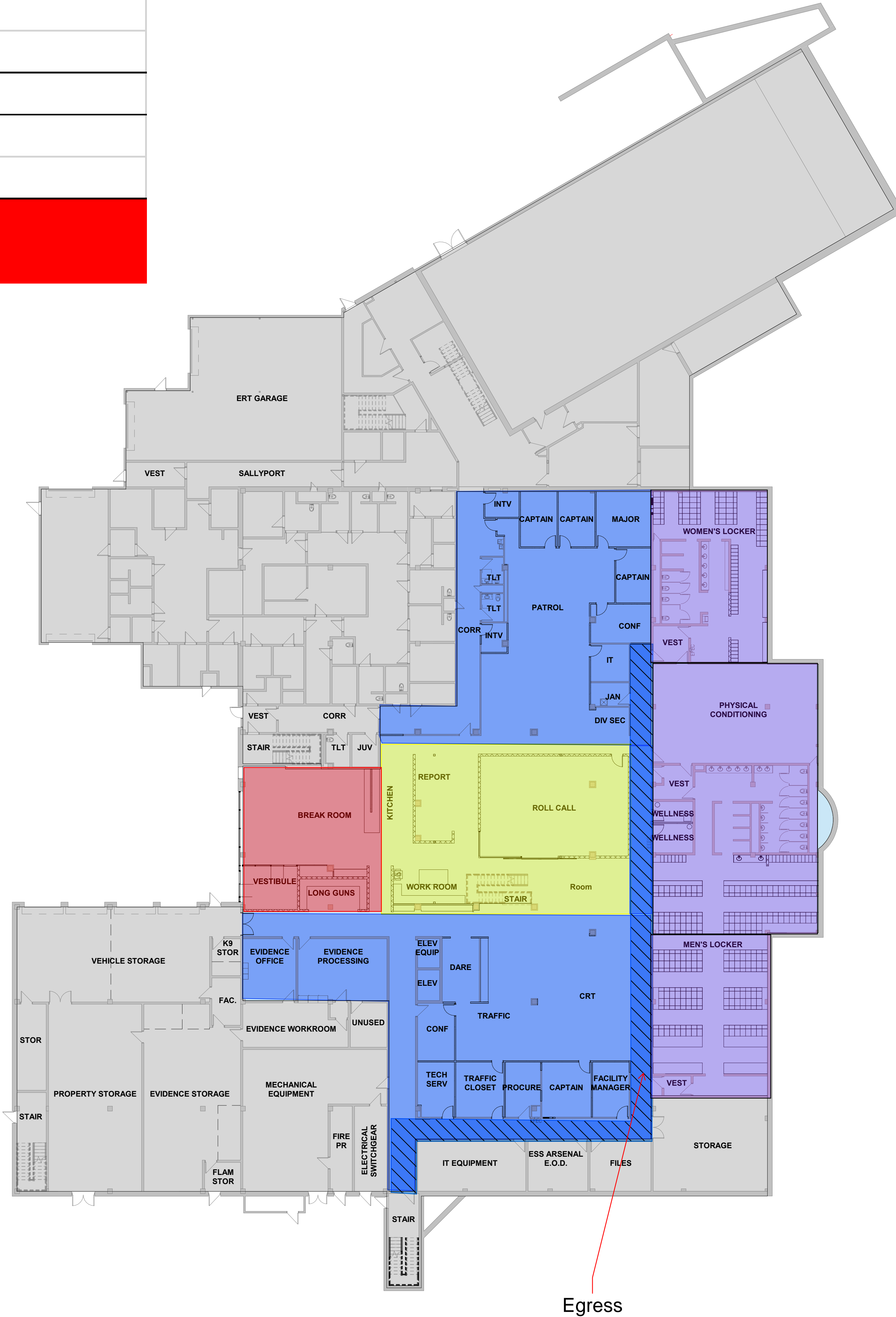
	Phase 1A/1B	Phase 2A & L/F	Phase 2B
1A Main Level			
1B Lower Level			
Locker/Fitness			
2A Main Level			
2A Lower Level			
2B Main Level			
2B Lower Level			



**LEGEND**

■ AREAS TO BE REFINISHED

■ AREAS TO REMAIN W/ EXISTING FINISHES



**GENERAL NOTES - FLOOR FINISH PLANS:**

1. RE: SHEET G0.01 - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: FINISH LEGEND, FINISH SCHEDULE, AND FLOOR FINISH PLANS FOR SPECIFIC FLOOR FINISH INFORMATION AND LOCATIONS.
3. RE: FINISH DETAILS SHEET FOR ADDITIONAL FINISH AND FLOOR TRANSITION CONDITIONS.
4. FLOOR FINISHES SHOWN ARE FOR ACCENT CLARIFICATION ONLY. RE: FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
5. FLOOR FINISH PATTERN SHALL BE CENTERED IN ROOM, UNLESS NOTED OTHERWISE.
6. ALIGN ALL WALL TILE JOINTS WITH FLOOR TILE JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL CLOSETS AND ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FLOOR FINISHES AS ADJOINING SPACES.
8. FLOOR FINISH MATERIAL AND/OR PATTERN SHALL BE INSTALLED UNDER THE KICKS OF CASEWORK/MILLWORK, UNDER OPEN COUNTERTOPS, AND UNDER EQUIPMENT.
9. FLOOR MATERIAL/COLOR TRANSITIONS TO ALIGN WITH ROOM SIDE OF DOOR STOP, UNLESS NOTED OR SHOWN OTHERWISE.
10. INSTALL TRANSITION STRIPS AT ALL FLOOR FINISH MATERIAL CHANGES, UNLESS NOTED OTHERWISE.

**GENERAL NOTES - WALL FINISH / WALL PROTECTION PLANS:**

1. RE: SHEET G0.01 - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: FINISH LEGEND & FINISH SCHEDULE FOR SPECIFIC FINISH INFORMATION & LOCATIONS.
3. RE: SHEET A9.31 FOR ADDITIONAL WALL FINISH / WALL PROTECTION DETAILS.
4. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING FOR WALL PROTECTION ATTACHMENT. THIS INCLUDES, BUT IS NOT LIMITED TO: CRASH RAILS, HANDRAILS & BUMPER RAILS. RE: ROUGH CARPENTRY SPECIFICATION SECTION FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE MANUFACTURER'S STANDARD ACCESSORY MOLDING OR TRIM FOR WALL PROTECTION ITEMS, UNLESS NOTED OTHERWISE.
6. IF WALL IS LESS THAN 18" WIDE DO NOT PROVIDE HANDRAIL. HANDRAILS SHOULD STOP APPROXIMATELY 3" FROM THE OPEN SWING OF A DOOR. HANDRAILS SHOULD STOP APPROXIMATELY 3" FROM A CORNER GUARD. RE: SHEET A9.31

**MATERIAL KEYNOTES**

ROOM FINISH TAG KEY LEGEND	
ROOM	000
FLOOR FINISH	WALL FINISH
WALL BASE	CEILING FINISH
COUNTER	UPPER
	BASE
REMARKS	

WALL FINISH LEGEND	
PC	CORNER GAURD (PC)
—	ACCENT PAINT (WP)
—	WALL TILE (WT)
—	WALL PROTECTION (PH/PS/PR/PB/PW)
—	PLASTIC LAMINATE PANELS (WL)
—	WALL REVEALS (ST), RE: A9.31

NOT ALL WALL FINISHES ARE SHOWN GRAPHICALLY. REFER TO SHEETS A9.01, A9.02, A9.03 AND SERIES A7.00 FOR SPECIFIC LOCATIONS AND MATERIALS

**FLOOR FINISH LEGEND**

[Pattern]	FC1
[Pattern]	FC2
[Pattern]	FE
[Pattern]	FER
[Pattern]	FVT1
[Pattern]	FVT2
[Pattern]	FVS1
[Pattern]	FVS2
[Pattern]	FT1
[Pattern]	FT2
[Pattern]	FT3
[Pattern]	FCT1
[Pattern]	FCT2

**RE: FINISH SCHEDULE**

**HOEFER WYSOCKI**  
 11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211  
 P: 913.307.3700 - F: 913.307.3710 www.hoeferwysocki.com

**SCHEMATIC DESIGN**

**LEE'S SUMMIT JUSTICE CENTER**

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REVISION DATES:

PROFESSIONAL SEAL

**A9.11**  
 ISSUE DATE: 29 JUNE 2020  
 HOEFER WYSOCKI #: 198171

**LOWER LEVEL FINISH FLOOR PLAN**

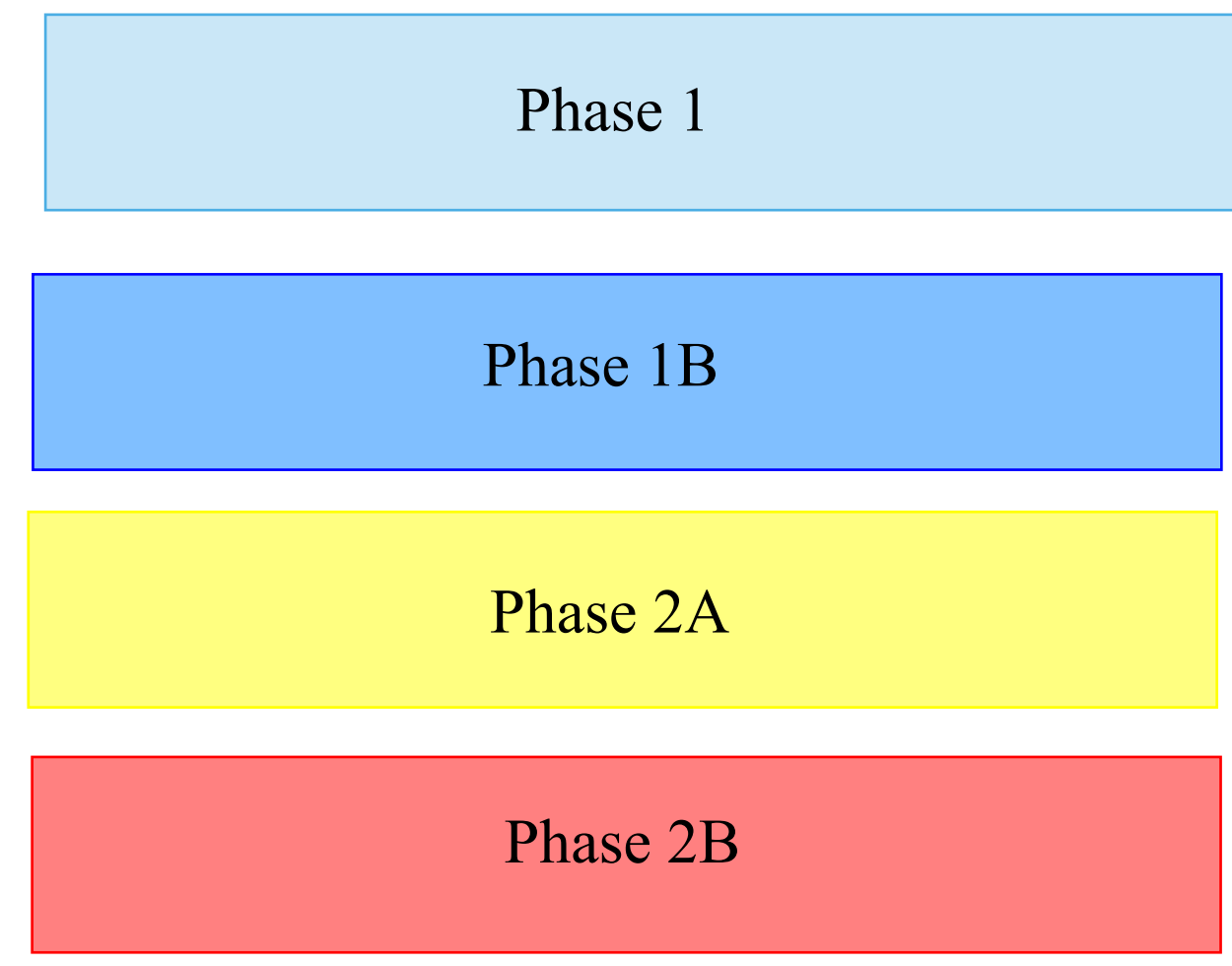
**A1 LOWER LEVEL FINISH FLOOR PLAN**  
 1/16" = 1'-0"



# EXHIBIT H - Phasing Plan

LSPD Phasing Plan 9/28/2020

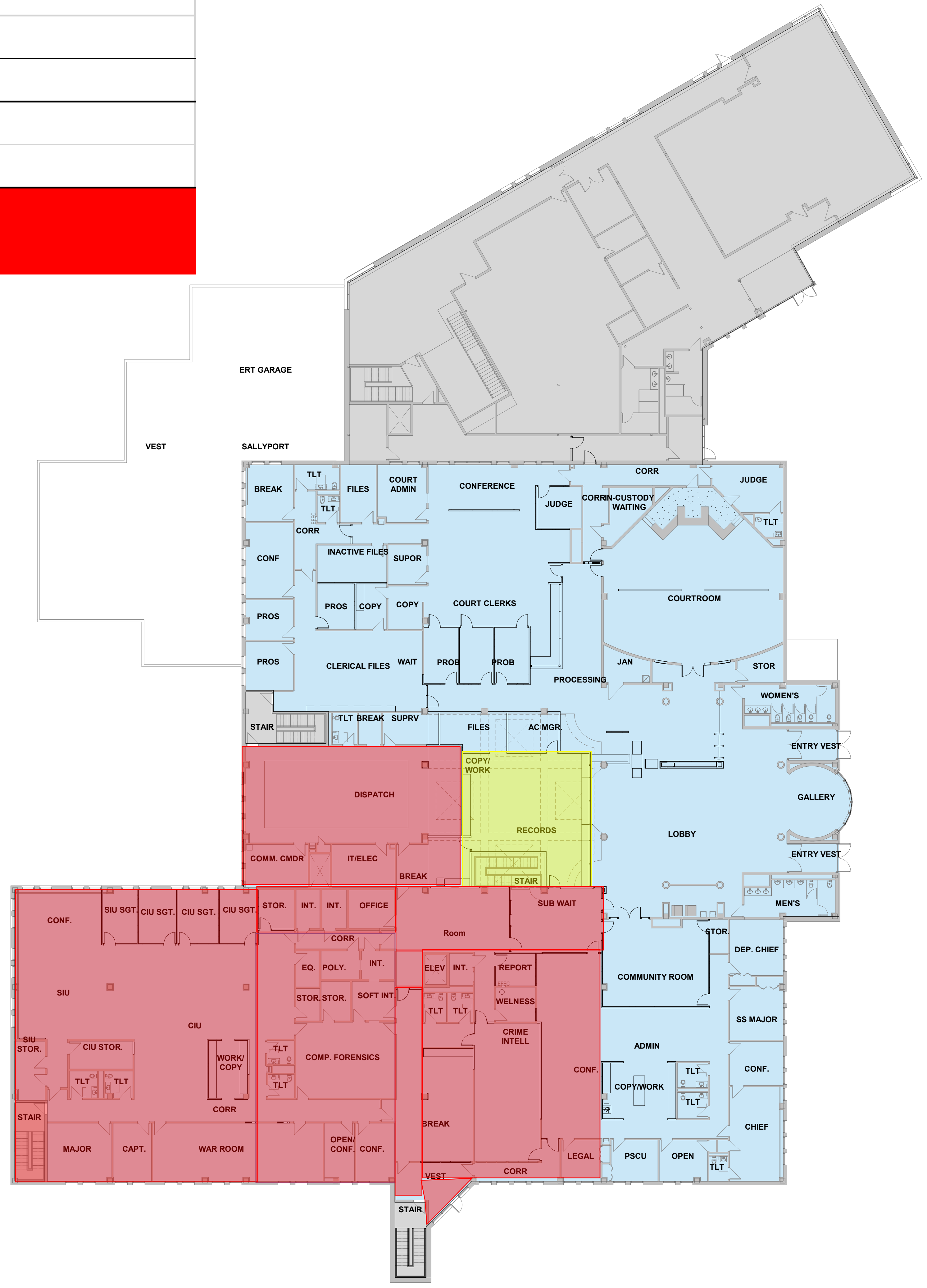
	Phase 1A/1B	Phase 2A & L/F	Phase 2B
1A Main Level			
1B Lower Level			
Locker/Fitness			
2A Main Level			
2A Lower Level			
2B Main Level			
2B Lower Level			



**LEGEND**

■ AREAS TO BE REFINISHED

■ AREAS TO REMAIN W/ EXISTING FINISHES



- GENERAL NOTES - FLOOR FINISH PLANS:**
- RE: SHEET G0.01 - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
  - RE: FINISH LEGEND, FINISH SCHEDULE, AND FLOOR FINISH PLANS FOR SPECIFIC FLOOR FINISH INFORMATION AND LOCATIONS.
  - RE: FINISH DETAILS SHEET FOR ADDITIONAL FINISH AND FLOOR TRANSITION CONDITIONS.
  - FLOOR FINISHES SHOWN ARE FOR ACCENT CLARIFICATION ONLY. RE: FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
  - FLOOR FINISH PATTERN SHALL BE CENTERED IN ROOM, UNLESS NOTED OTHERWISE.
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  - FLOOR FINISH MATERIAL AND/OR PATTERN SHALL BE INSTALLED UNDER THE KICKS OF CASEWORK/MILLWORK, UNDER OPEN COUNTERTOPS, AND UNDER EQUIPMENT.
  - FLOOR MATERIAL/ COLOR TRANSITIONS TO ALIGN WITH ROOM SIDE OF DOOR STOP, UNLESS NOTED OR SHOWN OTHERWISE.
  - INSTALL TRANSITION STRIPS AT ALL FLOOR FINISH MATERIAL CHANGES, UNLESS NOTED OTHERWISE.
- GENERAL NOTES - WALL FINISH / WALL PROTECTION PLANS:**
- RE: SHEET G0.01 - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
  - RE: FINISH LEGEND & FINISH SCHEDULE FOR SPECIFIC FINISH INFORMATION & LOCATIONS.
  - RE: SHEET A9.31 FOR ADDITIONAL WALL FINISH / WALL PROTECTION DETAILS.
  - CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING FOR WALL PROTECTION ATTACHMENT. THIS INCLUDES, BUT IS NOT LIMITED TO: CRASH RAILS, HANDRAILS & BUMPER RAILS. RE: ROUGH CARPENTRY SPECIFICATION SECTION FOR CLARIFICATION.
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**MATERIAL KEYNOTES**

**ROOM FINISH TAG KEY LEGEND**

ROOM 000	
FLOOR FINISH	WALL FINISH
WALL BASE	CEILING FINISH
COUNTER	UPPER
	BASE
REMARKS	

**WALL FINISH LEGEND**

PC	CORNER GAURD (PC)
AC	ACCENT PAINT (WP)
WT	WALL TILE (WT)
WP	WALL PROTECTION (PH/PS/PR/PB/PW)
WL	PLASTIC LAMINATE PANELS (WL)
ST	WALL REVEALS (ST), RE: A9.31

NOT ALL WALL FINISHES ARE SHOWN GRAPHICALLY. REFER TO SHEETS A9.01, A9.02, A9.03 AND SERIES A7.00 FOR SPECIFIC LOCATIONS AND MATERIALS

**FLOOR FINISH LEGEND**

FC1	
FC2	
FE	
FER	
FVT1	
FVT2	
FVS1	
FVS2	
FT1	
FT2	
FT3	
FCT1	
FCT2	

RE: FINISH SCHEDULE

**HOEFER WYSOCKI**

11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211  
P: 913.307.3700 - F: 913.307.3710 www.hoeferwysocki.com

**SCHEMATIC DESIGN**

**LEE'S SUMMIT JUSTICE CENTER**

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REVISION DATES:

PROFESSIONAL SEAL

**A9.12**

ISSUE DATE: 29 JUNE 2020  
HOEFER WYSOCKI #: 198171

**A1 MAIN LEVEL FINISH FLOOR PLAN**  
1/16" = 1'-0"

**MAIN LEVEL FINISH FLOOR PLAN**