

**AMENDMENT NO. 2 TO FACILITIES LEASE
BY AND BETWEEN
DAVIS JOINT UNIFIED SCHOOL DISTRICT
AND
LANDMARK MODERNIZATION CONTRACTORS, dba LANDMARK CONSTRUCTION
FOR THE MULTI-PURPOSE BUILDING PROJECT
AT CÉSAR CHÁVEZ, NORTH DAVIS, AND WILLETT ELEMENTARY SCHOOL**

This Amendment No. 2 to the Facilities Lease ("Second Amendment") is made and entered into this 22nd day of April 2021 ("Effective Date") by and between the Davis Joint Unified School District ("District") and Landmark Modernization Contractors dba Landmark Construction ("Developer") (collectively, the "Parties") as follows:

RECITALS

WHEREAS, the Parties entered into a Facilities Lease, dated as of January 22, 2021 pertaining to the new Multi-Purpose Buildings Project ("Project") at the District's César Chávez Elementary School, located at 1221 Anderson Road, Davis, CA 95616 (APN: 034-050-004-000), ("Project Site"); the District's North Davis Elementary School located at 555 East 14th Street, Davis, CA 95616 (APN: 070-010-003-000); and the District's Willett Elementary School located at 1207 Sycamore Lane, Davis, CA 95616 (APN: 034-050-003-000); and

WHEREAS, the plans and specifications for the work on one site of the Project, Willett Elementary School New Multi-Purpose Building, have been completed and previously approved by the Division of State Architect and subcontractors have provided bids thereto; and

WHEREAS, on March 19, 2021 the parties executed Amendment 1 to the Facilities Lease for the Willett Elementary School New Multi-Purpose Building amending the Project's Guaranteed Maximum Price (GMP) for the work bid to date; and

WHEREAS, the plans and specifications for the work on the remaining two sites of the Project, César Chávez and North Davis Elementary School New Multi-Purpose Building, have been completed and approved by the Division of State Architect and subcontractors have provided bids thereto; and

WHEREAS, the Parties wish to amend and supplement the Facilities Lease to amend the Project's Guaranteed Maximum Price for the remaining work bid.

NOW, THEREFORE, the Parties agree as follows:

Section I. Second Amendment of Facilities Lease.

A. Exhibit C (Guaranteed Maximum Price and Other Project Cost, Funding, and Payment Provisions) to the Facilities Lease is amended and supplemented such that the existing Exhibit C is struck and replaced with the amended Exhibit C, which is attached hereto as **EXHIBIT "1"** and incorporated herein by this reference. All references to Exhibit C in the Facilities Lease shall mean and refer to Exhibit "1" hereto.

The Parties expressly acknowledge and agree that this amendment is intended to and does change payment provisions for the Project under the Facilities Lease, including, but not limited to, the amount of Tenant Improvement Payments and amount of Lease Payments.

Section II. All Other Provisions Reaffirmed.

All other provisions of the Facilities Lease shall remain in full force and effect and are hereby reaffirmed. If there is any conflict between this Second Amendment and any provision of the Facilities Lease, the provisions of this Second Amendment shall control.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 2 to the Facilities Lease to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

Dated: _____, 2021

Dated: _____, 2021

DAVIS JOINT UNIFIED SCHOOL DISTRICT

LANDMARK MODERNIZATION CONTRACTORS
DBA LANDMARK CONSTRUCTION

By: _____

By: _____

Name: Amari Watkins

Name: Joe Bittaker

Title: Associate Superintendent of Business
Services

Title: Chairman

EXHIBIT 1

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EXHIBIT C

GUARANTEED MAXIMUM PRICE AND OTHER PROJECT COST, FUNDING, AND PAYMENT PROVISIONS

1. Site Lease Payments

As indicated in the Site Lease, Developer shall pay One Dollar (\$1.00) to the District as consideration for the Site Lease.

2. Guaranteed Maximum Price

Pursuant to the Facilities Lease, Developer will cause the, César Chávez, North Davis and Willett Elementary School Multi-Purpose Building of Project to be constructed for **thirty million five hundred eighty seven thousand two hundred twelve dollars (\$30,587,212)** having been determined after the Division of the State Architect ("DSA") approved the plans and specifications for the Project ("Guaranteed Maximum Price"). The individual site construction amounts are identified in Attachment 2.

2.1 Cost of the Work

The term Cost of the Work shall mean the costs necessarily incurred in the proper performance of the Work contemplated by the Contract Documents. Such costs shall be at rates no higher than the standard paid at the place of the Project except with the prior consent of the District. The Cost of the Work shall include only the items set forth in this Section 2 and approved by the District.

2.1.1 General Conditions

The General Conditions as set forth in **Attachment 1** hereto shall be included in a progress billing as incurred. Said rates shall include all costs for labor, equipment and materials for the items identified therein which are necessary for the proper management of the Project, and shall include all costs paid or incurred by the Developer for insurance, permits, taxes, and all contributions, assessments and benefits, holidays, vacations, retirement benefits, incentives to the extent contemplated in **Attachment 1**, whether required by law or collective bargaining agreements or otherwise paid or provided by Developer to its employees. The District reserves the right to request changes to the personnel, equipment, or facilities provided as General Conditions as may be necessary or appropriate for the proper management of the Project, in which case, the District shall be entitled to a reduction in the cost of General Conditions based on the rates set forth in **Attachment 1**.

2.1.2 Subcontract Costs

Payments made by the Developer to Subcontractors (inclusive of the Subcontractor's bonding, if required, and insurance costs, which shall be included in the subcontract amount), which payments shall be made in accordance with the requirements of the Contract Documents.

2.1.3 Developer-Performed Work

Costs incurred by the Developer for self-performed work at the direction of District or with the District's prior approval, as follows:

2.1.3.1 Actual costs to the Developer of wages of construction workers, excluding all salaried and/or administrative personnel, directly employed by the Developer to perform the construction of the Work at the site.

2.1.3.2 Wages or salaries and customary benefits, such as sick leave, medical and health benefits, holidays, vacations, incentive programs, and pension plans of the Developer's field supervisory, safety and administrative personnel when stationed at the site or stationed at the Developer's principal office, only for that portion of their time required for the Work.

2.1.3.3 Wages and salaries and customary benefits, such as sick leave, medical and health benefits, holidays, vacations, incentive programs and pension plans of the Developer's supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

2.1.3.4 Costs paid or incurred by Developer for taxes, insurance, contributions, assessments required by law or collective bargaining agreements and for personnel not covered by such agreements, and for customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Subparagraphs 2.1.3.1 through 2.1.3.3.

2.1.3.5 Costs, including transportation and storage, of materials and equipment incorporated in the completed construction, including costs of materials in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the District's property at the completion of the Work or, at the District's option, shall be sold by the Developer. Any amounts realized from such sales shall be credited to the District as a deduction from the Cost of the Work.

2.1.3.6 Costs, including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, machinery and equipment not customarily owned by construction workers, that are provided by the Developer at the site and fully consumed in the performance of the Work; and cost (less salvage value) of such items if not fully consumed, whether sold to others or retained by the Developer. Cost for items previously used by the Developer shall mean fair market value.

2.1.3.7 Rental charges for temporary facilities, machinery, equipment, vehicles and vehicle expenses, and hand tools not customarily owned by construction workers that are provided by the Developer at the site, whether rented from the Developer or others, and the costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof and costs of Developer’s Project field office, overhead and general expenses including office supplies, parking, office equipment, and software. Rates and quantities of equipment rented shall be subject to the District’s prior approval.

2.1.3.8 Costs of removal of debris from the site, daily clean-up costs and dumpster charges not otherwise included in the cost of the subcontracts which exceeds the clean-up provided under the General Conditions.

2.1.3.9 Costs of that portion of the reasonable travel, parking and subsistence expenses of the Developer’s personnel incurred while traveling and discharging duties connected with the Work.

2.1.3.10 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, if approved in advance by the District.

2.1.4 Allowances

Because it is impossible at the time of execution of the Facilities Lease to determine the exact cost of performing certain tasks, the Cost of the Work shall include the following Allowances for the Tasks/Work as noted here:

Allowances for Willett MPR

Task/Work	Allowance Amount
Mosaic Mural @ Handwashing Area	\$10,000
Transite Pipe Abatement	\$20,000
Encroachment Fees	\$30,000
Camera & Flush Existing Site Utilities	\$10,000
PG&E Commitment drawings & work to facilitate	\$50,000
Reconfigure Back Stage Curtain	\$25,000
Shop applied prime coat Tnemec 27WB epoxy @ interior AESS if req’d	\$40,000
Future provisions/infrastructure for solar	\$25,200

Task/Work	Allowance Amount
Total Willett Allowance Amount	\$210,200

Allowances for Chavez MPR

Task/Work	Allowance Amount
Mosaic Mural @ Handwashing Area	\$10,000
Transite Pipe Abatement	\$20,000
Encroachment Fees	\$30,000
Camera & Flush Existing Site Utilities	\$10,000
Steel Market Escalation, holds price to March 31	\$60,000
PG&E Commitment drawings & work to facilitate	\$50,000
Reconfigure Back Stage Curtain	\$25,000
Shop applied prime coat Tnemec 27WB epoxy @ interior AESS if req'd	\$40,000
Future provisions/infrastructure for solar	\$33,600
Crack fill and sealcoat AC hardcourts (34,404 sf)	\$18,000
CDC Power and Data	\$30,000
Added scope (demolition, storm drain, area drains, domestic & irrigation, AC & PCC patch, epoxy wainscot, structural steel, electrical, UG fire water)	\$165,000
Total Chavez Allowance Amount	\$491,600

Allowances for North Davis MPR

Task/Work	Allowance Amount
Mosaic Mural @ Handwashing Area	\$10,000
Transite Pipe Abatement	\$20,000

Task/Work	Allowance Amount
Encroachment Fees	\$30,000
Camera & Flush Existing Site Utilities	\$10,000
Steel Market Escalation, holds price to March 31	\$60,000
PG&E Commitment drawings & work to facilitate	\$70,000
Reconfigure Back Stage Curtain	\$25,000
Shop applied prime coat Tnemec 27WB epoxy @ interior AESS if req'd	\$40,000
Future provisions/infrastructure for solar	\$21,000
Crack and fill existing AC hardcourt (27,072 sf)	\$15,000
Added Scope (bollards, PCC paving, epoxy wainscot, structural steel, UG fire water)	\$40,000
Total North Davis Allowance Amount	\$341,000

The District shall have sole discretion to authorize all expenditures from the Allowances. The District shall process expenditures from the Allowances in the form of an Allowance Expenditure Directive ("AED"). The Allowances are included in the Guaranteed Maximum Price. Any unused Allowance or unused portion thereof shall be deducted from the Cost of the Work pursuant to **Exhibit D** to this Facilities Lease to the benefit of the District.

2.1.5 Miscellaneous Costs

2.1.5.1 Where not included in the General Conditions, and with the prior approval of District, costs of document reproductions (photocopying and blueprinting expenses), long distance telephone call charges, postage, overnight and parcel delivery charges, telephone costs including cellular telephone charges, facsimile or other communication service at the Project site, job photos and progress schedules, and reasonable petty cash expenses of the site office. Developer shall consult with District to determine whether District has any vendor relationships that could reduce the cost of these items and use such vendors whenever possible.

2.1.5.2 Sales, use, gross receipts, local business and similar taxes imposed by a governmental authority that are related to the Work.

2.1.5.3 Fees and assessments for permits, plan checks, licenses and inspections for which Developer is required by the Contract Documents

to pay including, but not limited to, permanent utility connection charges, street use permit, street use rental, OSHA permit and sidewalk use permit and fees.

2.1.5.4 Fees of laboratories for tests required by the Contract Documents.

2.1.5.5 Deposits lost for causes other than the Developer's or its subcontractors' negligence or failure to fulfill a specific responsibility to the District as set forth in the Contract Documents.

2.1.5.6 Expenses incurred in accordance with the Developer's standard personnel policy for relocation and temporary living allowances of personnel required for the Work if approved in advance by District.

2.1.5.7 Where requested by District, costs or expenses incurred by Developer in performing design services for the design-build systems.

2.1.5.8 Other costs incurred in the performance of the Work if, and to the extent, approved in advance by District.

2.1.5.9 Costs due to emergencies incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and/or property.

2.1.5.10 Provided all other eligible costs have been deducted from the contingency and as part of the calculation of amounts due Developer for Final Payment, costs of repairing and correcting damaged or non-conforming Work executed by the Developer, Subcontractors or suppliers, providing that such damage or non-conforming Work was not caused by negligence or failure to fulfill a specific responsibility of the Developer and only to the extent that the cost of repair or correction is not recovered by the Developer from insurance, sureties, Subcontractors or suppliers.

2.1.6 Excluded Costs

The following items are considered general overhead items and shall not be billed to the District:

2.1.6.1 Salaries and other compensation of the Developer's personnel stationed at Developer's principal office or offices other than the Project Field Office, except as specifically provided in Subparagraphs 2.1.3.2. and 2.1.3.4.

2.1.6.2 Expenses of the Developer's principal office and offices other than the Project Field Office.

2.1.6.3 Overhead and general expenses, except as may be expressly included in this Section 2.

2.1.6.4 The Developer's capital expenses, including interest on the Developer's capital employed for the Work.

2.1.6.5 Costs that would cause the Guaranteed Maximum Price (as adjusted by Change Order) to be exceeded.

2.1.7 Developer's Fee

Four percent (**4.0%**) of the Cost of the Work as described in Section 2.1.

2.1.8 Bonds and Insurance

For insurance and bonds required under this Facilities Lease (exclusive of those required by Subcontractors, which costs are included in the subcontract amounts), that portion of insurance and bond premiums which are directly attributable to this Contract, which shall be calculated at a rate of six hundred thirty three thousandths percent (**0.633%**) of the Cost of the Work for insurance and five hundred thirty six thousandths percent (**0.536%**) of the Cost of the Work for payment and performance bonds.

2.1.9 Contingency

2.1.9.1 The Guaranteed Maximum Price includes a Developer Contingency of eight percent (**8%**) of the Cost of the Work as described in Section 2.1.1, 2.1.2, and 2.1.3 for potential additional construction costs for District requested changes, unforeseen conditions that occur over the course of construction and/or scope gaps between the subcontract categories of the Work.

2.1.9.2 The Developer Contingency is not intended for such things as scope changes.

2.1.9.3 The Contingency shall not be used without the agreement of the District.

2.1.9.4 The unused portion of the Developer Contingency shall be considered as cost savings and retained by the District at the end of the Project.

2.2 The Guaranteed Maximum Price will consist of the amounts to be identified in **Attachment 2** to this **Exhibit C**. Except as indicated herein for modifications to the Project approved by the District, Developer will not seek additional compensation from District in excess of Guaranteed Maximum Price. District shall pay the Guaranteed Maximum Price to Developer in the form of Tenant Improvement Payments and Lease Payments as indicated herein.

2.3 Total Payment

In no event shall the cumulative total of the Tenant Improvement Payments and the Lease Payments ever exceed the Guaranteed Maximum Price to be defined, as may be modified pursuant to **Exhibit D** to the Facilities Lease.

2.4 Changes to Guaranteed Maximum Price

2.4.1 The Parties acknowledge that the Guaranteed Maximum Price is based on the Construction Documents, including the plans and specifications, as identified in **Exhibit D** to the Facilities Lease.

2.4.2 As indicated in the Facilities Lease, the Parties may add to or remove from the project specific scopes of work. Based on these change(s), the Parties may agree to a reduction or increase in the Guaranteed Maximum Price. If a cost impact of a change is agreed to by the Parties, it shall be paid upon the payment request from the Developer for the work that is the subject of the change in accordance with the provisions of **Exhibit D**. The amount of any change to the Guaranteed Maximum Price shall be calculated in accordance with the provisions of **Exhibit D** to this Facilities Lease.

2.4.3 The Parties agree to reduce the Guaranteed Maximum Price for the unused portion of the Developer Contingency, if any.

2.4.4 Cost Savings

Developer shall work cooperatively with Architect, Construction Manager, subcontractors and District, in good faith, to identify appropriate opportunities to reduce the Project costs and promote cost savings. Any identified cost savings from the Guaranteed Maximum Price shall be identified by Developer, and approved in writing by the District. If any cost savings require revisions to the Construction Documents, Developer shall work with the District and Architect with respect to revising the Construction Documents and, if necessary, obtaining the approval of DSA with respect to those revisions. Developer shall be entitled to an adjustment of Contract Time for delay in completion caused by any cost savings adopted by District pursuant to **Exhibit D**, if requested in writing before the approval of the cost savings.

2.4.5 If the District exercises its Purchase Option pursuant to this **Exhibit C**, any reduction in the Guaranteed Maximum Price resulting from that exercise of the Purchase Option, if any, shall be retained in full by the District and shall not be shared with the Developer.

2.4.6 If the Parties agree to a reduction or increase in the Guaranteed Maximum Price, the Loan Amount indicated in **Attachment 3** shall be adjusted accordingly and **Attachment 3** shall be amended prior to the commencement of Lease Payments.

3. Tenant Improvement Payments

Prior to the District's taking delivery or occupancy of the Project, the District shall pay to Developer an amount equal to the Guaranteed Maximum Price as modified pursuant to the terms of the Facilities Lease, including **Exhibit C** and **Exhibit D**, less the Lease Payments ("Tenant Improvement Payments"). The District shall withhold an amount equal to one-third (1/3) of the Loan Amount as indicated in **Attachment 3** to **Exhibit C** from each of the last three (3) payments to Developer for its Work on the Project. Otherwise, the Tenant Improvement Payments will be processed based on the amount of Work performed

according to the Developer's Schedule of Values (**Exhibit G** to the Facilities Lease) and pursuant to the provisions in **Exhibit D** to the Facilities Lease, including withholding for or escrow of retention of five percent (5%) of the Guaranteed Maximum Price. The withholding for the Loan Amount shall be separate from and in addition to withholding for or escrow of retention.

4. Lease Payments

Upon execution of the Memorandum of Commencement Date, the form of which is attached to the Facilities Lease as **Exhibit E**, the District shall commence making lease payments to Developer in accordance with the Schedule attached hereto as **Attachment 3**.

4.1 The Lease Payments shall be consideration for the District's rental, use, and occupancy of the Project and the Project Site and shall be made in monthly installments as indicated in the Schedule of Lease Payments attached hereto as **Attachment 3** for the duration of the lease term of one (1) year, with the first Lease Payment due ninety (90) days after execution of the Memorandum of Commencement Date.

4.2 The District represents that the annual Lease Payment obligation does not surpass the District's annual budget and will not require the District to increase or impose additional taxes or obligations on the public that did not exist prior to the execution of the Facilities Lease.

4.3 Fair Rental Value

District and Developer have agreed and determined that the total Lease Payments constitute adequate consideration for the Facilities Lease and are reasonably equivalent to the fair rental value of the Project. In making such determination, consideration has been given to the obligations of the Parties under the Facilities Lease and Site Lease, the uses and purposes which may be served by the Project and the benefits therefrom which will accrue to the District and the general public.

4.4 Each Lease Payment Constitutes a Current Expense of the District

4.4.1 The District and Developer understand and intend that the obligation of the District to pay Lease Payments and other payments hereunder constitutes a current expense of the District and shall not in any way be construed to be a debt of the District in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the District, nor shall anything contained herein constitute a pledge of the general tax revenues, funds or moneys of the District.

4.4.2 Lease Payments due hereunder shall be payable only from current funds which are budgeted and appropriated or otherwise made legally available for this purpose. This Facilities Lease shall not create an immediate indebtedness for any aggregate payments that may become due hereunder.

4.4.3 The District covenants to take all necessary actions to include the Lease Payments in each of its final approved annual budgets.

4.4.4 The District further covenants to make all necessary appropriations (including any supplemental appropriations) from any source of legally available funds of the District for the actual amount of Lease Payments that come due and payable during the period covered by each such budget. Developer acknowledges that the District has not pledged the full faith and credit of the District, State of California or any state agency or state department to the payment of Lease Payments or any other payments due hereunder. The covenants on the part of District contained in this Facilities Lease constitute duties imposed by law and it shall be the duty of each and every public official of the District to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the District to carry out and perform the covenants and agreements in this Facilities Lease agreed to be carried out and performed by the District.

4.4.5 The Developer cannot, under any circumstances, accelerate the District's payments under the Facilities Lease.

5. District's Purchase Option

5.1 If the District is not then in uncured Default hereunder, the District shall have the option to purchase not less than all of the Project in its "as-is, where-is" condition and terminate this Facilities Lease and Site Lease by paying the balance of the "Loan Amount" identified in **Attachment 3**, which is exclusive of interest that would have otherwise been owed, as of the date the option is exercised ("Option Price"). Said payment shall be made on or before the date on which the District's lease payment would otherwise be due for that month ("Option Date").

5.2 District shall provide to Developer a written notice no less than ten (10) days prior to the Option Date. The notice will include that District is exercising its option to purchase the Project as set forth above on the Option Date. If the District exercises this option, the District shall pay directly to Developer the Option Price on or prior to the Option Date and Developer shall at that time deliver to District an executed Termination Agreement and Quitclaim Deed in recordable form to terminate this Facilities Lease and the Site Lease. District may record all such documents at District's cost and expense.

5.3 Under no circumstances can the first Option Date be on or before ninety (90) days after the Developer completes the Project and the District accepts the Project.

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ATTACHMENT 1

GENERAL CONDITIONS COSTS

General Conditions Cost César Chávez, North Davis, and Willett Elementary School Multi-Purpose Room Buildings Project \$1,422,765. See attached **General Conditions Worksheet** below, for the Project's three Sites Chavez, North Davis, Willett.

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General Conditions Worksheet

Davis Joint Unified School District							19-Nov-20
Cesar Chavez, North Davis & Willett Elementary School MPRs							
				Landmark months	12.00		
			Qty/Unit	Hourly or Unit Cost	Monthly Rate	Usage	Cost
Division 00 - Bidding Requirements							
00 31 32	Geotechnical Data						
Division 01 - General Requirements							
01 11 00	Summary of Work						
01 11 16	Work by District						
01 21 00	Allowances						below the line
01 22 00	Unit Prices	Vapor Emissions Control					below the line
01 31 19	Project Meetings						
01 32 16	Construction Schedule - Network Analysis	software not spec'd					
01 32 34	Construction Camera System						None
01 33 00	Submittals						
01 35 13	Special Requirements - DSA projects						
01 45 00	Quality Control						
01 50 00	Temporary Facilities and Controls	temp offices / bins			2,200	300%	79,200
	Phones, Data, Software, Computers, Copiers				1,200	300%	43,200
	Temporary Toilets				1,300	300%	46,800
	Temporary Water, Power, Lighting				1,500	300%	54,000
	Temp power connection - baloney cords				100	300%	3,600
	Temp Fence (Lineal Feet)		1,800	4	600	300%	21,600
	Security Services					0%	see GMP
	Scaffolding						see GMP
	Shrink Wrap	netting and shrink wrap					not incl
	Temporary Tree and Plant Protection						
	SWPPP						see GMP
	Temporary Heat						see GMP
01 58 13	Temporary Project Signage						0
01 73 29	Cutting and Patching						see GMP
01 74 00	Protection and Cleaning						see GMP
01 74 19	Demolition Waste Management						see GMP
01 78 00	Closeout Submittals						
	Warranties						see GMP
	Record Documents						7,500
01 79 00	Demonstration and Training	videotape demonstrations					see GMP
01 81 13	Project Sustainability Requirements						see GMP
01 91 13	Commissioning Requirements						see GMP
	Allowances Required						see GMP
	Pre-Construction Expenses						see pre-con est
	Construction Facilities and Temporary Controls	Owner Trailer, Computer, Phone	shared w/ LMC		0	100%	0
	Plans & Specs				300	150%	5,400
	Superintendent			108	18,680	300%	672,468
	Asst. Super	foreman, carpenter rate		87	15,114	0%	0
	Proj Mgmt			93	16,045	139%	267,633
	General Superintendent			150	25,980	15%	46,764
	Proj Director			110	19,052	11.0%	25,149
	Proj Engineer			54	9,363	109%	122,474
	Proj Admin			54	9,363	16%	17,978
	Safety	Audits, Equipment, Training			500	150%	9,000
	Progress Cleaning						see GMP
	Dumpsters						see GMP
	Final Clean						see GMP
	Utility Locating						see GMP
	Apartment / Travel / etc.				0	100%	0
General Conditions Total							1,422,765
Project Total					\$ 31,500,000		4.517%

ATTACHMENT 2

GUARANTEED MAXIMUM PRICE

Guaranteed Maximum Price: \$30,587,212. See attached GMP Worksheets for the Project's three Sites Chavez, North Davis and Willett.

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GUARANTEED MAXIMUM PRICE WORKSHEET
CHAVEZ ELEMENTARY SCHOOL MPR PROJECT
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GMP Worksheet

Owner: DJUSD
 Owner Rep: Van Pelt
 Architect: HMC

Chavez ES MPR Building

DSA Submittal GMP **Rev 20**

Bid Date: 02/12/21 Date: 4/1/2021
 Duration: 14.0 Owner Months Owner Est \$ 10,500,000 39,125
 Duration: 12.0 Landmark Months Total Area: 9,848 SF

DIVISION	DESCRIPTION	SUBCONTRACTOR & NOTES	Qty	Units	Unit Price	Subcontractor	Labor			Materials	Equipment	Total	Notes
							Man/Hrs.	\$/Hr	Total				
DIVISION 1	General Conditions					474,255					474,255		
	Preconstruction	LMC	1	ls		16,275			-		16,275		
01 35 42	Calgreen Requirements	LMC	1	ls		8,000			-		8,000		
01 57 13	Erosion Control (>1acre)	LMC	1	ls		4,000			-		4,000		
	Reports, Inspections & Sampling	LMC	12	months			234	\$ 125	29,228		29,228		
	Fiber Roll Installation & Maintenance	LMC	2,461	lf			123	\$ 97	11,983	4,922	16,905		
	Cover & Maintain Spoil Stockpiles	LMC	1	ls			60	\$ 97	5,820	300	6,120		
	Drain Inlet Filters Installation & Maintenance	LMC	14	ea			21	\$ 97	2,045	1,400	3,445		
	Street Sweeping / Dust Control	LMC	1	ls		10,000			-		10,000		
	Construction Entrance - Install & Remove	LMC	1	ls		8,500			-		8,500		
01 91 00	General Commissioning Requirements	LMC	1	ls		2,500			-		2,500		
	Daily COVID-19 Screening (2hrs/day)	LMC	1	ls			520	\$ 54	28,080	2,800	30,880		
	Protection for Site Flatwork & Exterior Finishes	LMC	1	ls		15,000			-		15,000		
	Winterization (delay prevention & cleanup)	LMC	1	ls			160	\$ 97	15,520	2,500	18,020		
	Security Services (LMC internal camera system)	LMC	1	ls		1,500			-		1,500		
	Project Signage	LMC	1	ls		3,000			-		3,000		
	Temporary Heat	LMC	1	ls		3,500			-		3,500		
DIVISION 2	Existing Conditions								-		-		
	Survey	MVE	9,848	sub		38,300			-		38,300		
	Utility Locating	Per Bullseye Locating at Birch Lane	1	sub		16,000			-		16,000		
02 41 00	Site Demolition	Lamon	1	sub		See Div 31			-		-		
	Relocate Portable Classroom	Clay Titus	1	sub		37,800			-		37,800		
	Siding & Trim Repair at Relocated Portables	LMC	1	ls			80	\$ 97	7,760	800	8,560		
	Touch up Painting	Applied	1	ls		2,500			-		2,500		
	Storage Containers	LMC	12	mo					-	6,600	6,600		
	Dumpsters	LMC	12	mo					-	15,000	15,000		
	Progress Cleaning	LMC	12	mo			826	\$ 97	80,436		80,436		
	Final Cleaning Building	SJ General Maintenance	9,848	sf	\$ 0.92	9,100			-		9,100		
	Final Cleaning Site	SJ General Maintenance	1	ls		Incl			-		-		
	LMC Forklift/Equipment	LMC	1	ls			300	\$ 97	29,100	2,500	16,000	47,600	
DIVISION 3	CONCRETE								-		-		
03 30 00	Cast In Place Concrete - building	Big B	9,848	sf		745,852			-		745,852	Includes discount	
	Bond Big B Concrete	Big B	1	sub		11,188			-		11,188		
	Rock & VB under building slabs	Big B	1	sub		Incl			-		-		
	Footing excavation & backfill	Big B	1	sub		Incl			-		-		
	Backfill Fill at Stage	Big B	1	sub		Incl			-		-		
07 26 16	Vapor Barrier (ASTM 1745 class A 15 mil)	Big B	1	sub		Incl			-		-		
	Foundation & Slurry Slab at Relocated Portable	Big B	1	sub		Incl			-		-		
03 10 00	Concrete Formwork	Big B	1	sub		Incl			-		-		
	Off-Haul Building & Site Spoils	Big B	256	cy	\$ 30	7,680			-		7,680		
32 16 00	Site Concrete	Big B	22,675	sf		Incl			-		-		



GMP Worksheet

	Curbs, Gutters, Ramps, Seat Walls, etc.	Big B	1	sub		Incl			-			-	
	Trench Drain	Big B	1	sub		Incl			-			-	
	Cobble at slotted curb outfall	Big B	11	ea		Incl			-			-	
32 17 26	Tactile/Detectable Warning Surface Tile	Big B	1	sub		Incl			-			-	
03 21 00	Reinforcing Steel - building	Big B	9,848	sf		Incl			-			-	
	Reinforcing Steel - site	Big B	22,675	sf		Incl			-			-	
	Hoisting and rebar safety caps	Big B	1	sub		Incl			-			-	
03 35 35	Concrete Sealer	West Coast	180	sf		Incl, see div 09			-			-	
	Layout & Coordination	LMC	1	ls			160	\$ 97	15,520			15,520	
DIVISION 5 METALS													
05 12 00	Structural Steel Framing	Metal Works	15,584	roof line sf	\$ 43.09	Incl			671,578			671,578	Includes discount
05 12 13	Architecturally Exposed Structural Steel	Metal Works	1	sub		Incl			-			-	
05 30 00	Metal Decking	Linden Steel	17,864	deck sf	\$ 15	Incl			270,282			270,282	Includes discount
	Temporary Fall Protection Install & Maintenance	LMC	1	ls			120	\$ 97	11,640	500	1,500	13,640	
	Acoustic deck Insulation Install	LMC	1	ls			48	\$ 97	4,656			4,656	
05 40 00	Cold Formed Metal Framing	U-Neac	1	sub		See Div 09			-			-	
05 50 00	Metal Fabrication	Metal Works	1	sub		Incl			-			-	
05 50 10	Metal Pipe Bollards Supply	Metal Works	13	ea		Incl			-			-	
	Metal Pipe Bollards Install	Big B	13	ea		Incl			-			-	
05 51 33	Metal Ladders Supply (interior only)	Metal Works	2	ea		Incl			-			-	
	Metal Ladders Install (interior only)	LMC	2	ea			40	\$ 97	3,880	50		3,930	
	Metal Ladders Ships Ladder Supply	Navajo	1	sub		See Div 07			-			-	
	Metal Ladders Ships Ladder Install	LMC	1	sub			20	\$ 97	1,940	100		2,040	
05 52 00	Handrails and Railings Supply	Metal Works	4	ea		Incl			-			-	
	Handrails and Railings Install	LMC	4	ea			20	\$ 97	1,940	25		1,965	
	Fire Watch	LMC	1	ls			260	\$ 97	25,220	150		25,370	
	Layout & Coordination	LMC	1	ls			200	\$ 97	19,400			19,400	
DIVISION 6 CARPENTRY													
	Rough Carpentry	LMC	1	ls			120	\$ 97	11,640	1,500		13,140	
	Nailers, Blocking, Curbs, etc. for MEP	LMC	1	ls		Incl			-			-	
	Nailers at 2&9/A10.16	LMC	1	ls		Incl			-			-	
06 20 00	Finish Carpentry - Installation of Doors	Heritage Door & Glass	1	sub		See Div 08			-			-	
06 41 16	Casework	Sierra Casework	1	sub		Incl			19,166			19,166	Includes discount
	Casework WI Certification	Sierra Casework	1	ls		Incl			-			-	
06 61 16	Solid Polymer Fabrications (counter tops)	Sierra Casework	1	sub		Incl			-			-	
	Cabinet Locks	Sierra Casework	1	sub		Incl			-			-	
DIVISION 7 THERMAL AND MOISTURE PROTECTION													
07 13 26	Self Adhering Sheet Waterproofing	U-Neac	1	sub		See Div 09			-			-	
07 21 00	Insulation	Alcal	9,848	sog sf	\$ 7.19	Incl			70,855			70,855	Includes discount
	Bond Alcal	Alcal	1	sub					390			390	
07 21 13	Rigid Thermal Insulation (w/ Z furring)	Alcal	1	sub		Incl			-			-	
07 26 13	Weather Resistive / Air Barriers	Alcal	1	sub		Incl			-			-	
07 26 16	Vapor Barrier	Big B	1	sub		See Div 03			-			-	
07 46 21	Equipment Screens (sheet metal panels only)	Cal Single Ply	1	sub		Incl			-			-	
07 46 46	Exterior Fiber Cement Siding	Rick Slater	1,350	sf		Incl			96,420			96,420	Includes discount
	Wood nailers at Plaster transition	Rick Slater	132	lf		Incl			-			-	
07 54 19	PVC Thermoplastic Membrane Roofing	Cal Single Ply	17,864	roof sf	\$ 20	Incl			348,780			348,780	
	Walkway Pads	Cal Single Ply	1	sub		Incl			-			-	
	1/4" Cover Board	Cal Single Ply	1	sub		Incl			-			-	



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07 62 00	Sheet metal Flashing and Trim	Four CCCC's	1	sub		105,602			-		105,602	
07 72 00	Roof Accessories	Navajo	1	sub		12,247	36	\$ 97	3,492	50	15,789	
07 92 00	Joint Sealants	JMB	9,848	sf	\$ 2.04	20,130			-		20,130	
	Exterior Walk Sealants	JMB	22,675	sf		Incl			-		-	
	Layout & Coordination	LMC	1	ls			120	\$ 97	11,640		11,640	
DIVISION 8	OPENINGS								-		-	
08 12 13	Hollow Metal Frames - Welded	Heritage Door & Glass	23	ea		144,079			-		144,079	
08 13 13	Hollow Metal Doors	Heritage Door & Glass	24	ea		Incl			-		-	
08 14 16	Flush Wood doors	Heritage Door & Glass	15	ea		Incl			-		-	
	WI Certification for Supply	LMC	1	ls		2,500			-		2,500	
08 34 73	Acoustical Door Systems	Heritage Door & Glass	1	sub		Incl			-		-	
08 71 00	Door Hardware	Heritage Door & Glass	1	sub		Incl			-		-	
	Door and hardware installation	Heritage Door & Glass	40	ea		Incl			-		-	
	WI Certification for Install	LMC	1	ls		2,500			-		2,500	
	Access Doors - Install ONLY (FOB subcontractors)	LMC	1	ls			32	\$ 97	3,104	150	3,254	
08 33 26	Overhead Coiling Grilles (motorized)	The Smith Co.	2	ls	\$ 24,952	49,904			-		49,904	Includes discount
08 41 13	Aluminum Entrances and Storefronts (Arcadia)	National Glass	3,144	sf	\$ 165	517,370			-		517,370	Includes discount
	Bond National Glass	National Glass	1	sub		10,347			-		10,347	
10 71 13	Exterior Sun Control Devices	National Glass	1	sub		Incl			-		-	
08 80 00	Glazing	National Glass	1	sub		Incl			-		-	
	Layout & Coordination	LMC	1	ls		Incl	40	\$ 97	3,880		3,880	
DIVISION 9	FINISHES								-		-	
09 24 00	Portland Cement Plaster	Henley	9,848	sog sf	\$ 8	77,600			-		77,600	
	Weather Barriers	Henley	1	sub		Incl			-		-	
	Ceiling & Soffit Vents	Henley	1	sub		Incl			-		-	
	Extended Scaffolding Rent	Henley	1	sub		3,000			-		3,000	
09 29 00	Gypsum Board	U-Neac	9,848	sog sf	\$ 39	385,389			-		385,389	Includes discount
	Bond U-Neac	U-Neac	1	sub		7,708			-		7,708	
	Ceiling & Soffit Vents	U-Neac	1	sub		Incl			-		-	
	Exterior Gyp. Sheathing	U-Neac	1	sub		Incl			-		-	
	Additional Backing for MEP	U-Neac	1	sub		8,500			-		8,500	
	Acoustical Caulking	LMC	1	sub		5,000			-		5,000	
05 40 00	Cold Formed Metal Framing	U-Neac	1	sub		Incl			-		-	
09 22 16	Non-Structural Metal Framing	U-Neac	1	sub		Incl			-		-	
09 51 00	Acoustical Ceilings - Lay-In	Performance Contracting	1,440	sf	\$ 9.53	13,728			-		13,728	
09 53 23	Acoustical Suspension Systems	Performance Contracting	1	sub		Incl			-		-	
09 64 30	Wood Stage Flooring	HY Floor	769	sf	\$ 45	34,700			-		34,700	Includes discount
	Protection for Wood Stage Flooring	LMC	1	ls		2,500			-		2,500	
09 05 61	Common Work Results for Flooring Preparation	BT Mancini	1	sub		Incl			-		-	BOD - Koster VAP 2000 system
	Moisture Testing	BT Mancini	1	sub		Incl			-		-	
09 65 50	Rubber Resilient Flooring	BT Mancini	1	sub		85,965			-		85,965	
09 65 13	Resilient Base	BT Mancini	1	sub		Incl			-		-	
09 65 15	Cove Caps, Reducers and Transitional Moldings	BT Mancini	1	sub		Incl			-		-	
09 68 16	Carpeting	BT Mancini	1	sub		Incl			-		-	
09 67 23	Resinous Flooring - Epoxy	West Coast	2,280	wall & sog sf	\$ 22.36	50,972			-		50,972	Still vetting subcontractors
	Moisture Testing for Resinous Flooring	LMC	1	sub		1,500			-		1,500	
	Joint Sealants at Epoxy Floor	West Coast	570	lf		Incl			-		-	
09 72 17	Fiberglass Reinforced Plastic Panels	Universal	988	sf	\$ 15.08	14,900			-		14,900	
09 84 14	Sound Diffusers (wall mounted)					NIC			-		-	



GMP Worksheet

09 84 33	Acoustical Ceiling Treatment	Performance Contracting	1	sub		33,424			-			33,424	
09 84 33.10	Acoustical Wall Treatment	Performance Contracting	1	sub		Incl			-			-	
	Acoustical Panels at Mullion	Performance Contracting	1	sub		Incl			-			-	
09 90 00	Painting Interior & Exterior	Applied	9,848	sf	\$ 7.84	77,239			-			77,239	
09 96 23	Graffiti-Resistant Coatings	Applied	1	sub		14,558			-			14,558	
	Layout & Coordination	LMC	1	ls			200	\$ 97	19,400			19,400	
DIVISION 10	SPECIALTIES								-			-	
10 11 16	Markerboards	Navajo	2	ea		1,312			-			1,312	
	Markerboards Install	LMC	1	sub			32	\$ 97	3,104	20		3,124	
10 11 26	Tackable Wall Panels Supply	Navajo	4	ea		1,250			-			1,250	
	Tackable Wall Panels Install	LMC	1	sub			32	\$ 97	3,104	20		3,124	
10 14 00	Identification Signs	San Diego Sign (Supply Only)	51	ea		4,478			-			4,478	
10 14 23	Signs - Restrooms	San Diego Sign (Supply Only)	5	ea		Incl			-			-	
10 14 33	Exit Signage	San Diego Sign (Supply Only)	1	sub		Incl			-			-	
	Signage Install	LMC	1	sub			60	\$ 97	5,820			5,820	
10 14 53	Parking Area Signs	Lamon	1	sub		See Div 32			-			-	
10 14 54	Exterior Signs Supply (dimensional letters)	San Diego Sign (Supply)	1	sub		1,403			-			1,403	RFI PC-097 response didn't address finish, clear anodized or painted is assumed
	Exterior Signs Install (dimensional letters)	LMC	1	sub			32	\$ 97	3,104	100	700	3,904	
10 21 10	SCR Composite Toilet Partitions	American Sheet Metal	6	stalls		12,435			-			12,435	
10 28 00	Toilet, Bath and Laundry Accessories	American Sheet Metal	1	sub		6,572			-			6,572	
10 44 13	Fire Extinguishers and Cabinets	Armor (Supply Only)	7	ea		2,626	16	\$ 97	1,552			4,178	
10 51 13	Metal Lockers (room 113)	American Sheet Metal	4	ea	\$ 589	2,357			-			2,357	
10 71 13	Exterior Sun Control Devices	National Glass	1	sub		See Div 08			-			-	
10 80 00	Miscellaneous Specialties (Knox Box)	LMC	1	ea	\$ 700	700	8	\$ 97	776			1,476	
DIVISION 11	Equipment								-			-	
11 40 00	Foodservice Equipment	Boelter	1	sub		193,200			-			193,200	Includes discount
	Grout Walk-in Cooler	Big B	1	sub		2,500			-			2,500	
	SS Corner Guards - Supply	Boelter	16	ea		Incl			-			-	
	SS Corner Guards - Install	LMC Install	16	ea			8	\$ 97	776			776	
11 52 13	Projection Screens OFCI	LMC Install	2	ea			32	\$ 97	3,104			3,104	Spec Deleted, OFCI on drawings, RFI PC-099 to confirm
11 52 14	Projector Mounts	Studebaker Brown	1	sub		See Div 27			-			-	
11 61 43	Stage Curtains	DJM Drapery	1	sub		14,858			-			14,858	Includes discount. Front & rear curtain only, RFI PC-103 submitted to clarify
11 66 00	Athletic and Playground Equipment Supply	Dave Bang	1	sub		9,619			-			9,619	Incl 6 new B-Ball Backstops, RFI PC-089 Submitted
	Athletic and Playground Equipment Install	LMC	1	sub			40	\$ 97	3,880	100	1,500	5,480	
	Layout & Coordination	LMC	1	ls			32	\$ 97	3,104			3,104	
DIVISION 12	FURNISHINGS								-			-	
12 24 13	Roller Shades (manually operated)	Peninsulators	81	ea		57,329			-			57,329	
DIVISION 14	Conveying Equipment								-			-	
14 42 00	Vertical Wheel Chair Lifts	Pacific Access Elevators	1	ea		31,384			-			31,384	
	5 Year Warranty & 5 Year Maintenance	Pacific Access Elevators	1	sub		Incl			-			-	
DIVISION 21	FIRE SUPPRESSION								-			-	
21 05 00	Common Work for Fire Suppression	JR Wagner	15,583	roof sf	\$ 4.59	71,520			-			71,520	
21 05 23	General-Duty Valves for Water-Based Fire Suppression Piping	JR Wagner	1	sub		Incl			-			-	
21 05 53	Identification for Fire Suppression Piping and Equipment	JR Wagner	1	sub		Incl			-			-	
21 07 19	Fire Suppression Piping Insulation	JR Wagner	1	sub		Incl			-			-	
21 13 00	Fire Suppression Sprinkler Systems	JR Wagner	1	sub		Incl			-			-	
	Jacketing at Exterior Piping	JR Wagner	1	sub		Incl			-			-	
	Fire Riser 6" AFF to 5' Outside	Lamon	1	sub		Incl			-			-	



GMP Worksheet

27 13 20	Data Communications Systems	Studebaker Brown	1	sub		Incl			-			-
	Data Irrigation Controller	Studebaker Brown	1	ea		2,800			-			2,800
27 41 16	Audio-Visual System	Studebaker Brown	1	sub		Incl			-			-
27 60 00	Assistive Listening System	Studebaker Brown	1	sub		Incl			-			-
DIVISION 28	ELECTRONIC SAFETY AND SECURITY								-			-
28 16 00	Intrusion Alarm	Studebaker Brown	1	sub		Incl			-			-
28 31 00	Fire Alarm Detection System	Studebaker Brown	1	sub		Incl			-			-
DIVISION 31	EARTHWORK								-			-
31 00 00	Earthwork	Lamon	1	sub		1,253,500			-			1,253,500
31 23 33	Trenching & Backfilling	Lamon	1	sub		Incl			-			-
31 32 00	Soil Stabilization (Lime Treat)	Lamon	56,081	sf		Incl			-			-
02 41 00	Site Demolition	Lamon	1	sub		Incl			-			-
	Demo AC, PCC, Athletic Equipment, Trees, etc.	Lamon	1	sub		Incl			-			-
	Electrical Demo w/ Cut & Patch	Lamon	2,120	lf		53,000			-			53,000
	Termite Control (under building slab)		9,848	sog sf	\$ 0.40	3,939			-			3,939
	Soil Sterilization (under AC)	Lamon	36,710	sf		Incl			-			-
	Layout & Coordination	LMC	1	ls			40	\$ 97	3,880			3,880
DIVISION 32	EXTERIOR IMPROVEMENTS								-			-
	Access, Laydown / Parking Area Install & Restoration	Lamon	10,000	sf	\$ 2.15	30,805	80	\$ 97	7,760			38,565
32 12 00	Asphalt Concrete Paving	Lamon	36,710	sf		Incl			-			-
	AB Under AC & PCC Paving	Lamon	59,385	sf		Incl			-			-
32 16 00	Site Concrete	Big B	1	sub		See Div 03			-			-
32 17 26	Tactile/Detectable Warning Surface Tile	Big B	1	sub		See Div 03			-			-
32 17 23	Pavement Markings	Lamon	36,710	sf		Incl			-			-
	AC Sealcoat - New	Lamon	36,710	sf		Incl			-			-
	AC Sealcoat - Existing Hardcourts		34,404	sf		See Allowance			-			-
10 14 53	Parking Area Signs	Lamon	1	sub		Incl			-			-
32 17 24	Game Lines - Exterior	Lamon	56,570	sub		Incl			-			-
32 31 13.10	Fences and Gates - PVC Coated	Pisor	307	lf	\$ 160	54,598			-			54,598
32 80 00	Irrigation	Aerco	23,938	sf	\$ 9.14	218,750			-			218,750
32 90 00	Landscaping	Aerco	1	sub		Incl			-			-
	Shrubs	Aerco	945	ea		Incl			-			-
	Trees	Aerco	29	ea		Incl			-			-
	Boulders	Aerco	28	ea		Incl			-			-
	Amend Top Soil	Aerco	1	ls		Incl			-			-
	Temp. Water, Repair / Reconfigure Existing Irrigation	Aerco / LMC	1	ls		20,000			-			20,000
	Layout & Coordination	LMC	1	ls			40	\$ 97	3,880			3,880
DIVISION 33	UTILITIES								-			-
33 00 00	Site Utilities (domestic & fire water)	Lamon	1,999	lf		Incl			-			-
33 40 00	Site Drainage (storm & sewer)	Lamon	1,630	lf		Incl			-			-
	Sewer Lift Station	Lamon	1	ea		Incl			-			-
	Sewer Storage Tank	Lamon	1	ea		Incl			-			-
	Force Main Sewer Piping	Lamon	284	lf		Incl			-			-
	Trench Plates	LMC	1	ls		9,000			-			9,000
	Layout & Coordination	LMC	1	ls			40	\$ 97	3,880			3,880
Cost Subtotals						8,340,137			399,703	17,987	41,300	8,799,127

- Error if not Zero

Bonds 0.536%

56,219

Warranty Bond - 2 yr. Warranty

0.186%

NIC

-



GMP Worksheet

Insurance - Builders Risk	0.175%	16,938	
Insurance - Liability	0.458%	44,330	
ProCore	0.150%	14,519	
5.390% GCs		372,131	
GMP Total without contingencies		9,303,264	
DSA Comment Contingency	0.000%		NIC
Construction Contingency	8.000%	744,261	
GMP Total with contingencies Owner Controlled		10,047,525	
Allowances		491,600	
GMP Total with Contingency & Allowances		10,539,125	
VE Considerations (See Attached Estimate)		-	
GMP Total with Contingency & Allowances - VE		10,539,125	



GMP Worksheet

No	Owner Controlled Allowances	
1	Mosaic mural wall at hand washing areas (236 sf)	\$ 10,000
2	Transite pipe abatement	\$ 20,000
3	Encroachment fees	\$ 30,000
4	Camera & flush existing site utilities	\$ 10,000
5	Steel material escalation, holds prices to the end of March 2021	\$ 60,000
6	PG&E Commitment Drawings (Includes all work required to facilitate PG&E drawings)	\$ 50,000
7	Reconfigure back stage curtain	\$ 25,000
8	Shop applied prime coat of Tnemec 27WB epoxy coating at the interior AESS if required	\$ 40,000
9	Future provisions / infrastructure for solar	\$ 33,600
10	Crack fill & sealcoat existing AC hardcourts (34,404 sf)	\$ 18,000
11	CDC power & data, not clearly shown on the drawings	\$ 30,000
12	Added scope (demolition, storm drain, area drains, domestic & irrigation, AC & PCC patch, bollards, epoxy wainscot, structural steel, electrical, UG fire water)	\$ 165,000
	Total Allowances - Not included in above Estimate	\$ 491,600

Project Specific Clarifications & Exclusions

- 1 For structural steel we have included AESS level 2 finish from ground level up to the low roof and AESS level 1 finish from the low roof up to the high roof per the AISC AESS standards and category matrix table 10.1
- 2 We have only included the manufacturers 15 year warranty for the fiber cement siding not the 30 year warranty as called out in the specifications.
- 3 We have only included minor trim replacement, paint touchup and removal & replacement of finishes required for relocation at the relocated portables, no new interior or exterior finishes are included.
- 4 The allowance for steel material escalation was removed at the owners request, any costs incurred for steel escalation due to delay in award of project beyond April 1st will be paid out of the contingency.
- 5 The 2% steel allowance per general note #8/S1.01 allowance was removed at the owners request and per email dated 3/2/21 from the design team, any costs incurred due to added steel will be paid out of the contingency.
- 6 We have included subcontractor discount pricing for the award of all four projects in our GMP, if one or more projects do not get awarded the costs incurred will be paid out of the project contingency.
- 7 We have only included AISC level 1 & 2 finishes for the AESS.
- 8 The allowance for earthquake & flood insurance has been removed at the owners direction.

Standard Clarifications & Exclusions

- 1 When Specifications conflict with Lease Leaseback Contract, Lease Leaseback Contract will take precedence.
- 2 The cost of sanitizing areas as a result of a positive COVID-19 contamination will be paid out of contingency.
- 3 No allowances or consideration is included in the GMP for any permits, permit fees or assessments, including an AQMD permit for the generator.
- 4 Standard security measures have been included in this GMP. Additional monitoring or services will be taken out of the contingency if required.
- 5 District is to pay for metered utilities for this project.
- 6 Utility Costs of Construction Water, Power & Gas for the duration of project is provided at no charge from Owner/District.
- 7 Excludes any Phasing, stop work or similar delays outside our immediate control.
- 8 Excludes multiple mobilizations.
- 9 Excludes any Phase, Shift work and or Overtime.
- 10 Excludes Permits, Fees, Architectural, Engineering or Inspection. Except as identified above.
- 11 Testing provided by owner.
- 12 If Valued Engineering is accepted, LMC does not ensure that the accepted scope will meet current design intent per the current plans and spec's. Substitution to be submitted, reviewed and approved by AOR.
- 13 We exclude any and all costs associated with all unforeseen conditions, including, but not limited to, unsuitable or unstable soils, existing utilities, structures, hazardous materials.
- 14 Dry rot or termite damage.
- 15 Utility usage fees for existing building/site.
- 16 All landscaping in the PUE for utility connections.
- 17 Testing or repair work on existing landscape irrigation outside our work area.
- 18 Premium time working hours except for utility connections as required to not disturb the school.



GMP Worksheet

- 19 Labor and material cost escalation beyond our control.
- 20 Third party testing.
- 21 Any exterior work not noted on plans.
- 22 All permit and plan check fees, included but not limited to encroachment and bus stop notifications. Except as identified above.
- 23 Exclude existing duct bank demolition if any on site.
- 24 Arborist for tree surveying and health assessment.
- 25 No biological surveys or mitigation measures.
- 26 Removal of all unforeseen materials during excavation and grading process.
- 27 Excludes the cost of dewatering and the removal or mitigation of wet or unsuitable soils. This exclusion is intended to apply to any water regardless of its origin in our work area.
- 28 Rock Clause: No drilling or blasting of rock.
- 29 Work impacts or stoppage as a result of pandemics or other health and safety public shutdowns
- 30 Temporary power required for and impacts from preventative PG&E power outages.
- 31 Window coverings are not included over doors or access ways due to Life Safety.
- 32 We have included the Allowances & Contingency "below the line." Overhead & Profit are included in these Allowances & Contingencies not in the GMP itself.
- 33 This worksheet is based on non-DSA approved drawings and any changes in the final DSA Approved set will be drawn from Contingencies listed above.

GUARANTEED MAXIMUM PRICE WORKSHEET
NORTH DAVIS ELEMENTARY SCHOOL MPR PROJECT

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GMP Worksheet

4/12/2021

Owner: DJUSD
Owner Rep: Van Pelt
Architect: HMC

North ES MPR Building

DSA Submittal GMP

Rev 21

Bid Date: 02/12/21
Duration: 14.0 Owner Months
Duration: 12.0 Landmark Months
Date: 4/12/2021
Owner Est \$ 10,500,000
Total Area: 9,848 SF

DIVISION	DESCRIPTION	SUBCONTRACTOR & NOTES	Qty	Units	Unit Price	Subcontractor	Labor			Materials	Equipment	Total	Notes
							Man/Hrs.	\$/Hr	Total				
DIVISION 1	General Conditions					474,255						474,255	
	Preconstruction	LMC	1	ls		16,275						16,275	
01 35 42	Calgreen Requirements	LMC	1	ls		8,000						8,000	
01 57 13	Erosion Control (>1acre)	LMC	1	ls		6,500						6,500	
	Reports, Inspections & Sampling	LMC	12	months			234	\$ 125	29,228			29,228	
	Fiber Roll Installation & Maintenance	LMC	900	lf			45	\$ 97	4,382	1,800		6,182	
	Cover & Maintain Spoil Stockpiles	LMC	1	ls			60	\$ 97	5,820	300		6,120	
	Drain Inlet Filters Installation & Maintenance	LMC	19	ea			29	\$ 97	2,775	1,900		4,675	
	Street Sweeping / Dust Control	LMC	1	ls		10,000						10,000	
	Construction Entrance - Install & Remove	LMC	1	ls		8,500						8,500	
01 91 00	General Commissioning Requirements	LMC	1	ls		2,500						2,500	
	Daily COVID-19 Screening (2hrs/day)	LMC	1	ls			520	\$ 54	28,080	2,800		30,880	
	Protection for Site Flatwork & Exterior Finishes	LMC	1	ls		15,000						15,000	
	Winterization (delay prevention & cleanup)	LMC	1	ls			160	\$ 97	15,520	2,500		18,020	
	Security Services (LMC internal camera system)	LMC	1	ls		1,500						1,500	
	Project Signage	LMC	1	ls		3,000						3,000	
	Temporary Heat	LMC	1	ls		3,500						3,500	
	Temporary Alternate Access April 2021 - June 2021	LMC	1	ls								-	
	Temporary Fencing Relocation/Remobilization	LMC	1	ls		3,000						3,000	
	Sitework Remobilization	Lamon	1	ls		5,000						5,000	
	Flaggers as required for safe travel during school hours	Lamon	1	ls		11,250						11,250	
	Temporary Power, Second Setup	LMC	1	ls		2,500						2,500	
	Additional General Conditions, 1 Month	LMC	1	ls		39,521						39,521	
DIVISION 2	Existing Conditions												
	Survey	MVE	9,848	sub		38,300						38,300	
	Utility Locating	Per Bullseye Locating at Birch Lane	1	sub		16,000						16,000	
02 41 00	Site Demolition	Lamon	1	sub		See Div 31						-	
	Relocate Portable Classroom	Clay Titus	1	sub		64,800						64,800	
	Vented Closure at Relocated Portables	LMC	1	ls			40	\$ 97	3,880	1,200		5,080	
	Siding & Trim Repair at Relocated Portables	LMC	1	ls			80	\$ 97	7,760	1,500		9,260	
	Touch up Painting	Applied	1	ls		3,500						3,500	
	Storage Containers	LMC	12	mo						6,600		6,600	
	Dumpsters	LMC	12	mo						15,000		15,000	
	Progress Cleaning	LMC	12	mo			826	\$ 97	80,436			80,436	
	Final Cleaning Building	SJ General Maintenance	9,848	sf	\$ 0.92	9,100						9,100	
	Final Cleaning Site	SJ General Maintenance	1	ls		Incl						-	
	LMC Forklift/Equipment	LMC	1	ls			300	\$ 97	29,100	2,500	16,000	47,600	
DIVISION 3	CONCRETE												
03 30 00	Cast In Place Concrete - building	Big B	9,848	sf		787,039						787,039	Includes discount
	Bond	Big B	1	sub		11,806						11,806	
	Rock & VB under building slabs	Big B	1	sub		Incl						-	
	Footing excavation & backfill	Big B	1	sub		Incl						-	
	Backfill Fill at Stage	Big B	1	sub		Incl						-	
07 26 16	Vapor Barrier (ASTM 1745 class A 15 mil)	Big B	1	sub		Incl						-	
	Foundation & Slurry Slab at Relocated Portable	Big B	1	sub		Incl						-	
03 10 00	Concrete Formwork	Big B	1	sub		Incl						-	
	Off-Haul Building & Site Spoils	Big B	254	cy	\$ 30	7,620						7,620	
32 16 00	Site Concrete	Big B	17,838	sf		Incl						-	



GMP Worksheet

23 07 13	Duct Insulation	Johnson Mechanical	1	sub			Incl			-			-	
23 07 19	HVAC Piping Insulation	Johnson Mechanical	1	sub			Incl			-			-	
23 08 00	Mechanical Commissioning requirements	Johnson Mechanical	1	sub			Incl			-			-	
23 09 00	Energy Management System	Johnson Mechanical	1	sub			Incl			-			-	
23 23 00	Refrigerant Piping	Johnson Mechanical	1	sub			Incl			-			-	
23 31 00	HVAC Ducts and Casings	Johnson Mechanical	1	sub			Incl			-			-	
23 33 00	Air Duct Accessories	Johnson Mechanical	1	sub			Incl			-			-	
23 34 23	HVAC Power Ventilators	Johnson Mechanical	1	sub			Incl			-			-	
23 37 00	Air Outlets and Inlets	Johnson Mechanical	1	sub			Incl			-			-	
23 74 13	Packaged Outdoor Central Air-Handling Units	Johnson Mechanical	1	sub			Incl			-			-	
23 81 26.13	Small-Capacity Split-Systems Air Conditioners	Johnson Mechanical	1	sub			Incl			-			-	
	Layout & Coordination	LMC	1	ls				24	\$ 97	2,328			2,328	
DIVISION 26	ELECTRICAL									-			-	
26 00 00	Electrical General Requirements	Studebaker Brown	9,848	sub	\$ 101		992,997			-			992,997	includes discount
	Bond Studebaker Brown	Studebaker Brown	1	sub			12,918			-			12,918	
	Power to Roll Up Grill Doors	Studebaker Brown	1	sub			5,480			-			5,480	
	Trench & Backfill	Studebaker Brown	1	sub			Incl			-			-	
26 05 00	Basic Materials and Methods	Studebaker Brown	1	sub			Incl			-			-	
26 08 00	Electrical Commissioning Requirements	Studebaker Brown	1	sub			Incl			-			-	
26 09 00	Controls and Instrumentation	Studebaker Brown	1	sub			Incl			-			-	
26 09 60	Theater Lighting	Studebaker Brown	1	sub			Incl			-			-	
	Theater Rigging / Pipe Batten System	Studebaker Brown	1	sub			35,000			-			35,000	
26 50 00	Lighting	Studebaker Brown	1	sub			Incl			-			-	
	Plywood, 3/4" fire rated	Studebaker Brown	1	ls			Incl			-			-	
	Temporary Shut Downs, PG&E Switchover	up to one week of temp power	1	ls			50,000			-			50,000	
	Off-Haul Spoils	Lamon	234	cy	\$ 55		12,870			-			12,870	
	Layout & Coordination							24	\$ 97	2,328			2,328	
DIVISION 27	COMMUNICATIONS									-			-	
27 13 20	Data Communications Systems	Studebaker Brown	1	sub			Incl			-			-	
	Data Irrigation Controller	Studebaker Brown	1	ea			2,800			-			2,800	
27 41 16	Audio-Visual System	Studebaker Brown	1	sub			Incl			-			-	
27 60 00	Assistive Listening System	Studebaker Brown	1	sub			Incl			-			-	
DIVISION 28	ELECTRONIC SAFETY AND SECURITY									-			-	
28 16 00	Intrusion Alarm	Studebaker Brown	1	sub			Incl			-			-	
28 31 00	Fire Alarm Detection System	Studebaker Brown	1	sub			Incl			-			-	
DIVISION 31	EARTHWORK									-			-	
31 00 00	Earthwork	Lamon	72,035	sf	\$ 6.75		1,177,500			-			1,177,500	
31 23 33	Trenching & Backfilling	Lamon	1	sub			Incl			-			-	
31 32 00	Soil Stabilization (Lime Treat)	Lamon	73,731	sf			Incl			-			-	
02 41 00	Site Demolition	Lamon	56,081	sf			Incl			-			-	
	Demo AC, PCC, Athletic Equipment, Trees, etc.	Lamon	1	sub			Incl			-			-	
	Electrical Demo w/ Cut & Patch	Lamon	1,840	lf			46,000			-			46,000	
	Termite Control (under building slab)		9,848	sog sf	\$ 0.40		3,939			-			3,939	
	Soil Sterilization (under AC)	Lamon	34,560	sf			Incl			-			-	
	Layout & Coordination	LMC	1	ls				40	\$ 97	3,880			3,880	
DIVISION 32	EXTERIOR IMPROVEMENTS									-			-	
	Access, Laydown / Parking Area Install & Restoration	Lamon	10,000	sf	\$ 3.08		30,805	80	\$ 97	7,760			38,565	
32 12 00	Asphalt Concrete Paving	Lamon	34,560	sf			Incl			-			-	
	AB Under AC & PCC Paving	Lamon	52,398	sf			Incl			-			-	
32 16 00	Site Concrete	Big B	1	sub			See Div 03			-			-	
32 17 26	Tactile/Detectable Warning Surface Tile	Big B	1	sub			See Div 03			-			-	
32 17 23	Pavement Markings	Lamon	34,560	sf			Incl			-			-	
	AC Sealcoat - New	Lamon	34,560	sf			Incl			-			-	
	AC Sealcoat - Existing Hardcourts		27,072	sf			See Allowance			-			-	
10 14 53	Parking Area Signs	Lamon	1	sub			Incl			-			-	



GMP Worksheet

32 17 24	Game Lines - Exterior	Lamon	34,560	sub		Incl			-				-		
32 31 13.10	Fences and Gates - PVC Coated	All Commercial	100	lf	\$ 250				17,195				17,195		
32 80 00	Irrigation	Aerco	20,552	sf	\$ 16.19				332,750				332,750	Includes discount	
32 90 00	Landscaping	Aerco	1	sub		Incl			-				-		
	Shrubs	Aerco	1,075	ea		Incl			-				-		
	Trees	Aerco	34	ea		Incl			-				-		
	Boulders	Aerco	33	ea		Incl			-				-		
	Amend Top Soil	Aerco	1	ls		Incl			-				-		
	Temp. Water, Repair / Reconfigure Existing Irrigation	Aerco / LMC	1	ls					20,000				20,000		
	Layout & Coordination	LMC	1	ls				40	\$ 97	3,880			3,880		
DIVISION 33	UTILITIES														
33 00 00	Site Utilities (domestic & fire water)	Lamon	1,638	lf		Incl			-				-		
33 40 00	Site Drainage (storm & sewer)	Lamon	2,006	lf		Incl			-				-		
	Sewer Lift Station	Lamon	1	ea		Incl			-				-		
	Sewer Storage Tank	Lamon	1	ea		Incl			-				-		
	Force Main Sewer Piping	Lamon	498	lf		Incl			-				-		
	Trench Plates	LMC	1	ls					9,000				9,000		
	Layout & Coordination	LMC	1	ls				40	\$ 97	3,880			3,880		
Cost Subtotals									8,511,081			393,609	17,215	40,550	8,962,455

- Error if not Zero

	Bonds	0.536%		57,214
	Warranty Bond - 2 yr. Warranty	0.185%	NIC	-
	Insurance - Builders Risk	0.175%		17,253
	Insurance - Liability	0.458%		45,153
	ProCore	0.150%		14,788
	5.292% GCs	4.000%		379,036
	GMP Total without contingencies			9,475,899
	DSA Comment Contingency-	0.000%		NIC
	Construction Contingency	8.000%		758,072
GMP Total with contingencies Owner Controlled				10,233,971
Allowances				341,000
GMP Total with Contingency & Allowances				10,574,971
VE Considerations (See Attached Estimate)				-
GMP Total with Contingency & Allowances - VE				10,574,971



GMP Worksheet

No	Owner Controlled Allowances	
1	Mosaic mural wall at hand washing areas (236 sf)	\$ 10,000
2	Transite pipe abatement	\$ 20,000
3	Encroachment fees	\$ 30,000
4	Camera & flush existing site utilities	\$ 10,000
5	Steel material escalation, holds prices to the end of March 2021	\$ 60,000
6	PG&E Commitment Drawings (Includes all work required to facilitate PG&E drawings)	\$ 70,000
7	Reconfigure back stage curtain	\$ 25,000
8	Shop applied prime coat of Tnemec 27WB epoxy coating at the interior AESS if required	\$ 40,000
9	Future provisions / infrastructure for solar	\$ 21,000
10	Crack fill and sealcoat existing AC hardcourts (27,072 sf)	\$ 15,000
11	Added scope (bollards, PCC paving, epoxy wainscot, structural steel, UG fire water)	\$ 40,000
Total Allowances - Not included in above Estimate		\$ 341,000

Project Specific Clarifications & Exclusions

- For structural steel we have included AESS level 2 finish from ground level up to the low roof and AESS level 1 finish from the low roof up to the high roof per the AISC AESS standards and category matrix table 10.1
- We have only included the manufacturers 15 year warranty for the fiber cement siding not the 30 year warranty as called out in the specifications.
- We have only included minor trim replacement, paint touchup and removal & replacement of finishes required for relocation at the relocated portables, no new interior or exterior finishes are included.
- The allowance for steel material escalation was removed at the owners request, any costs incurred for steel escalation due to delay in award of project beyond April 1st will be paid out of the contingency.
- The 2% steel allowance per general note #8/S1.01 allowance was removed at the owners request and per email dated 3/2/21 from the design team, any costs incurred due to added steel will be paid out of the contingency.
- We have included subcontractor discount pricing for the award of all four projects in our GMP, if one or more projects do not get awarded the costs incurred will be paid out of the project contingency.
- We have only included AISC level 1 & 2 finishes for the AESS.
- The allowance for earthquake & flood insurance has been removed at the owners direction.
- The alternate access costs are based on our understanding of the campus requirements and restrictions as of this date. We have prepared a Limited Footprint Access Plan and updated master schedule to reflect the impacted dates and durations.

Standard Clarifications & Exclusions

- When Specifications conflict with Lease Leaseback Contract, Lease Leaseback Contract will take precedence.
- The cost of sanitizing areas as a result of a positive COVID-19 contamination will be paid out of contingency.
- No allowances or consideration is included in the GMP for any permits, permit fees or assessments, including an AQMD permit for the generator.
- Standard security measures have been included in this GMP. Additional monitoring or services will be taken out of the contingency if required.
- District is to pay for metered utilities for this project.
- Utility Costs of Construction Water, Power & Gas for the duration of project is provided at no charge from Owner/District.
- Excludes any Phasing, stop work or similar delays outside our immediate control.
- Excludes multiple mobilizations.
- Excludes any Phase, Shift work and or Overtime.
- Excludes Permits, Fees, Architectural, Engineering or Inspection. Except as identified above.
- Testing provided by owner.
- If Valued Engineering is accepted, LMC does not ensure that the accepted scope will meet current design intent per the current plans and spec's. Substitution to be submitted, reviewed and approved by AOR.
- We exclude any and all costs associated with all unforeseen conditions, including, but not limited to, unsuitable or unstable soils, existing utilities, structures, hazardous materials.
- Dry rot or termite damage.
- Utility usage fees for existing building/site.
- All landscaping in the PUE for utility connections.
- Testing or repair work on existing landscape irrigation outside our work area.
- Premium time working hours except for utility connections as required to not disturb the school.
- Labor and material cost escalation beyond our control.
- Third party testing.
- Any exterior work not noted on plans.
- All permit and plan check fees, included but not limited to encroachment and bus stop notifications. Except as identified above.
- Exclude existing duct bank demolition if any on site.



GMP Worksheet

- 24 Arborist for tree surveying and health assessment.
- 25 No biological surveys or mitigation measures.
- 26 Removal of all unforeseen materials during excavation and grading process.
- 27 Excludes the cost of dewatering and the removal or mitigation of wet or unsuitable soils. This exclusion is intended to apply to any water regardless of its origin in our work area.
- 28 Rock Clause: No drilling or blasting of rock.
- 29 Work impacts or stoppage as a result of pandemics or other health and safety public shutdowns
- 30 Temporary power required for and impacts from preventative PG&E power outages.
- 31 Window coverings are not included over doors or access ways due to Life Safety.
- 32 We have included the Allowances & Contingency "below the line." Overhead & Profit are included in these Allowances & Contingencies not in the GMP itself.
- 33 This worksheet is based on non-DSA approved drawings and any changes in the final DSA Approved set will be drawn from Contingencies listed above.

GUARANTEED MAXIMUM PRICE WORKSHEET
WILLETT ELEMENTARY SCHOOL MPR PROJECT
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Budget Worksheet

3/8/2021

Owner: DJUSD
 Owner Rep: Van Pelt
 Architect: HMC

Willett ES MPR Building

DSA Submittal GMP
Rev 19

Bid Date: 02/12/21
 Duration: 14.0 Owner Months
 Duration: 12.0 Landmark Months
 Date: 3/8/2021
 Owner Est \$10,500,000 (1,026,884)
 Total Area: 9,848 SF

DIVISION	DESCRIPTION	SUBCONTRACTOR & NOTES	Qty	Units	Unit Price	Subcontractor	Labor			Materials	Equipment	Total	Notes
							Man/Hrs.	\$/Hr	Total				
DIVISION 1	General Conditions					474,255					474,255		
	Preconstruction	LMC	1	ls		16,275					16,275		
01 35 42	Calgreen Requirements	LMC	1	ls		8,000					8,000		
01 57 13	Erosion Control (>1acre)	LMC	1	ls		4,000					4,000		
	Reports, Inspections & Sampling	LMC	12	months			234	\$ 125	29,228			29,228	
	Fiber Roll Installation & Maintenance	LMC	1,498	lf			75	\$ 97	7,294	2,996		10,290	
	Cover & Maintain Spoil Stockpiles	LMC	1	ls			60	\$ 97	5,820	300		6,120	
	Drain Inlet Filters Installation & Maintenance	LMC	20	ea			30	\$ 97	2,921	2,000		4,921	
	Street Sweeping / Dust Control	LMC	1	ls		10,000						10,000	
	Construction Entrance - Install & Remove	LMC	1	ls		8,500						8,500	
01 91 00	General Commissioning Requirements	LMC	1	ls		2,500						2,500	
	Daily COVID-19 Screening (2hrs/day)	LMC	1	ls			520	\$ 54	28,080	2,800		30,880	
	Protection for Site Flatwork & Exterior Finishes	LMC	1	ls		15,000						15,000	
	Winterization (delay prevention & cleanup)	LMC	1	ls			160	\$ 97	15,520	2,500		18,020	
	Security Services (LMC internal camera system)	LMC	1	ls		1,500						1,500	
	Project Signage	LMC	1	ls		3,000						3,000	
	Temporary Heat	LMC	1	ls		3,500						3,500	
DIVISION 2	Existing Conditions												
	Survey	CenterPoint	9,848	sub		33,875						33,875	
	Utility Locating	Per Bullseye Locating at Birch Lane	1	sub		16,000						16,000	
02 41 00	Site Demolition	ASTA	1	sub		See Div 31							
	Storage Containers	LMC	12	mo						6,600		6,600	
	Dumpsters	LMC	12	mo						15,000		15,000	
	Progress Cleaning	LMC	12	mo			826	\$ 97	80,436			80,436	
	Final Cleaning Building	SJ General Maintenance	9,848	sf	\$ 0.92	9,100						9,100	
	Final Cleaning Site	SJ General Maintenance	1	ls		Incl							
	LMC Forklift/Equipment	LMC	1	ls			300	\$ 97	29,100	2,500	16,000	47,600	
DIVISION 3	CONCRETE												
03 30 00	Cast In Place Concrete - building	Big B	9,848	sf		624,331						624,331	Includes discount
	Bond Big B Concrete	Big B	1	sub		9,365						9,365	
	Rock & VB under building slabs	Big B	1	sub		Incl							
	Footing excavation & backfill	Big B	1	sub		Incl							
	Foam Fill at Stage	Big B	1	sub		Incl							
07 26 16	Vapor Barrier (ASTM 1745 class A 15 mil)	Big B	1	sub		Incl							
	Foundation & Slurry Slab at Relocated Portable	Big B	1	sub		Incl							
03 10 00	Concrete Formwork	Big B	1	sub		Incl							
	Off-Haul Building & Site Spoils	Big B	244	cy	\$ 30	7,320						7,320	
32 16 00	Site Concrete	Big B	13,870	sf		Incl							
	Curbs, Gutters, Ramps, Seat Walls, etc.	Big B	1	sub		Incl							
	Cobble at slotted curb outfall		0	ea		NIC							
	Trench Drain	Big B	185	lf		Incl							
32 17 26	Tactile/Detectable Warning Surface Tile	Big B	1	sub		Incl							
03 21 00	Reinforcing Steel - building	Big B	9,848	sf		Incl							
	Reinforcing Steel - site	Big B	13,870	sf		Incl							
	Hoisting and rebar safety caps	Big B	1	sub		Incl							
03 35 35	Concrete Sealer	West Coast	180	sf		Incl, see div 09							
	Layout & Coordination	LMC	1	ls			160	\$ 97	15,520			15,520	
DIVISION 4	MASONRY												
04 05 17	Mortar and Grout	American Masonry	1	sub		9,808						9,808	



Budget Worksheet

3/8/2021

08 33 26	Overhead Coiling Grilles (motorized)	The Smith Co	2	ls	\$ 24,952	49,904						49,904	Includes discount
08 41 13	Aluminum Entrances and Storefronts (Arcadia)	National Glass	3,144	sf	\$ 165	517,370						517,370	Includes discount
	Bond National Glass	National Glass	1	sub		10,347						10,347	
10 71 13	Exterior Sun Control Devices	National Glass	1	sub		Incl						-	
08 80 00	Glazing	National Glass	1	sub		Incl						-	
	Layout & Coordination	LMC	1	ls			40	\$ 97	3,880			3,880	
DIVISION 9	FINISHES												
09 24 00	Portland Cement Plaster	Henley	9,848	sog sf	\$ 8	77,600						77,600	
	Weather Barriers	Henley	1	sub		Incl						-	
	Ceiling & Soffit Vents	Henley	1	sub		Incl						-	
	Extended Scaffolding Rent	Henley	1	sub		3,000						3,000	
09 29 00	Gypsum Board	U-Neac	9,848	sog sf	\$ 39	385,389						385,389	Includes discount
	Bond U-Neac	U-Neac	1	sub		7,708						7,708	
	Ceiling & Soffit Vents	U-Neac	1	sub		Incl						-	
	Exterior Gyp. Sheathing	U-Neac	1	sub		Incl						-	
	Additional Backing for MEP	U-Neac	1	sub		8,500						8,500	
	Acoustical Caulking	LMC	1	sub		5,000						5,000	
05 40 00	Cold Formed Metal Framing	U-Neac	1	sub		Incl						-	
09 22 16	Non-Structural Metal Framing	U-Neac	1	sub		Incl						-	
09 51 00	Acoustical Ceilings - Lay-In	Performance Contracting	1,440	sf	\$ 9.53	13,728						13,728	
09 53 23	Acoustical Suspension Systems	Performance Contracting	1	sub		Incl						-	
09 64 30	Wood Stage Flooring	HY Floor	769	sf	\$ 45	34,700						34,700	Includes discount
	Protection for Wood Stage Flooring	LMC	1	ls		2,500						2,500	
09 05 61	Common Work Results for Flooring Preparation	BT Mancini	1	sub		Incl						-	BOD - Koster VAP 2000 system
	Moisture Testing	BT Mancini	1	sub		Incl						-	
09 65 50	Rubber Resilient Flooring	BT Mancini	1	sub		85,965						85,965	
09 65 13	Resilient Base	BT Mancini	1	sub		Incl						-	
09 65 15	Cove Caps, Reducers and Transitional Moldings	BT Mancini	1	sub		Incl						-	
09 68 16	Carpeting	BT Mancini	1	sub		Incl						-	
09 67 23	Resinous Flooring - Epoxy	West Coast	2,280	wall & sog sf	\$ 22.36	50,972						50,972	
	Moisture Testing for Resinous Flooring	LMC	1	sub		1,500						1,500	
	Joint Sealants at Epoxy Floor	West Coast	570	lf		Incl						-	
09 72 17	Fiberglass Reinforced Plastic Panels	Universal	988	sf	\$ 15.08	14,900						14,900	
09 84 44	Sound Diffusers					NIC						-	
09 84 33	Acoustical Ceiling Treatment	Performance Contracting	1	sub		33,424						33,424	
09 84 33.10	Acoustical Wall Treatment	Performance Contracting	1	sub		Incl						-	
	Acoustical Panels at Mullion	Performance Contracting	1	sub		Incl						-	
09 90 00	Painting Interior & Exterior	Applied	9,848	sf	\$ 7.86	77,432						77,432	
09 96 23	Graffiti-Resistant Coatings	Applied	1	sub		14,558						14,558	
	Layout & Coordination	LMC	1	ls			200	\$ 97	19,400			19,400	
DIVISION 10	SPECIALTIES												
10 11 16	Markerboards	Navajo	2	ea		1,312						1,312	
	Markerboards Install	LMC	1	sub			32	\$ 97	3,104	20		3,124	
10 11 26	Tackable Wall Panels Supply	Navajo	4	ea		1,250						1,250	
	Tackable Wall Panels Install	LMC	1	sub			32	\$ 97	3,104	20		3,124	
10 14 00	Identification Signs	San Diego Sign (Supply Only)	47	ea		4,342						4,342	
10 14 23	Signs - Restrooms	San Diego Sign (Supply Only)	5	ea		Incl						-	
10 14 33	Exit Signage	San Diego Sign (Supply Only)	1	sub		Incl						-	
	Signage Install	LMC	1	sub			55	\$ 97	5,335			5,335	
10 14 53	Parking Area Signs	ASTA	1	sub		See Div 32						-	
10 14 54	Exterior Signs (dimensional letters)	San Diego Sign (Supply)	1	sub		1,403						1,403	RFI PC-097 response didn't address finish, clear anodized & painted is assumed
	Exterior Signs Install (dimensional letters)	LMC	1	sub			32	\$ 97	3,104	100	700	3,904	
10 21 10	SCR Composite Toilet Partitions	American Sheet Metal	6	stalls		12,435						12,435	
10 28 00	Toilet, Bath and Laundry Accessories	American Sheet Metal	1	sub		6,572						6,572	
10 44 13	Fire Extinguishers and Cabinets	Armor (Supply Only)	5	ea		2,456	12	\$ 97	1,164			3,620	
10 51 13	Metal Lockers (room 113)	American Sheet Metal	4	ea	\$ 589	2,357						2,357	



Budget Worksheet

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	Layout & Coordination		LMC	1	ls			24	\$ 97	2,328			2,328	
DIVISION 26	ELECTRICAL													
26 00 00	Electrical General Requirements	Studebaker Brown		9,848	sub	\$ 99				970,968			970,968	Includes discount
	Bond Studebaker Brown	Studebaker Brown		1	sub					12,643			12,643	
	Power to Roll Up Grill Doors	Studebaker Brown		1	sub					5,480			5,480	
	Trench & Backfill	Studebaker Brown		1	sub					Incl			-	
26 05 00	Basic Materials and Methods	Studebaker Brown		1	sub					Incl			-	
26 08 00	Electrical Commissioning Requirements	Studebaker Brown		1	sub					Incl			-	
26 09 00	Controls and Instrumentation	Studebaker Brown		1	sub					Incl			-	
26 09 60	Theater Lighting	Studebaker Brown		1	sub					Incl			-	
	Theater Rigging / Pipe Batten System	Studebaker Brown		1	sub					35,000			35,000	
26 50 00	Lighting	Studebaker Brown		1	sub					Incl			-	
	Light Pole Bases	Studebaker Brown		1	sub					Incl			-	
	Plywood, 3/4" fire rated	Studebaker Brown		1	ls					Incl			-	
	Temporary Shut Downs, PG&E Switchover	up to one week of temp power		1	ls					50,000			50,000	
	Off-Haul Spoils	ASTA		241	cy	\$ 55				13,255			13,255	
	Layout & Coordination	LMC		1	ls			24	\$ 97	2,328			2,328	
DIVISION 27	COMMUNICATIONS													
27 13 20	Data Communications Systems	Studebaker Brown		1	sub					Incl			-	
	Data Irrigation Controller	Studebaker Brown		1	ea					Incl			-	
27 41 16	Audio-Visual System	Studebaker Brown		1	sub					Incl			-	
27 60 00	Assistive Listening System	Studebaker Brown		1	sub					Incl			-	
DIVISION 28	ELECTRONIC SAFETY AND SECURITY													
28 16 00	Intrusion Alarm	Studebaker Brown		1	sub					Incl			-	
28 31 00	Fire Alarm Detection System	Studebaker Brown		1	sub					Incl			-	
DIVISION 31	EARTHWORK													
31 00 00	Earthwork	ASTA		1	sub					903,442			903,442	
31 23 33	Trenching & Backfilling	ASTA		1	sub					Incl			-	
31 32 00	Soil Stabilization (Lime Treat)	ASTA		41,640	sf					Incl			-	
02 41 00	Site Demolition	ASTA		43,413	sf					Incl			-	
	Demo AC, PCC, Athletic Equipment, Trees, etc.	ASTA		1	sub					Incl			-	
	Electrical Demo w/ Cut & Patch	ASTA		1,310	lf					32,750			32,750	
	Termite Control (under building slab)			9,848	sog sf	\$ 0.40				3,939			3,939	
	Soil Sterilization (under AC)	ASTA		16,554	sf					Incl			-	
	Layout & Coordination	LMC		1	ls			40	\$ 97	3,880			3,880	
DIVISION 32	EXTERIOR IMPROVEMENTS													
	Access, Laydown / Parking Area Install & Restoration	ASTA		2,500	sf			80	\$ 97	7,760			28,515	
32 12 00	Asphalt Concrete Paving	ASTA		16,554	sf					Incl			-	
	Grind & Overlay AC Paving	ASTA		14,382	sf					Incl			-	
	AB Under AC & PCC Paving	ASTA		30,424	sf					Incl			-	
32 16 00	Site Concrete	Big B		1	sub					See Div 03			-	
32 17 26	Tactile/Detectable Warning Surface Tile	Big B		1	sub					See Div 03			-	
32 17 23	Pavement Markings	ASTA		16,554	sf					Incl			-	
	AC Sealcoat - New	ASTA		16,554	sf					Incl			-	
10 14 53	Parking Area Signs	ASTA		1	sub					Incl			-	
32 17 24	Game Lines - Exterior	ASTA		1	sub					Incl			-	
32 31 13.10	Fences and Gates - PVC Coated	Pisor		100	lf	\$ 190				18,980			18,980	
32 80 00	Irrigation	Aerco		8,734	sf	\$ 14.05				122,750			122,750	Includes discount
32 90 00	Landscaping	Aerco		1	sub					Incl			-	
	Shrubs	Aerco		495	ea					Incl			-	
	Trees	Aerco		13	ea					Incl			-	
	Amend Top Soil	Aerco		1	ls					Incl			-	
	Temp. Water, Repair / Reconfigure Existing Irrigation	Aerco / LMC		1	ls					20,000			20,000	
	Layout & Coordination	LMC		1	ls			40	\$ 97	3,880			3,880	
DIVISION 33	UTILITIES													
33 00 00	Site Utilities (domestic & fire water)	ASTA		792	lf					Incl			-	



Budget Worksheet

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33 40 00	Site Drainage (storm & sewer)	ASTA	1,180	If		Incl				-					-
	Sewer Lift Station	ASTA	1	ea		Incl				-					-
	Force Main Sewer Piping	ASTA	394	If		Incl				-					-
	Trench Plates	LMC	1	ls		9,000									9,000
	Layout & Coordination	LMC	1	ls			40	\$	97	3,880					3,880
Cost Subtotals						7,666,724				389,392	15,761	40,600			8,112,477

- Error if not Zero

	Bonds	0.536%			51,353
	Warranty Bond - 2 yr. Warranty	0.188%	NIC		-
	Insurance - Builders Risk	0.175%			15,617
	Insurance - Liability	0.458%			40,871
	ProCore	0.150%			13,386
	5.846% GCs				
	OH & P	4.000%			343,071
	GMP Total without contingencies				8,576,774
	DSA Comment Contingency	0.000%			NIC
	Construction Contingency	8.000%			686,142
GMP Total with contingencies Owner Controlled					9,262,916
	Allowances				210,200
GMP Total with Contingency & Allowances					9,473,116
	VE Considerations (See Attached Estimate)				-
GMP Total with Contingency & Allowances - VE					9,473,116



Budget Worksheet

No	Owner Controlled Allowances	
1	Mosaic Mural Wall at hand washing areas (236 sf)	\$ 10,000
2	Transite pipe abatement	\$ 20,000
3	Encroachment fees	\$ 30,000
4	Camera & Flush Existing Site Utilities	\$ 10,000
5	PG&E Commitment Drawings (Includes all work required to facilitate PG&E drawings)	\$ 50,000
6	Reconfigure back stage curtain	\$ 25,000
7	Shop applied prime coat of Tnemec 27WB epoxy coating at the interior AESS if required	\$ 40,000
8	Future provisions / infrastructure for solar	\$ 25,200
Total Allowances - Not included in above Estimate		\$ 210,200

Project Specific Clarifications & Exclusions

- 1 For structural steel we have included AESS level 2 finish from ground level up to the low roof and AESS level 1 finish from the low roof up to the high roof per the AISC AESS standards and category matrix table 10.1
- 2 We have only included the manufacturers 15 year warranty for the fiber cement siding not the 30 year warranty as called out in the specifications.
- 3 The allowance for steel material escalation was removed at the owners request, any costs incurred for steel escalation due to delay in award of project beyond April 1st will be paid out of the contingency.
- 4 The 2% steel allowance per general note #8/S1.01 allowance was removed at the owners request and per email dated 3/2/21 from the design team, any costs incurred due to added steel will be paid out of the contingency.
- 5 We have included subcontractor discount pricing for the award of all four projects in our GMP, if one or more projects do not get awarded the costs incurred will be paid out of the project contingency.
- 6 We have only included AISC level 1 & 2 finishes for the AESS.
- 7 The allowance for earthquake & flood insurance has been removed at the owners direction.

Standard Clarifications & Exclusions

- 1 When Specifications conflict with Lease Leaseback Contract, Lease Leaseback Contract will take precedence.
- 2 The cost of sanitizing areas as a result of a positive COVID-19 contamination will be paid out of contingency.
- 3 No allowances or consideration is included in the GMP for any permits, permit fees or assessments, including an AQMD permit for the generator.
- 4 Standard security measures have been included in this GMP. Additional monitoring or services will be taken out of the contingency if required.
- 5 District is to pay for metered utilities for this project.
- 6 Utility Costs of Construction Water, Power & Gas for the duration of project is provided at no charge from Owner/District.
- 7 Excludes any Phasing, stop work or similar delays outside our immediate control.
- 8 Excludes multiple mobilizations.
- 9 Excludes any Phase, Shift work and or Overtime.
- 10 Excludes Permits, Fees, Architectural, Engineering or Inspection. Except as identified above.
- 11 Testing provided by owner.
- 12 If Valued Engineering is accepted, LMC does not ensure that the accepted scope will meet current design intent per the current plans and spec's. Substitution to be submitted, reviewed and approved by AOR.
- 13 We exclude any and all costs associated with all unforeseen conditions, including, but not limited to, unsuitable or unstable soils, existing utilities, structures, hazardous materials.
- 14 Dry rot or termite damage.
- 15 Utility usage fees for existing building/site.
- 16 All landscaping in the PUE for utility connections.
- 17 Testing or repair work on existing landscape irrigation outside our work area.
- 18 Premium time working hours except for utility connections as required to not disturb the school.
- 19 Labor and material cost escalation beyond our control.
- 20 Third party testing.
- 21 Any exterior work not noted on plans.
- 22 All permit and plan check fees, included but not limited to encroachment and bus stop notifications. Except as identified above.
- 23 Exclude existing duct bank demolition if any on site.
- 24 Arborist for tree surveying and health assessment.
- 25 No biological surveys or mitigation measures.
- 26 Removal of all unforeseen materials during excavation and grading process.
- 27 Excludes the cost of dewatering and the removal or mitigation of wet or unsuitable soils. This exclusion is intended to apply to any water regardless of its origin in our work area.
- 28 Rock Clause: No drilling or blasting of rock.
- 29 Work impacts or stoppage as a result of pandemics or other health and safety public shutdowns



Budget Worksheet

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- 30 Temporary power required for and impacts from preventative PG&E power outages.
- 31 Window coverings are not included over doors or access ways due to Life Safety.
- 32 We have included the Allowances & Contingency "below the line." Overhead & Profit are included in these Allowances & Contingencies not in the GMP itself.
- 33 This worksheet is based on non-DSA approved drawings and any changes in the final DSA Approved set will be drawn from Contingencies listed above.

ATTACHMENT 3

SCHEDULE OF LEASE PAYMENTS

Amortization Schedule

Loan Amount
5% of GMP: **\$ 1,529,060.60**

Interest: **3.5%**
Term in
Months **12.00**
Payment
Frequency Monthly

Payment #	Beginning Balance	Monthly Payment	Principal	3.5% Interest	Ending Balance
1	\$1,529,060.60	\$131,881.48	\$127,421.72	\$4,459.76	\$1,401,638.88
2	\$1,401,638.88	\$131,881.48	\$127,421.72	\$4,459.76	\$1,274,217.17
3	\$1,274,217.17	\$131,881.48	\$127,421.72	\$4,459.76	\$1,146,795.45
4	\$1,146,795.45	\$131,881.48	\$127,421.72	\$4,459.76	\$1,019,373.74
5	\$1,019,373.74	\$131,881.48	\$127,421.72	\$4,459.76	\$891,952.02
6	\$891,952.02	\$131,881.48	\$127,421.72	\$4,459.76	\$764,530.30
7	\$764,530.30	\$131,881.48	\$127,421.72	\$4,459.76	\$637,108.59
8	\$637,108.59	\$131,881.48	\$127,421.72	\$4,459.76	\$509,686.87
9	\$509,686.87	\$131,881.48	\$127,421.72	\$4,459.76	\$382,265.16
10	\$382,265.16	\$131,881.48	\$127,421.72	\$4,459.76	\$254,843.44
11	\$254,843.44	\$131,881.48	\$127,421.72	\$4,459.76	\$127,421.72
12	\$127,421.72	\$131,881.49	\$127,421.73	\$4,459.76	\$0.00
Totals		\$1,582,577.72	\$1,529,060.60	\$53,517.12	