

**FIRST AMENDMENT TO CONSTRUCTION MANAGEMENT AGREEMENT
ESTABLISHING GMP FOR INITIAL RELEASE OF SITEWORK**

This Amendment No. 1 to the Construction Management at Risk Agreement is dated April 27, 2017, and is entered into by and between the Alexandria City School Board (“ACSB”), located at 1340 Braddock Place, Alexandria, VA 22314, the City of Alexandria (the “City”) and KELLER BROTHERS, INC. (“Construction Manager”), a Maryland Corporation duly organized under the laws of Maryland, with a place of business at 1012 Rising Ridge Road, Mount Airy, MD 21771.

WHEREAS, the Owner and Construction Manager entered into a Construction Management at Risk Agreement (“Agreement”) on July 8, 2016 with respect to the construction of a new PRE K-8 School and Recreation Center to replace the existing K-5 Patrick Henry Elementary School and Recreation Renter (“Project”); and

WHEREAS, capitalized terms not otherwise defined in this First Amendment shall have the same meaning as set forth in the Agreement; and

WHEREAS, Parties desire to commence construction of the Project civil/site work and preparation of a building pad prior to accepting or authorizing a GMP Proposal for the entire project;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is amended as follows:

ARTICLE 1
SCOPE OF WORK

1.1.1 The Project is contemplated to occur in three phases as follows per the Contract Documents:

Phase 1 – Initial civil and site work as required to prepare a suitable building pad for Phase 2 to begin. Work includes site demolition, erosion and sediment controls, support of excavation and retaining walls along the proposed new bus loop, and initial utilities work.

Phase 2 – Construction of the new buildings foundation, superstructure, envelope and finishes and selective sitework to include the new bus loop off Latham Street (inclusive of BMP #1) and stormwater management facility #1 (SWM #1).

Phase 3 – Final requirements to complete the project. Work includes abatement and demolition of the existing buildings and parking lot, construction of the playgrounds and athletic fields, and construction of the new parking lot and final

utility connections, inclusive of stormwater management facility #2 (SWM #2) and other surface stormwater BMP's.

- 1.2 The Initial Release Scope of Work, (the "Initial Release Work") shall consist of the work required in all phases of the project by those trades which are required to mobilize to complete Phase 1 of the project. Such trades shall include:

Support of excavation
Site electrical work (for incoming services only)
Site demolition
Earthwork, site preparation, and clearing
Sediment and erosion controls and tree protection
Stone-Strong retaining walls and associated fencing
Sheeting and shoring
Site utilities (water, sanitary sewer, and stormwater management)
Subdrainage for athletic playing field

In addition, the Initial Release Work shall include all temporary civil and site work measures (ie: paving, striping, curb & gutter, etc.) as required to carry out the various logistical needs of the Project to complete the multiple phases in compliance with the Contract Documents.

The following site-related trades are therefore excluded from the Initial Release Work as such trades are not required to mobilize until Phases 2 and 3 of the project:

Final paving, striping, and site signage
Final site concrete and curb and gutter
Cast in place retaining walls
Athletic playing fields
Playground equipment and surfacing
Landscaping

- 1.3 The Initial Release Work shall be performed in accordance with the Agreement, this First Amendment and the other Contract Documents listed as Exhibits 1 through 5 below, which are hereby incorporated into and made a part of the First Amendment by this reference:

Exhibit No.	Description	Pages	Date
1	List of Drawings and Specifications	6-13	4/21/17
2	Schedule of Values	14-23	4/21/17
3	Completion Schedule	24-30	4/21/17
4	Assumptions & Clarifications	31-33	4/21/17

Exhibit 4, Assumptions & Clarifications, shall take precedence over other Contract Documents as they further clarify the Work.

ARTICLE 2

GUARANTEED MAXIMUM PRICE

- 2.1.1 For the Construction Manager's proper and full performance of the Initial Release Work, the Owner shall pay the Construction Manager \$6,600,987 (the "Construction Price"). The Construction Price is the Cost of the Work as defined in Section 8.3 of the Agreement plus the Construction Manager's fee for providing the Construction Phase Services (the "Construction Fee").
- 2.1.2 The Construction Fee for the Initial Release Work is hereby established as a lump sum amount of \$205,465.
- 2.1.3 Consistent with Section 8.2 of the Agreement, the Construction Manager guarantees that the Construction Price for the Initial Release Work shall not exceed the "Guaranteed Maximum Price" or "GMP" as it may be amended from time to time in accordance with the Agreement. To the extent that Cost of the Work plus the Construction Fee exceeds the GMP, the Construction Manager shall bear such costs and amounts in excess of the GMP without reimbursement or additional compensation from the Owner.

ARTICLE 3

CONTRACT TIME AND DAMAGES

- 3.1.1 The Initial Release Work shall be completed per the milestones set forth in Exhibit 5. Should Construction Manager fail to substantially complete the work within the required period of time, Owner shall be entitled to assess as liquidated damages, but not as a penalty, consistent with Section 10.5 of the Agreement, in the amount as indicated in Exhibit 5.

ARTICLE 4

MISCELLANEOUS

- 4.1.1 Consistent with Section 4.6 of the Agreement, if Owner and Construction Manager are unable to agree upon the GMP for the balance of the Project or the specific language of the GMP Amendment for the balance of the Project, then the Agreement will be terminated for convenience and the owner will only be obligated to pay the Construction Manager as follows:
- 4.1.2 The Construction Manger shall only be entitled to the Preconstruction Fee the Construction Manager has earned in accordance with Article 7 of the Agreement.

- 4.1.3 The Construction Manger shall only be entitled to the Construction Phase Services in accordance with Section 14.3.3 of the Agreement.
- 4.1.4 With respect to Section 8.9.12 of the Agreement, the Parties agree that there shall no intermediate release of retainage monies on a per-Phase basis and that retainage shall be released per the terms of Section 8.9.12 once all work performed under this Amendment is determined to be Substantially Complete.
- 4.1.5 With respect to Section 13.2 of the Agreement, the Parties agree that the one-year Repair Period for all work performed under this agreement, regardless of under which Phase it occurs, will not begin until the Phase 3 work is determined to be Substantially Complete.
- 4.1.6 Except as expressly modified herein, the terms and conditions of the Agreement remain unchanged. In the event of a conflict between the terms of this First Amendment and those of the Agreement, Owner and Construction Manager agree that the terms of this Amendment shall prevail and control. To the extent the Owner and Construction Manager are able to agree upon the GMP for the balance of the Project, the Parties intend to incorporate the entire scope of Project Work into a subsequent amendment to the Construction Management Agreement which, by its terms, will supersede this First Amendment.
- 4.1.7 The Parties agree that in addition to the Construction Contingency defined under Section 4.11 of the Agreement, this GMP Amendment will include an Owner Contingency which shall be used to fund increases to the scope of work resulting from owner-desired upgrades or changes required by the local authorities having jurisdiction during the final review stages of the City's Development Special Use Permit (DSUP) process which otherwise would have resulted in a Change Order to the Construction Manager. Use of the Owner Contingency shall be effectuated on a case by case basis by Owner transferring funds from the Design and Permit Review Contingency to the line item(s) in the Schedule of Values that corresponds to the Cost of the Work that is being funded from the Owner Contingency. Once funds have been transferred in this manner, the Construction Manager can bill against them as provided in Article 8 hereof. When the Construction Manager would like funds from the Owner Contingency to be used for a Cost of the Work, it shall submit a written transfer request to Owner identifying the amount requested, the Cost of the Work for which the funds are being requested, and the line item(s) in the Schedule of Values to which the requested amount should be transferred. All such requests shall be accompanied by a transaction summary of all previous transfers from the Owner Contingency, all pending transfer requests, and the Owner Contingency balance prior to the request. Owner shall reasonably consider all such requests from the Construction Manager, and if Owner denies such a request, it shall explain why.

4.1.8 For the purposes of this Amendment, the Parties agree that there shall be no share of any Savings as defined in Section 8.12 of the Agreement and that all Savings as defined in the Agreement shall be returned to the Owner.

IN WITNESS WHEREOF, the Owner and Construction Manager have caused this First Amendment to be executed by their duly authorized representatives.

Alexandria City School Board

By: Dr. Alvin Crawley, Ed. D

Title: Superintendent of Schools

Signature: Alvin Crawley

Date: 5-8-17

Keller Brothers, Inc.

By: PK

Title: President

Signature: PK

Date: 5-8-17

Alexandria City School Board

By: Richard P. Jackson

Title: Director, Educational Facilities

Signature: Richard P. Jackson

Date: 5-8-17

Alexandria City School Board

CIP Account Code: 41861583-4-P140039

By: Robert Easley

Title: Assistant Budget Director

Signature: Robert Easley

Date: 5-11-17

Alexandria City School Board

By: Sharon T. Lewis

Title: Director of Procurement & General Services

Signature: Sharon T. Lewis

Date: 5-8-17

The City of Alexandria

By: RANDY BUREKS

Title: Purchasing Agent Col

Signature: Randy Bureks

Date: 5/11/17

EXHIBIT 1

**LIST OF DRAWINGS AND
SPECIFICATIONS**

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C-0.00.02 - GENERAL NOTES - 1 * (PARTIAL RELEASE)
C-0.00.03 - GENERAL NOTES - 2 * (PARTIAL RELEASE)
C-0.00.04 - GENERAL NOTES - 3 * (PARTIAL RELEASE)
C-0.00.05 - GENERAL NOTES - 4 * (PARTIAL RELEASE)
C-0.00.06 - GENERAL NOTES - 5 * (PARTIAL RELEASE)
C-0.00.07 - GENERAL NOTES - 6 * (PARTIAL RELEASE)
C-0.00.08 - CONTEXTUAL PLAN * (PARTIAL RELEASE)
C-0.00.09 - DSUP CONDITIONS - 1 * (PARTIAL RELEASE)
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C-0.00.11 - DSUP CONDITIONS - 3 * (PARTIAL RELEASE)
C-0.00.12 - DSUP CONDITIONS - 4 * (PARTIAL RELEASE)
C-0.00.13 - DSUP CONDITIONS - 5 * (PARTIAL RELEASE)
C-0.00.14 - EXISTING CONDITIONS - TREE INVENTORY -1 * (PARTIAL RELEASE)
C-0.00.15 - EXISTING CONDITIONS - TREE INVENTORY -2 * (PARTIAL RELEASE)
C-0.00.16 - TREE PROTECTON PLAN - 1 * (PARTIAL RELEASE)
C-0.00.17 - TREE PROTECTON PLAN - 2 * (PARTIAL RELEASE)
C-0.00.18 - TREE PROTECTON PLAN - 3 * (PARTIAL RELEASE)
C-0.00.19 - TREE PROTECTON PLAN - 4 * (PARTIAL RELEASE)
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C-0.00.21 - TREE PROTECTION PLAN NOTES & DETAILS * (PARTIAL RELEASE)

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C-1.02.04 - EROSION & SEDIMENT CONTROL PLAN PHASE I - 2 * (PARTIAL RELEASE)
C-1.02.05 - EROSION & SEDIMENT CONTROL PLAN PHASE I DRAINAGE DIVIDES-1 * (PARTIAL RELEASE)
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C-1.02.07 - EROSION & SEDIMENT CONTROL NOTES AND DETAILS - 1 * (PARTIAL RELEASE)
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C-1.04.01 - GRADING PLAN-1 * (PARTIAL RELEASE)
C-1.04.02 - GRADING PLAN-2 * (PARTIAL RELEASE)
C-1.05.01 - UTILITY PLAN-1 * (PARTIAL RELEASE)
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C-1.06.01 - EROSION & SEDIMENT CONTROL PLAN PHASE II-1 * (PARTIAL RELEASE)
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C-1.06.03 - EROSION & SEDIMENT CONTROL PLAN PHASE II DRAINAGE DIVIDES-1 * (PARTIAL RELEASE)
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C-2.09.03 - ENHANCED LANDSCAPE PLAN
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Patrick Henry Project
Final Site Plan Partial Release Submission 3/27/2017 Documents

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C-4.03.03 - STORMWATER MANAGEMENT FACILITY #1 COMPUTATIONS & DETAILS-1 * (PARTIAL RELEASE)
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C-4.03.05 - STORMWATER MANAGEMENT FACILITY #2 COMPUTATIONS & DETAILS-1 * (PARTIAL RELEASE)
C-4.03.06 - STORMWATER MANAGEMENT FACILITY #2 COMPUTATIONS & DETAILS-2 * (PARTIAL RELEASE)

Patrick Henry Project
Final Site Plan Partial Release Submission 3/27/2017 Documents

- C-4.04.01 - BEST MANAGEMENT PRACTICES COMPUTATIONS * **(PARTIAL RELEASE)**
- C-4.04.02 - BEST MANAGEMENT PRACTICES-VRRM SPREADSHEET D.A. A & D.A. B TABS * **(PARTIAL RELEASE)**
- C-4.04.03 - BEST MANAGEMENT PRACTICES-VRRM SPREADSHEET D.A. C & D.A. D TABS * **(PARTIAL RELEASE)**
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- C-4.04.07 - BMP FACILITY #2-HYDRODYNAMIC SEPARATOR COMPUTATIONS & DETAILS * **(PARTIAL RELEASE)**
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- C-4.08.03 - ELECTRICAL PHOTOMETRIC PLAN-2 (E1.02)-FOR INFO ONLY!
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- C-4.09.03 - OVERALL SECOND FLOOR PLAN (A2.0.2)
- C-4.09.04 - OVERALL THIRD FLOOR PLAN (A2.0.3)
- C-4.09.05 - OVERALL ELEVATIONS (A4.0.1)
- C-4.09.06 - SCHOOL SIGN & MOCK-UP PANEL (A4.0.2)
- C-4.09.07 - BUILDING SECTIONS - 1 (A5.0.1)
- C-4.09.08 - BUILDING SECTIONS - 2 SECTIONS (A5.1.1)
- C-4.09.09 - BUILDING SECTIONS - 3 SECTIONS (A5.1.2)
- C-4.09.10 - BUILDING SECTIONS - 4 (A5.1.3)
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DIVISION 2- EXISTING CONDITIONS
024100 Selective Site Demolition

DIVISION 31 - EARTHWORK

- 310000 Earthwork
- 311000 Site Clearing
- 312050 Earthwork For Buildings
- 312319 Dewatering
- 313116 Termite Control
- 312500 Erosion and Sedimentation Controls

DIVISION 32 – EXTERIOR IMPROVEMENTS

- 321100 Base Courses (Pavements)
- 321218 Permeable Articulation Concrete Block Mat
- 321313 Concrete Paving
- 321600 Concrete Walks
- 321610 Concrete Curbing
- 321700 Road and Parking Accessories
- 321813 Artificial Turf Playing Field
- 321816 Playground Protective Surfacing
- 323100 Fencing
- 323223 Stone Strong Retaining Wall
- 329200 Seeding and Sodding
- 329300 Planting

DIVISION 33 - UTILITIES

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- 331000 Water Utilities
- 333900 Sanitary Utility Sewerage Structures
- 334000 Storm Drainage Utilities
- 334600 Subdrainage



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INVITATION TO BID

Patrick Henry PreK – 8 School and Recreation Center Project
4643 Taney Avenue Alexandria, Virginia

DESCRIPTION

Keller Construction Management is requesting bids for the Early Site Partial Release construction of Patrick Henry PreK-8 School and Recreation Center. The Final Development Special Use Permit (DSUP) drawings and specifications are available on our FTP site per the link below. The project consists of the construction of a new, 155,000 SF school and recreation facility, subsequent demolition of the old school and rec center, and extensive site improvements. The existing school and rec center share the same site and will remain occupied, in-use during construction of the new facilities. Keller Construction Management is the Construction Manager at-Risk (CMr), on behalf of Alexandria City Public Schools (ACPS) and the City of Alexandria Recreation, Parks, & Cultural Activities (RPCA).

HOW TO OBTAIN BID DOCUMENTS

Bid documents may be obtained from the Construction Manager's FTP link below:

Patrick Henry Project Bid Documents: <https://app.box.com/s/v4zlhct6setj7ek6r0lsvsl0vdrod>

EARLY SITE BID PACKAGES

Lump sum bids for the listed private bid packages will be received until **4:00pm** (local time) on **April 13th, 2017** by Keller Construction Management, 1012 Rising Ridge Road, Mt. Airy, MD 21771, Phone: (301) 607-8575, Email: dtremblay@kellercm.com, Contact: David Tremblay.

- | | |
|-------------------------|---------------------------------------|
| 02A – Earthwork | 02C – Earthwork and Materials Testing |
| 02U – Utilities | 02J – Block Retaining Walls |
| 02B – Field Engineering | 02K – Sheeting & Shoring |

ALL REMAINING BID PACKAGES WILL BE BID AT A LATER DATE, ESTIMATED TO BE JUNE 2017.

PRE-BID MEETING

A pre-bid meeting will be held on **April 5th, 2017** at 1:00pm (local time) at the Patrick Henry PreK-8 School and Recreation Center located at 4643 Taney Avenue, Alexandria, Virginia 22304. Pre-bid meeting attendance is strongly encouraged, but not mandatory.

PRE-BID QUESTIONS

The deadline for pre-bid questions, RFIs is **April 6th, 2017** at 4:00pm. Answers will be issued to all bidders via Addendum. Send all questions via Email: dtremblay@kellercm.com, Contact: David Tremblay.

ADDITIONAL INFORMATION

Instructions pertaining to the bid bond, performance, and materials payment bond requirements are set forth in Section 00200, "Instructions to Bidders," and compliance with same shall be the responsibility of the Contractor submitting the bid.

The conditions contained in this Notice to Contractors, by their issuance, become a part of the Contract requirements.

ACPS reserves the right to accept any of the bids for Alternate work submitted, and may accept Alternates in any order or combination, unless specifically provided in the Contract Documents.

The Board of Education reserves the right to waive any informalities or immaterial deviations in the bids, or to reject, any or all bids.

**ADDENDUM #1
(EARLY SITE PACKAGE)**

**PATRICK HENRY PRE K-8
SCHOOL & REC. CENTER
ALEXANDRIA CITY PUBLIC SCHOOLS
ALEXANDRIA, VIRGINIA**

MOSELEYARCHITECTS

ARCHITECT, MEP, FP & STRUCTURAL ENGINEERS

SPRINGFIELD, VIRGINIA

ADTEK ENGINEERS, INC.

CIVIL ENGINEER

FAIRFAX, VIRGINIA

POLYSONICS

ACOUSTIC CONSULTANT

WARRENTON, VIRGINIA

FOODSERVICE CONSULTANT STUDIO, INC.

FOOD SERVICE CONSULTANT

HENRICO, VIRGINIA

April 10, 2017

A/E's Project # 550502

ADDENDUM NO. 1

EARLY SITE PARTIAL RELEASE

APRIL 10, 2017

Patrick Henry PreK – 8 School and Recreation Center Project
4643 Taney Avenue Alexandria, Virginia

GENERAL:

Planholders are requested to attach this Addendum to the inside front cover of each Project Manual. Inform all concerned that the Bidding Documents are modified by this Addendum.

Receipt of this Addendum must be acknowledged on the Bid Form.

The following modifications and clarifications are hereby made a part of the Bidding Documents and supersede or otherwise modify the provisions of the published *Project Manual* and *Drawings*, dated January 27, 2017 (Civil drawings dated 12/19/2016 with Partial Release revisions dated 3/27/17).

Refer to the Drawings and Specification Sections, if any, attached to this Addendum, which are hereby made a part of this Addendum.

ANNOUNCEMENTS:

1. The 02J Block Retaining Walls bid package is being withdrawn at this time and will be bid separately upon receipt of the P.E.-stamped delegated design shop drawings. Revised bid announcement expected the week of April 17.
2. The 02K Sheeting & Shoring bid package was previously awarded and the information herein is simply for reference.
3. The CAD files Civil-Base and Ex-Survey are being provided as REFERENCE ONLY and bidders must sign and return the attached Electronic CAD Request Forms.

MODIFICATIONS TO THE SPECIFICATIONS:

1. Added 00300 Bid Form including Alternates and Unit Prices
 2. Added 00600 Bond Forms
 3. Add the following paragraph 1) to Scope 00990-02U 2.c.
 - c. The 2U Utilities Trade Contractor will furnish and install all site utilities shown on the civil, mechanical, plumbing, and electrical drawings unless specifically excluded in this scope of work, including all street taps to existing mains and all "off-site" utility work.
- 1) *1*Virginia American Water will perform all "off-site" waterline installs from the street taps to existing mains and extending new waterlines to the property line. This work will be paid for by the Owner. The 2U Utilities Trade Contractor shall assist the Construction Manager and Owner with the onsite Coordination for the Utility Companies work with regards to the 2U Utilities Trade Contractors scope of work, and existing school activities.**

MODIFICATIONS TO THE CONTRACT DRAWINGS:

1. Updated sheet index for C-4.01.10 to be part of partial release – C-0.00.01
2. Added water drinking fountain & jug filler notation – C-3.05.01
3. Changed waterline to 1.5" – C-3.05.01 & C-3.05.02
4. Changed quick-coupler spacing to 125' max – C-3.05.02
5. Removed water fountain & associated sanitary piping – C-3.05.02
6. Sheet now part of partial release – C-4.01.10

ATTACHMENTS:

1. SPECIFICATION SECTIONS:

00300	BID FORM
00600	BOND FORMS AIA A312

2. DRAWING SHEETS:

C-0.00.01	SITE COVER SHEET
C-3.05.01	UTILITY PLAN – 1 PHASE 3
C-3.05.02	UTILITY PLAN – 2 PHASE 3
C-4.01.10	RETAINING WALLS #2 - #4 PROFILES

3. SUPPLEMENTAL INFORMATION

- Pre-Bid Meeting Agenda
- Pre-Bid Sign-In Sheet, dated 4/5/17
- CAD Request Form ADTEK (bidders required to sign and return with bid form)
- CAD Request Form Moseley (bidders required to sign and return with bid form)
- For Reference Only – CIVIL-BASE.dwg
- For Reference Only – EX-SURVEY.dwg
- For Reference Only – Construction Schedule* dated 2/24/17
**This is a DRAFT schedule for reference, it is subject to change as the project is still in design. It provides general durations only.*
- For Reference Only - PH 50% CD SET VOL 2**
***The 50% CD drawings are being provided for reference for general scope of Architectural, Structural, and MEP Work. These drawings are subject to change as the project is still in design.*
- Addendum No. 1 RFIs / Question and Answer Log

END OF ADDENDUM NO. 1

EXHIBIT 2

**GMP PRICING SCHEUDLE OF
VALUES**

Patrick Henry Elementary School and Recreation Center
 Alexandria, Virginia
 50% CD / FSP #2 Early Site Packages GMP Budget 4/21/17

A Revitalization/Expansion Project for
 City of Alexandria and Alexandria City Public Schools

Project Square Footage
 Modernization 156,000

Project Duration
 Procurement 0 mo Construction 4 mo

Division

1 General Conditions \$256,256
Subtotal \$256,256

2 Existing Conditions \$442,250

3 Concrete \$101,750

26-28 Electrical \$50,000

31 Earthwork \$2,093,800

32 Exterior Improvements \$723,295

33 Utilities \$2,236,660

Subtotal \$5,647,755

Construction Contingency @ 5% \$282,388

Construction Contingency Reduction
 after subcontractors under contract with construction
 manager -\$169,433

Construction Contingency Revised @ 2% \$112,955

Subtotal \$112,955

Owner Contingency @ 2%
 for Design Errors and Omissions and Permit Review
 Comments \$112,955

Subtotal \$112,955

Fee @ 3.4% \$205,465

Subtotal \$205,465

Virginia License Fee (per project fee) \$10,137

Subtotal \$10,137

Total \$6,345,523

Alternate 1	Change Site to Classified	(\$75,000)	NOT ACCEPTED
Alternate 2	Add Performance & Payment Bonds (Breakout Price, carried in Base Bid)	\$105,000	
Alternate 3	Add Synthetic Turf Field underdrain system	\$255,463	
Subtotal (Alts 1 & 3)			\$255,463

Grand Total Base plus Alternates \$6,600,987

Patrick Henry Elementary School and Recreation Center
 Alexandria, Virginia
 50% CD / FSP #2 Early Site Packages GMP Budget 4/21/17

A Revitalization/Expansion Project for
 City of Alexandria and Alexandria City Public Schools

Project Square Footage Project Duration
 Modernization 156,000 Procurement 0 mo Construction 4 mo

				City of Alexandria Recreation Center	ACPS PreK-8 School
Division					
1	General Conditions	\$256,256		20.00%	80.00%
	Subtotal		\$256,256	\$51,251	\$205,005
2	Existing Conditions	\$442,250		\$88,450	\$353,800
3	Concrete	\$101,750		\$20,350	\$81,400
26-28	Electrical	\$50,000		\$10,000	\$40,000
31	Earthwork	\$2,093,800		\$418,760	\$1,675,040
32	Exterior Improvements	\$723,295		\$144,659	\$578,636
33	Utilities	\$2,236,660		\$447,332	\$1,789,328
	Subtotal		\$5,647,755	\$1,129,561	\$4,518,204
	Construction Contingency @ 5%	\$282,388		\$56,478	\$225,910
	Construction Contingency Reduction after subcontractors under contract with construction manager	-\$169,433		(\$33,867)	(\$135,566)
	Construction Contingency Revised @ 2%	\$112,955			
	Subtotal		\$112,955	\$22,591	\$90,364
	Owner Contingency @ 2% for Design Errors and Omissions and Permit Review Comments	\$112,955		\$22,591	\$90,364
	Subtotal		\$112,955	\$22,591	\$90,364
	Fee @ 3.4%	\$205,465		\$41,093	\$164,372
	Subtotal		\$205,465	\$41,093	\$164,372
	Virginia License Fee (per project fee)	\$10,137		\$2,027	\$8,109
	Subtotal		\$10,137	\$2,027	\$8,109
	Total		\$6,345,523	\$1,289,105	\$5,076,419
Alternate 1	Change Site to Classified Add Performance & Payment Bonds	(\$75,000)	NOT ACCEPTED	NOT ACCEPTED	NOT ACCEPTED
Alternate 2	(Breakout Price, carried in Base Bid)	\$105,000		\$0	\$0
Alternate 3	Add Synthetic Turf Field underdrain system	\$255,463		\$255,463	\$0
	Subtotal (Alts 1 & 3)		\$255,463	\$255,463	\$0
	Grand Total Base plus Alternates		\$6,600,987	\$1,524,568	\$5,076,419

Alexandria, Virginia
50% CD / FSP #2 Early Site Packages GMP Budget 4/21/11

Project Size			Durations	Procurement and Construction
Renovation	0 SF		Months	4
New Construction	156,000 SF		Weeks	17
	156,000		Days	121

KCM Code	Description	Quantity	Unit	Unit Cost	Cost	Division Total	Comments
Division 1 - GENERAL REQUIREMENTS							

**BUILDING GENERAL CONDITIONS
GENERAL CONDITIONS - 4 MONTHS**

01000 Staffing							
01010	Project Executive	0.87 Weeks		\$ 2,500	\$ 2,165		
01011	Project Manager	17.32 Weeks		\$ 2,300	\$ 39,836		
01014	Assistant Project Manager	8.66 Weeks		\$ 1,730	\$ 14,982		
01020	Assistant Superintendent	8.66 Weeks		\$ 1,250	\$ 10,825		
01032	Superintendent	17.32 Weeks		\$ 1,950	\$ 33,774		
01001	Labor Burden	30%	\$ 101,582	\$ 30,475			
	Fringe Benefits	20%			\$ 6,095		
	Payroll Taxes and Insurance	80%			\$ 24,380		
						SUBTOTAL	\$ 132,056
01200 Consultants							
01242	Schedule Consultant	4.00 Months		\$ 1,350	\$ 5,400		
01246	Safety Consultant	4.00 Months		\$ 1,000	\$ 4,000		
						SUBTOTAL	\$ 9,400
01300 Construction Aid							
01301	Temporary Toilets	4.00 Months		\$ 600	\$ 2,400		
01321	Small Tools	4.00 Months		\$ 275	\$ 1,100		
						SUBTOTAL	\$ 3,500
01400 Quality, Safety, & Security							
01411	Safety Signage	1.00 Allocation		\$ 2,000	\$ 2,000		
01420	General Security	4.00 Months		\$ 1,600	\$ 6,400		
01424	Security Badging	1.00 Allocation		\$ 2,200	\$ 2,200		
						SUBTOTAL	\$ 10,600
01500 Temporary Utilities							
01520	Temporary Water	4.00 Months		\$ 1,000	\$ 4,000		
01580	Temporary Communications	4.00 Months		\$ 1,250	\$ 5,000		
01570	Temporary Generator	1.00 Allocation		\$ 10,000	\$ 3,000		
						SUBTOTAL	\$ 12,000
01600 Site Logistics							
01601	Field Office Trailer Renta	4.00 Months		\$ 1,000	\$ 4,000		
01609	Storage Trailers	4.00 Months		\$ 180	\$ 720		
01610	Office Equipment and Supplies	4.00 Months		\$ 900	\$ 3,600		
01611	Copier/Scanner/Fax/Printer	4.00 Months		\$ 775	\$ 3,100		
01615	Computers/Hardware/Support	1.00 Allocation		\$ 2,800	\$ 2,800		
01640	Bottled Water Service	4.00 Months		\$ 45	\$ 180		
01650	Project Communications	1.00 LS		\$ 500	\$ 500		
01651	Project Reporting	4.00 Months		\$ 175	\$ 700		
01652	Reproduction	4.00 Months		\$ 350	\$ 1,400		
01653	Postage/Courier	4.00 Months		\$ 200	\$ 800		
01654	Photography - Progress	4.00 Months		\$ 150	\$ 600		
01655	Photography - Aerial	4.00 Months		\$ 225	\$ 900		
01662	Vehicle Costs	4.00 Months		\$ 1,200	\$ 4,800		
01664	Fuel Costs	4.00 Months		\$ 1,200	\$ 4,800		
01680	Signage - CM	1.00 Allocation		\$ 2,000	\$ 2,000		
						SUBTOTAL	\$ 30,900
01700 Cleaning & Closeout							
01702	Dumpsters - LEED	18.00 Pulls		\$ 400	\$ 7,200		
01704	Cleanup Labor	4.00 Months		\$ 400	\$ 1,600		
						SUBTOTAL	\$ 8,800
01800 Bonds & Insurance							
	P&P Bonds			\$ 35,710	\$ 36,000		
	Builders Risk Insurance			\$ 12,550	\$ 13,000		
						SUBTOTAL	\$ 49,000
TOTAL GENERAL CONDITIONS						GRAND TOTAL	\$ 256,256

Project Size		Durations	Procurement and Construction
Renovation	0 SF	Months	4
New Construction	156,000 SF	Weeks	17
	156,000	Days	121

KCM Code	Description	Quantity	Unit	Unit Cost	Cost	Division Total	Comments
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**BUILDING CONSTRUCTION
 CONSTRUCTION - 4 MONTHS**

Division 2 - Existing Condition

3rd Party Special Inspections - Soils / Concrete / Steel / Masonry	1.00 Proposal	\$	165,000	\$	165,000		ECS Mid-Atlantic
Sheeting and Shoring Inspection	1.00 Allowance	\$	2,500	\$	2,500		
Code Compliance Trade Inspections - Mech / Plumbing / Electric	1.00 Allowance	\$	30,000	\$	30,000		
Field Engineering / Survey	1.00 Proposal	\$	104,250	\$	104,250		Apex Land Solutions, LLC
Site As-Built #1 after Phase 2 (required per DSUP	1.00 Proposal	\$	9,500				included in base bid
Site As-Built #2 after Phase 3 (required per DSUP	1.00 Proposal	\$	9,500	\$	9,500		ADD to base bid
Plot Plan of Exact Wall Locations (Wall Check Survey	1.00 Proposal	\$	1,300				included in base bid
As-Built Anchor Bolt Drawings and Anchor Bolt Survey	1.00 Proposal	\$	6,500				included in base bid
Hauling Permits	4.00 Monthly Allowance	\$	2,000	\$	8,000		Allowance of \$2,000 per month
Construction Worker Parking Accommodations	1.00 Allowance	\$	30,000.00	\$	30,000		
Phase 3 Temporary Accommodations for Drop-Off / Pick-Up and Staff Parking	1.00 Allowance	\$	75,000.00	\$	75,000		
VDOT ROW Permits	1.00 LS	\$	3,500.00	\$	3,500		
City of Alexandria ROW Permits and Separate Excavation Permits	1.00 Allowance	\$	7,500.00	\$	7,500		Permit requirements remain unclear after 4/18/17 conference call with T&ES
Permit Expeditor Services	1.00 Allowance	\$	4,000.00	\$	4,000		
Rodent Abatement Plan	1.00 LS	\$	3,000.00	\$	3,000		1 Abatement Plan Only

TOTAL - DIVISION 2 SUBTOTAL \$ 442,250

Division 3 - Concrete

Sheeting and Shoring for Building Retaining Wall	1.00 Proposal	\$	96,500.00	\$	96,500		Atlas Foundations
Engineering	1.00 LS	\$	3,000.00	\$	3,000		PCO-002
Sheeting & Shoring Permits	1.00 LS	\$	2,250.00	\$	2,250		
Stone Backfill	895.00 Tons	\$	-	\$	-		Now Figured in Next Round of Pricing
Cut off Top of Sheeting and Shoring below Finished Grade Elevation	1.00 LS	\$	-	\$	-		Included in Atlas' base bid

TOTAL - DIVISION 3 \$ 101,750

Division 26-28 - Electrical

Site Electrical, General associated with Primary Service and site light bases @ retaining walls	1.00 Allowance	\$	50,000.00	\$	50,000		Assumption that incoming Primary will be from OHU lines behind Retaining Wall
Cut, cap, and make safe of site electrical items to be demolished in Phase 1	1.00 LS	\$	2,600.00	\$	2,600.00		
Traffic Conduits	1.00 LS	\$	39,000.00				Not Required per T&ES email confirmation 4/19/17

TOTAL - DIVISION 26 \$ 50,000

Division 31 - Earthwork

024100	Site Demolition - Complete, and to include Tree Removals and Clearing Curb and Gutters Sidewalk Tennis Courts and Asphalt Remove Existing Playground Remove Storm / Sanitary / Water as Showr Remove Site Electrical Conduits, Light Poles, Etc. After Made Safe By Other Remove Temporary Utilities Remove Monitoring Wells	1.00 Proposal	\$	264,340	\$	264,340	JD Roy
	Eradicate Parking Pavement Markings	1.00 Proposal	\$	17,500	\$	17,500	JD Roy C1,02.01, C-1.02.02, C-2.02.02, C-3.02.02 (On-Site and Off-Site) JD Roy Site work mobilizations included in this line item See C-4.09.01
310000, 311000, 312100, 0	Earthwork, Site Preparation, and Clearing Building Pad Grading Clearing and Tree Removal Cut to Fill Strip / Stockpile / Screen / Respread Topsoil Screen Topsoil	1.00 Proposal	\$	1,067,380	\$	1,067,380	JD Roy Not anticipated Ref. Unit Costs if becomes applicable Not anticipated Ref. Unit Costs if becomes applicable
	Haul Topsoil to Offsite		\$		\$		
	Import and Respread Import Fill Material Rough Grade Site Excavate Playground Areas to 12" Below Subgrade Cut and Backfill Sidewalk Cut and Backfill Curt Excavate for Retaining Walls	1.00 Proposal	\$	29,400	\$	29,400	JD Roy
312319	Haul Spoils Created by Other Trades Dewatering	2,850 CY	\$	25	\$	71,250	JD Roy unit price applied to estimated Qty. Per trade performing the excavator
312500	Sediment and Erosion Controls Construction Entrance Inlet Protection Outlet Protection Diversion Dike	1.00 Proposal	\$	81,900.00	\$	81,900	JD Roy

Project Size			Durations	Procurement and Construction
Renovation	0 SF		Months	4
New Construction	156,000 SF		Weeks	17
	156,000		Days	121

KCM Code	Description	Quantity	Unit	Unit Cost	Cost	Division Total	Comments
	Relocate Diversion Dike 1 as Showr					C-2.06.01	
	Silt Fence						
	Super Silt Fence						
	Grass Swales						
	Sediment Traps						
	Portable Sediment Tank						
	Sump Pit						
	Concrete Washout Structure						
	Temporary Seeding (1 time only)						
	Removal of Erosion Controls						
	Maintain Erosion Controls						
	Mosquito Control Measures	1.00	LS	\$ 1,750.00	\$ 1,750		C-0.00.03
	Gravel Staging Areas						Includes Installation and Remove
	Install	1.00	Proposal	\$ 58,500.00	\$ 58,500		JD Roy
	Remove	1.00	Proposal	\$ 22,500.00	\$ 22,500		JD Roy
	Restore Gravel Staging Area after Phase 2 Installation of SWM #1	1.00	LS	\$ 13,500.00	\$ 13,500		
	Full-Time Gate and Wash-Rack Attendant	17.00	Weeks	\$ 1,020.00	\$ 17,340		
	Temp Staging Areas and Access Road Maintenance During Construction	1.00	LS	\$ 33,400.00	\$ 33,400		
	Temp Access Roads	1.00	Proposal	\$ 131,460.00	\$ 131,460		JD Roy
	Install			\$ -	\$ -		
	Remove			\$ -	\$ -		
	Lawn Maintenance within LOD During Constructio	1.00	LS	\$ 2,450.00	\$ 2,450		
	Snow Plowing of Access Roads, Staging Areas, Etc.	1.00	LS	\$ 5,900.00	\$ 5,900		
	Tree Conservation Measures						JD Roy
	Tree Protection Fencing	1,225.00	LF	\$ -	\$ -		
	Wood Protection Fencing	100.00	LF	\$ -	\$ -		
	Tree Protection Fencing / Root Pruning	375.00	LF	\$ -	\$ -		C-3.06.02
	Tree Protection Signage	40.00	Signs	\$ 35.00	\$ 1,400		
							Allowance for Anticipated Work - Possibly will be defined at ESC Meeting by Inspector
	Street Tree Pruning	1.00	Allowance	\$ 8,300.00	\$ 8,300		C-0.00.09
	Misc. Additional Arborist Oversight	1.00	LS	\$ 6,000.00	\$ 6,000		
313116	Termite Control	100,000.00	SF	\$ 0.20	\$ 20,000		
	Temporary Measures						
	Temporary Kiss and Ride Loop						see C-1.01.01
	Asphalt Paving	50.00	SY	\$ 85.00	\$ 4,250		
	Curb and Gutter	110.00	LF	\$ 28.00	\$ 3,080		
	Demolition	1.00	LS	\$ 3,900.00	\$ 3,900		
	Temporary Bus Lane - Taney Ave.	1.00	Allowance	\$ 50,000.00			Excluded, nothing indicated on Bid Drawings
	Temporary Bus Loop						JD Roy included in base bid category
	Selective Site Demolition						
	demo ex curb and gutter						
	demo ex storm structure						
	demo ex site light						
	demo ex sidewalk						
	demo ex asphalt pavement & subbase						
	Site Concrete						
	Curb and Gutter	1052.00	LF	\$ 25.00	\$ 26,300.00		
	tie-ins to meet existing curbs						
	curb depressions at sidewalk						
	Concrete Joint Sealant	1.00	LS	\$ 5,000.00	\$ 5,000.00		
	Concrete Sidewalk Patching and Repair	1.00	LS	\$ 2,500.00	\$ 2,500.00		
	Site Clearing						JD Roy included in base bid category
	tree removal						
	Earthwork						JD Roy included in base bid category
	backfill of abandoned/removed storm structure						
	grading to subgrade						
	Asphalt Paving						
	standard duty asphalt for bus loop	1300.00	SY	\$ 55	\$ 71,500		
	Traffic Control	1.00	LS	\$ 5,000	\$ 5,000		
	Pavement Markings	1.00	LS	\$ 7,500	\$ 7,500		
	striping / directional arrow						
	crosswalks						
	curb painting						
	Signage						
	relocation of existing signs	1.00	LS	\$ 1,500	\$ 1,500		
	additional temporary directional/instructional sign	1.00	LS	\$ 1,500	\$ 1,500		
	Concrete Paving						
	concrete patching/configurator	1.00	LS	\$ 5,000	\$ 5,000		
	Seeding	1.00	LS	\$ 1,500	\$ 1,500		
	Storm Drainage						JD Roy included in base bid category
	new stormwater collection structure:						
	Storm Utility Drainage Piping						
	Subdrainage						
	tie new structure into existing 18" RCI						
	new piping to connect new structure						
	Restoration Upon Completion of Use						JD Roy included in base bid category
	Selective Site Demolition						
	demo all temporary bus loop improvement						
	Temporary Egress Measures						
	temporary asphalt walkways - Phase :	235.00	SY	\$ -	\$ -		Now Figured in Next Round of Pricing
	temporary asphalt walk - Phase	1.00	LS	\$ 3,500	\$ 3,500		see C-1.03.01
	temporary wood stair and ramp assembly	1.00	LS	\$ -	\$ -		Now Figured in Next Round of Pricing
	temporary associated wood railings						
	Removal & Restoration of Temporary Measures	1.00	LS	\$ -	\$ -		Now Figured in Next Round of Pricing
	Earthwork P&P Bond	1.00	Proposal	\$ 52,500	\$ 52,500		JD Roy
TOTAL - DIVISION 31						\$ 2,093,800	

Alexandria, Virginia
50% CD / FSP #2 Early Site Packages GMP Budget 4/21/1

Project Size
Renovation
New Construction

0 SF
156,000 SF
156,000

Durations
Months
Weeks
Days

Procurement and Construction
4
1/
121

KCM Code	Description	Quantity	Unit	Unit Cost	Cost	Division Total	Comments
Division 32 - Exterior Improvement							
321200, 321100	Asphalt Paving & Base Courses						
	Temporary Asphalt Patching of existing parking lot (phase 1 temp directional markings and associated re-striping as necessary)	1 Proposal		\$ 40,420	\$ 40,420		JD Roy
		1 LS		\$ 6,500	\$ 6,500		
	Temporary 2' Wide Asphalt V Ditch	1 Proposal		\$ 4,000	\$ 4,000		JD Roy
	ROW Paving / Traffic Controls	200.00 SY		\$ 145.00	\$ 29,000		C-4.02.10 and C-1.02.03 Includes Traffic Control
	Temporary Asphalt Apron at Construction Entrance	1.00 LS		\$ 9,800.00	\$ 9,800		Adtek was to update detail - not yet done
321313, 321600, 321610,	Site Concrete						
	Taney Ave Curb and Gutter Restoration	125 LF		\$ 36.00	\$ 4,500		
	Associated Traffic Control	1 LS		\$ 2,000.00	\$ 2,000		
	Curb and Gutter Patching for 18" RCP Connection at New Bus Loop apron/entry	1 LS		\$ 3,800.00	\$ 3,800		C-1.02.03 and C-1.02.04
	Associated Traffic Control	1 LS		\$ 1,500.00	\$ 1,500		
	Concrete V-Ditch	1 Proposal		\$ 12,250.00	\$ 12,250		JD Roy C-1.02.03 and C-1.02.05
	North Latham Street Sidewalk outside LOD	575 SF		\$ 10.00	\$ 5,750		Only where shown hatched - see C-1.03.0 Enlargement Plan #1
	North Latham Curb and Gutter outside LOD	300 LF		\$ 36.00	\$ 10,800		Only where shown hatched - see C-1.03.0 Enlargement Plan #1
	Associated Traffic Control	1 LS		\$ 2,000.00	\$ 2,000		
321700	Pavement Markings and Signage						
	Restriping of Pavement Markings after On-Site Utility Patch	1.00 LS		\$ 2,900.00	\$ 2,900		
	North Latham Street / Polk Avenue Stripin	1.00 LS		\$ 4,000.00	\$ 4,000		
	Associated Traffic Control	1.00 LS		\$ 2,500.00	\$ 2,500		
	Temporary Striping	1.00 LS		\$ 4,500.00	\$ 4,500		Per Site Layout Plans
323100	Chain Link Fences & Gate:						
	Temporary Chain Link Fencing - Phase	3,000.00 LF		\$ 7.25	\$ 21,750		
	Temporary Chain Link Fencing - Phases 2 &	2,500.00 LF		\$ 7.25	\$ 18,125		
	Temporary Chain Link Fencing Reconfiguration - Phases 2 &	1,400.00 LF		\$ 7.25	\$ 10,150		
	Windscreen - Scenic 5'-6'	100.00 LF		\$ 30.00	\$ 3,000		
	Windscreen - Solid Color 5'-6" Florida Ne	2,000.00 LF		\$ 3.00	\$ 6,000		
	Safety Signage	1.00 LS		\$ 4,500.00	\$ 4,500		
323119	Decorative Fences & Gates						Ameristar Aagie Plus Basis of Design - (JV Eq)
	Retaining Wall Fences - 42			\$ -	\$ -		Now Figured in Next Round of Pricing
	Retaining Wall #1	1.00 LS		\$ -	\$ -		Now Figured in Next Round of Pricing
	Retaining Wall #2	1.00 LS		\$ -	\$ -		Now Figured in Next Round of Pricing
	Retaining Wall #3	1.00 LS		\$ -	\$ -		Now Figured in Next Round of Pricing
	Retaining Wall #4	1.00 LS		\$ -	\$ -		Now Figured in Next Round of Pricing
323223.1	Stone Strong Retaining Walls:						
	Retaining Wall #1	4,900.00 SF		\$ 53.00	\$ 259,700		see phase 1 site layout drawing:
	Retaining Wall #2	680.00 SF		\$ 53.00	\$ 36,040		see phase 1 site layout drawing:
	Retaining Wall #3	1,875.00 SF		\$ 53.00	\$ 99,375		see phase 1 site layout drawing:
	Retaining Wall #4	2,045.00 SF		\$ 53.00	\$ 108,385		
	Retaining Wall Delegated Design	0.00 LS		\$ 14,591.00	\$ -		PCO-001
	Sleeves for Retaining Wall	1.00 LS		\$ 7,800.00	\$ 7,800		
	Retaining Wall Permit	1.00 LS		\$ 2,250.00	\$ 2,250		
	Backfill Retaining Wall:						
	Stone Strong Wall re-mobilizations and modifications for accommodation of CIP building foundation wall still in design	1.00 Allowance		\$ 12,000.00	\$ 12,000		Includes Stone Strong Walls and Sheeting an Shoring Area
	Safety Fencing Upon Installation	1,310.00 LF		\$ 5.00	\$ 6,550		See C3.11.02 - See Add Alternat
	Turf Field Stone Subbase Layer:						
	Perforated PVC Piping						
	21A Stone Perimeter Base						
	SWM Accessway Subbase Layers						See C-4.01.01
	Grasspave System	1.00 Proposal		\$ 52,000.00	\$ 52,000		JD Roy
	6" VDOT 21A Stone						
	Geotexture Surface Protection Me						
	Filter Fabric						
TOTAL - DIVISION 32						\$ 723,255	
Division 33 - Site Utilities							
330500, 331000	Water Utilities						
	Waterline Permits	1.00 Proposal		\$ 214,100.00	\$ 214,100		JD Roy
	Test Pits	1.00 LS		\$ 1,000.00	\$ 1,000		
	6" - 8" DIP						
	Fittings and Polywrap						
	Stone Bedding						
	Installation						
	Temporary Waterline						
	Temporary Fire Hydrant Locations						See C-1.05.01
	FH#3						
	Relocate FH#3 to Final Location - Phase :						
	FH#4						At temporary waterline
	Relocate FH#4 to Final Location - Phase :						
	Cap and Abandon FH Waterline and Close FH Valv						C-3.02.02 JD Roy
	Exterior Drinking Fountain / Jug Filler Water Line	1 Proposal		\$ 16,500.00	\$ 16,500		Figuring 1.5" Copper
	Set Up Temporary Water Service to Wash Rack	1.00 Proposal		\$ 6,050.00	\$ 6,050		JD Roy
	Base Asphalt Patch and Traffic Control						Excluded: All work in ROW by Virginia American Water
330500, 333900	Sanitary Utility Sewerage Structure:						JD Roy
	Sanitary Permits	1.00 Proposal		\$ 175,860.00	\$ 175,860		
	Tie to Existing	1.00 LS		\$ 1,000.00	\$ 1,000		
	6" PVC						
	8" PVC						
	10" PVC						
	Cleanouts and Fittings:						
	Manholes						
	Stone Bedding						

Alexandria, Virginia
50% CD / FSP #2 Early Site Packages GMP Budget 4/21/11

Project Size			Durations	Procurement and Construction
Renovation	0 SF		Months	4
New Construction	156,000 SF		Weeks	17
	156,000		Days	121

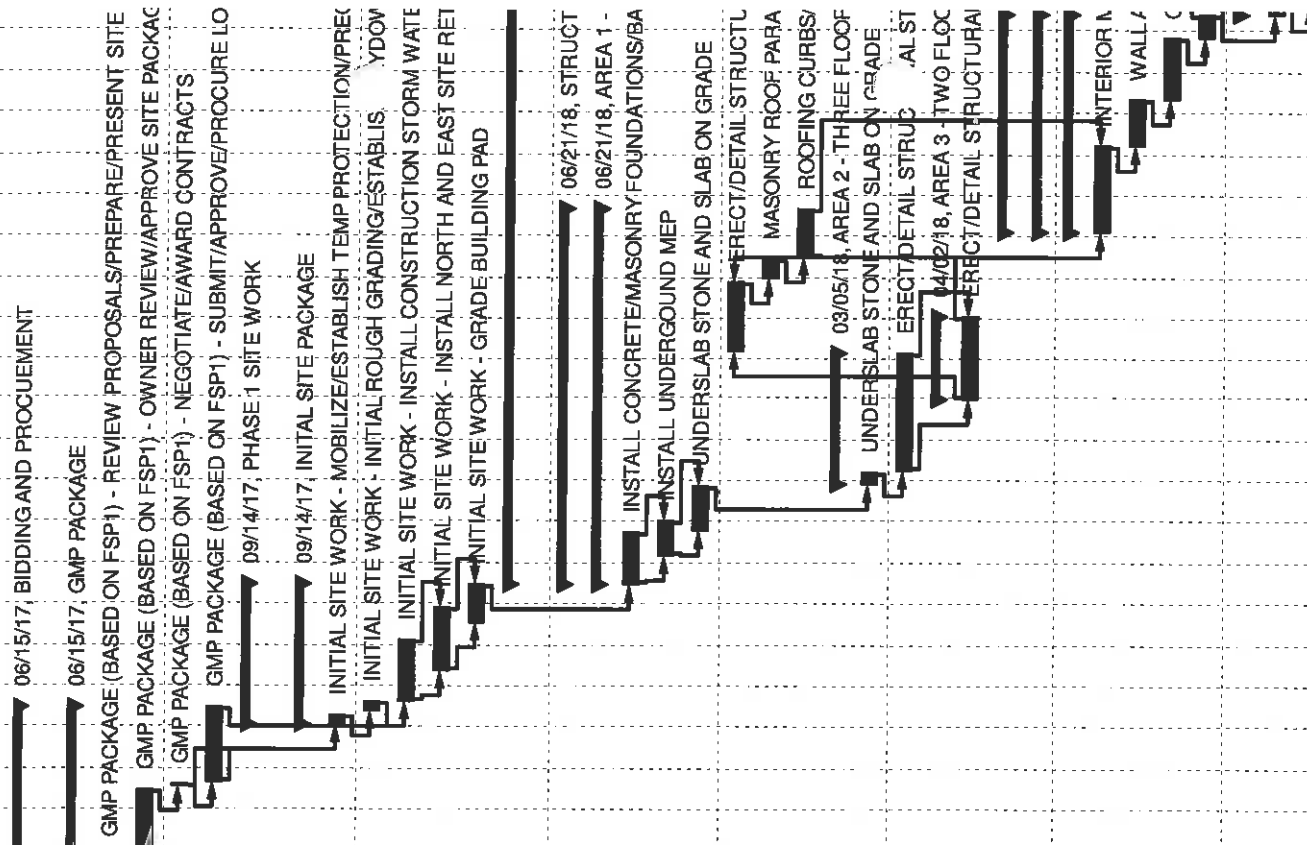
KCM Code	Description	Quantity	Unit	Unit Cost	Cost	Division Total	Comments
	Base Asphalt Patch and Traffic Control						
	Exterior Drinking Fountain / Jug Filler Sanitary Line Temporary Sanitary System w/ Pump and Force Main	1	Proposal	\$ 18,400.00	\$ 18,400		JD Roy Assuming 4" PVC See C-1.05.01
	Final Connection By Plumber	1.00	LS	\$ 2,950.00			Licensed plumber must make final connection Figured in Next Round of Pricing documents
	Electrical to Pump Station Cap and Abandon Sanitary Line Traffic Control Taney Ave North Latham Street	1.00	Allowance	\$ 9,500.00			Figured in Next Round of Pricing C-3.02.02
330500, 334000, 3316	Storm Drainage Utilities, Storm Piping, Subdrainage Tie to Existing 15" HDPE - 24" HDPE 24" x 35" Corrugated Aluminum Elliptical Pipe 5' x 5' Rip Rap Boxes 72" CMP System Storm Structure 51A Hydrodynamic Separator Storm Filter Dry Swales Structures 18" RCP Connection Stone Bedding Stormwater Filtration System Perforated PVC Drainage to Inlet 45 Overflow Inlets	1.00	Proposal	\$ 1,254,430.00	\$ 1,254,430		JD Roy C-3.03.02
	Storm Filter	1	Proposal	\$ 370,800.00	\$ 370,800		JD Roy
	Dry Swales	1	Proposal	\$ 101,700.00	\$ 101,700		JD Roy
	Structures 18" RCP Connection Stone Bedding Stormwater Filtration System Perforated PVC Drainage to Inlet 45 Overflow Inlets						C-2.05.02
	Underdrain Piping at Playgrounds						To the extent indicated on b/d drawings only. JD Roy
	Permeable Pavement Subbase Layers 2" VDOT Stone Bedding Course 4" VDOT #57 Stone #57 Stone Base Course Perforated PVC Drainage Filter Media Warning and Tracer Tape Repair MH for Two Existing Incoming Inverts to be Removed Cap and Repair MH for Existing Incoming Invert to be Removed Cap and Abandon Pipe w/ Concrete Flowable Fill Repair Manhole for Removal of Existing Invert Temporary HDPE Piping and Culverts Temporary Structures and Grate Inlet Bioretention Facility	1.00	Proposal	\$ 22,690.00	\$ 22,690		JD Roy See C-4.01.01
	PVC Gas Raceway Sleeve	500.00	LF	\$ 32.00			Figured in Next Round of Pricing
	Utilities P&P Bond	1.00	Proposal	\$ 52,500.00	\$ 52,500		JD Roy
TOTAL - DIVISION 33						\$ 2,236,660.00	
TOTAL - DIVISION 2 THROUGH 33						SUBTOTAL \$ 5,647,755	
TOTAL GENERAL CONDITIONS				\$ 256,256			
TOTAL SITE WORK				\$ 5,496,005			
TOTAL BUILDING CONSTRUCTION				\$ 151,750			
CONSTRUCTION CONTINGENCY				5.00%	\$ 282,388	\$ 5,930,143	
CONSTRUCTION CONTINGENCY REDUCTION				-3.00%	\$ (169,433)		
CONSTRUCTION CONTINGENCY REVISED				2.00%	\$ 112,955		
OWNER CONTINGENCY				2.00%	\$ 112,955		
TOTAL					\$ 6,129,922		
BUILDER'S FEE				3.40%	\$ 205,465		
TOTAL					\$ 6,335,387		
VIRGINIA LICENSE FEE (PER/PROJECT FEE)					\$ 10,137		
GRAND TOTAL					\$ 6,345,524		
BOND FEE				calculator	\$ 35,716		
BUILDER'S RISK				0.20%	\$ 12,599		

Unit Price Schedule

Activity	Sub Value	Unit	GC Adjustment	Unit	Quantity	Total	Notes
				10%			
A Export Unsuitable Material to subgrade	\$ 25.00	/CY	\$ 27.50	/CY	1.00	\$ 27.50	
B Remove Stockpiled Materials from other Trades	\$ 25.00	/CY	\$ 27.50	/CY	1.00	\$ 27.50	
C Import and Place Fill Material (Soil) to subgrade	\$ 23.00	/CY	\$ 25.30	/CY	1.00	\$ 25.30	
D Import and Spread Screened Topsoil	\$ 35.00	/CY	\$ 38.50	/CY	1.00	\$ 38.50	
E Bulk Rock Excavation below subgrade to Offsite	\$ 175.00	/CY	\$ 192.50	/CY	1.00	\$192.50	
F Bulk Trench Rock Excavation below subgrade to Offsite	\$ 175.00	/CY	\$ 192.50	/CY	1.00	\$192.50	
G Furnish and Install Stone for Staging (internal CM-sub)	\$ 35.00	/Ton	\$ 38.50	/Ton	1.00	\$ 38.50	

EXHIBIT 3
COMPLETION SCHEDULE

ANTIAL COMPLETION	0	0	12/14/18*
IBSTANTIAL COMPLETION	0	0	12/14/18*
ULTION COMPLETE	0	0	04/18/19
ITION	0	0	09/06/19



06/15/17 BIDDING AND PROCUREMENT							
06/15/17 GMP PACKAGE							
GMP PACKAGE (BASED ON FSP1) - REVIEW PROPOSALS/PREPARE/PRESENT SITE	5	1	02/22/17 A	02/24/17			
GMP PACKAGE (BASED ON FSP1) - OWNER REVIEW/APPROVE SITE	35	35	02/27/17	04/14/17			
GMP PACKAGE (BASED ON FSP1) - NEGOTIATE/AWARD CONTRACTS	3	3	04/17/17	04/19/17			
GMP PACKAGE (BASED ON FSP1) - SUBMIT/APPROVE/PROCURE LONG LEAD MATERIALS	40	40	04/20/17	06/15/17			

09/14/17, PHASE 1 SITE WORK							
09/14/17, INITIAL SITE PACKAGE							
INITIAL SITE WORK - MOBILIZE/ESTABLISH TEMP PROTECTION/PREC	5	5	06/02/17	06/09/17			
INITIAL SITE WORK - INITIAL ROUGH GRADING/ESTABLISH YDOW	5	5	06/12/17	06/19/17			
INITIAL SITE WORK - INITIAL SITE WORK - INSTALL CONSTRUCTION STORM WATE	30	30	06/20/17	09/04/17			
INITIAL SITE WORK - INITIAL SITE WORK - INSTALL NORTH AND EAST SITE RET	30	30	07/13/17	08/29/17			
INITIAL SITE WORK - GRADE BUILDING PAD	17	17	08/18/17	09/14/17			

CONCRETE/MASONRY FOUNDATIONS/BA	24	24	09/15/17	10/23/17			
UNDERGROUND MEP	17	17	10/06/17	11/01/17			
UNDERSLAB STONE AND SLAB ON GRADE	20	20	10/25/17	11/27/17			
MASONRY ROOF PARAS	34	34	03/07/18	04/27/18			
ROOFING CURBS	11	11	04/30/18	05/15/18			
AREA 2 - THREE FLOOR UNDERSLAB STONE AND SLAB ON GRADE	23	23	05/16/18	06/21/18			

AREA 3 - TWO FLOOR UNDERSLAB STONE AND SLAB ON GRADE	7	7	11/28/17	12/07/17			
AREA 3 - TWO FLOOR UNDERSLAB STONE AND SLAB ON GRADE	51	51	12/08/17	03/05/18			
AREA 3 - TWO FLOOR UNDERSLAB STONE AND SLAB ON GRADE	40	40	01/30/18	04/02/18			

INTERIOR WALLS	45	45	06/04/18	08/07/18			
INTERIOR WALLS	23	23	08/07/18	09/10/18			
INTERIOR WALLS	34	34	09/10/18	10/26/18			
INTERIOR WALLS	11	11	10/26/18	11/12/18			

TECHNICAL EQUIPMENT	5	5	11/12/18	11/19/18			
INCE TESTING	10	10	11/19/18	12/05/18			
INCE TESTING	4	4	12/05/18	12/11/18			
INCE TESTING	3	3	12/11/18	12/14/18			
ETE	0	0		12/14/18			

LETTERS/DEMOLITION PERMIT	20	20	02/19/19	03/19/19
	20	20	03/20/19	04/18/19
[REDACTED]				
STORM/SANITARY/WATER	20	20	04/19/19	05/20/19
BUTTER/SITE LIGHTING/PAVE NEW PARKING LOT/KISS & RIDE/SITE E	30	30	05/21/19	07/08/19
BUTTER/SITE LIGHTING/PAVE EXISTING LOT/SITE ENTRY	20	20	07/09/19	08/06/19
TRY/TEMPORARY FACILITIES/DEMobilIZE	15	15	08/08/19	08/29/19
IST	5	5	08/30/19	09/06/19

DESCRIPTION	QUANTITY	DATE	STATUS
CONSTRUCTION DOCUMENTS ISSUED	0	01/27/17 A	
FINAL SITE PLAN SUBMISSION	0	02/03/17 A	
95% CDS ISSUED	0	03/24/17*	
CONSTRUCTION NOTICE TO PROCEED	0	04/20/17	
100% CDS ISSUED	0	04/24/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/23/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	08/24/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	05/23/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/22/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/26/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/27/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	07/11/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	07/25/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	08/23/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	10/26/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	12/14/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	12/14/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	01/17/19*	
17/2018 SCHOOL YEAR (TEACHERS)	0	04/18/19	
17/2018 SCHOOL YEAR (TEACHERS)	0	09/06/19	

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DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	10	02/03/17 A	
17/2018 SCHOOL YEAR (TEACHERS)	5	02/22/17 A	
17/2018 SCHOOL YEAR (TEACHERS)	35	02/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	3	04/17/17	
17/2018 SCHOOL YEAR (TEACHERS)	40	04/20/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	0	02/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	20	02/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	03/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	04/10/17	
17/2018 SCHOOL YEAR (TEACHERS)	20	04/24/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	30	04/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	04/10/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	04/24/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	05/08/17	
17/2018 SCHOOL YEAR (TEACHERS)	15	05/22/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	15	04/24/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	05/15/17	
17/2018 SCHOOL YEAR (TEACHERS)	2	05/30/17	
17/2018 SCHOOL YEAR (TEACHERS)	80	06/01/17	
17/2018 SCHOOL YEAR (TEACHERS)	50	06/01/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	0	01/27/17 A	
17/2018 SCHOOL YEAR (TEACHERS)	0	02/03/17 A	
17/2018 SCHOOL YEAR (TEACHERS)	0	03/24/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	04/20/17	
17/2018 SCHOOL YEAR (TEACHERS)	0	04/24/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/23/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	08/24/17*	
17/2018 SCHOOL YEAR (TEACHERS)	0	05/23/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/22/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/26/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	06/27/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	07/11/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	07/25/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	08/23/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	10/26/18	
17/2018 SCHOOL YEAR (TEACHERS)	0	12/14/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	12/14/18*	
17/2018 SCHOOL YEAR (TEACHERS)	0	01/17/19*	
17/2018 SCHOOL YEAR (TEACHERS)	0	04/18/19	
17/2018 SCHOOL YEAR (TEACHERS)	0	09/06/19	

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DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	10	02/03/17 A	
17/2018 SCHOOL YEAR (TEACHERS)	5	02/22/17 A	
17/2018 SCHOOL YEAR (TEACHERS)	35	02/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	3	04/17/17	
17/2018 SCHOOL YEAR (TEACHERS)	40	04/20/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	0	02/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	20	02/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	03/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	04/10/17	
17/2018 SCHOOL YEAR (TEACHERS)	20	04/24/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	30	04/27/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	04/10/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	04/24/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	05/08/17	
17/2018 SCHOOL YEAR (TEACHERS)	15	05/22/17	

DESCRIPTION	QUANTITY	DATE	STATUS
17/2018 SCHOOL YEAR (TEACHERS)	15	04/24/17	
17/2018 SCHOOL YEAR (TEACHERS)	10	05/15/17	
17/2018 SCHOOL YEAR (TEACHERS)	2	05/30/17	
17/2018 SCHOOL YEAR (TEACHERS)	80	06/01/17	
17/2018 SCHOOL YEAR (TEACHERS)	50	06/01/17	

FIFTY PERCENT CONSTRUCTION DOCUMENTS ISSUED

FINAL SITE PLAN SUBMISSION

95% CDS ISSUED

CONSTRUCTION NOTICE TO PROCEED

100% CDS ISSUED

LAST DAY OF SCHOOL 2017/2018 SCHOOL YEAR

FIRST DAY OF SCHOOL 2017/2018 SCHOOL YEAR

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11/27/17, BIDDING AND PROCI

06/15/17, GMP PACKAGE

GMP PACKAGE (BASED ON FSP1) - BID TO PREQUALIFIED CR

GMP PACKAGE (BASED ON FSP1) - REVIEW PROPOSALS/PRI

GMP PACKAGE (BASED ON FSP1) - OWNER REVIEW/AF

GMP PACKAGE (BASED ON FSP1) - NEGOTIATE/AWARI

GMP PACKAGE (BASED ON FSP1) - SUBMIT/APPI

05/19/17, RETAINING WALLS

RET WALLS - RECEIVE AUTHORIZATION TO PROCE/ WITH

RET WALLS - PREPARE RETAINING WALL DESIGN

RET WALLS - RETAINING WALL PERMIT REVIEW

RET WALLS - CRITICAL STRUCTURES ENGINEER REV

RET WALLS - FABRICATE/DELIVER INITIAL MATERI

06/12/17, SHEETING AND SHORING

SOLDIER PILES/LAGGING - PREPARE SHORING DESIGN/

SOLDIER PILES/LAGGING - REVIEW AND APPROVAL BY

SOLDIER PILES/LAGGING - PERMIT REVIEW

SOLDIER PILES/LAGGING - CRITICAL STRUCTURES

SOLDIER PILES/LAGGING - FABRICATE MATLS/M

09/25/17, FOUNDATION/STEEL/MASO

FOUND/STEEL/MASONRY PACKAGE - CONFIRM BID

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FOUND/STEEL/MASONRY PACKAGE -

FOUND/STEEL/MASONRY PACKAGE - SUB

GEN BLD PACKAGE - NEGOTIATE/AWARD CONTRACT
 GEN BLD PACKAGE - SUBMIT/AWARD
 GEN BLD PACKAGE - SUBMIT/AWARD

09/14/17, INITIAL SITE PACKAGE
 INITIAL SITE WORK - MOBILIZE/ESTABLISH TEMP
 INITIAL SITE WORK - INITIAL ROUGH GRADING/
 INITIAL SITE WORK - INSTALL SOLDIER PILES,
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 INITIAL SITE WORK - GRADE BUILDING

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08/21/17, PHASE 1A - SUMMER SITE WOF
 PH1A SITE - INSTALL NEW WATER LINE

05/30/18,
 INSTALL CONCRETE/MASONRY
 INSTALL UNDERGROUND MEP
 UNDERSLAB STONE AND SL
 ERECT/DETAIL ST
 ELEVATED SLABS
 PERIMETER CM
 MASONRY ROOF

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CONCRETE FOUNDATIONS/BACKFILL	8	11/07/17	11/17/17	<input type="checkbox"/> INSTALL CONCRETE/MASONRY
MEP	11	11/15/17	12/04/17	<input type="checkbox"/> INSTALL UNDERGROUND MEP
SLAB ON GRADE	11	12/08/17	12/27/17	<input type="checkbox"/> UNDERSLAB STONE AND
RAIL STEEL/ROOF JOISTS/METAL DECKING	40	01/30/18	04/02/18	<input type="checkbox"/> ERECT/DETAIL
(OR)	6	04/03/18	04/10/18	<input type="checkbox"/> ELEVATED SLA
TS	3	04/11/18	04/13/18	<input type="checkbox"/> MASONRY RO
PERMEATIONS/INSULATION AND MEMBRANE	15	04/13/18	05/07/18	<input type="checkbox"/> PERIMETER
	17	04/16/18	05/11/18	<input type="checkbox"/> ROOFING C
	17	04/24/18	05/17/18	<input type="checkbox"/> INTERIOR
TOP MECHANICAL EQUIPMENT	20	05/10/18	06/08/18	<input type="checkbox"/> MASONRY
REFRONT/EXTERIOR CANOPIES AND DOORS	40	05/14/18	07/16/18	<input type="checkbox"/> SET
	10	06/11/18	06/26/18	<input type="checkbox"/> INSTA
D/IN-WALL ROUGH-IN	34	05/23/18	07/11/18	<input type="checkbox"/> INTE
LL AND PRIME PAINT	17	07/02/18	07/25/18	<input type="checkbox"/> CL
HEAD MEP TRIM OUT/HVAC STARTUPS	23	07/12/18	08/13/18	<input type="checkbox"/> X
DOORS AND HARDWARE	23	07/26/18	08/27/18	<input type="checkbox"/> X
RIMMIRORS/ATHLETIC FLOORINGS/SPECIALITIES	23	08/28/18	09/28/18	<input type="checkbox"/> X
CTIONS/CEILING TILE	10	08/28/18	09/11/18	<input type="checkbox"/> X
AND BALANCING	23	09/12/18	10/12/18	<input type="checkbox"/> X
S/CORRECTIONS	11	10/05/18	10/19/18	<input type="checkbox"/> X
	10	10/22/18	11/02/18	<input type="checkbox"/> X
D/IN-WALL ROUGH-IN	45	06/04/18	08/07/18	<input type="checkbox"/> X
HES	23	08/07/18	09/10/18	<input type="checkbox"/> X
EQUIPMENT	5	08/07/18	08/14/18	<input type="checkbox"/> X
IPING/ATHLETIC EQUIPMENT	34	09/10/18	10/26/18	<input type="checkbox"/> X
AND BALANCING	11	10/26/18	11/12/18	<input type="checkbox"/> X
S/CORRECTIONS	20	11/12/18	12/12/18	<input type="checkbox"/> X
D/IN-WALL ROUGH-IN	23	06/22/18	07/25/18	<input type="checkbox"/> X
LL AND PRIME PAINT	11	07/25/18	08/08/18	<input type="checkbox"/> X
HEAD MEP TRIM OUT/HVAC STARTUPS	17	09/01/18	08/23/18	<input type="checkbox"/> X
DOORS AND HARDWARE	11	09/23/18	09/07/18	<input type="checkbox"/> X
REN EQUIPMENT	17	08/30/18	09/24/18	<input type="checkbox"/> X
RAIN/STAGE LIGHTS/AV EQUIPMENT	10	09/10/18	09/21/18	<input type="checkbox"/> X
CTIONS/CEILING TILE	23	09/17/18	10/17/18	<input type="checkbox"/> X
RIM/ARCHITECTURAL SPECIALITIES	17	10/02/18	10/24/18	<input type="checkbox"/> X
AND BALANCING	11	10/17/18	10/31/18	<input type="checkbox"/> X
SPECTIONS/CORRECTION/REINSPECTION	5	11/01/18	11/07/18	<input type="checkbox"/> X
S/CORRECTIONS	10	11/08/18	11/21/18	<input type="checkbox"/> X
D/IN-WALL ROUGH-IN	51	04/12/18	06/22/18	<input type="checkbox"/> INTERI
LL AND PRIME PAINT	24	05/29/18	06/29/18	<input type="checkbox"/> CLOS

INSTALL CONCRETE/MASONRY	<input type="checkbox"/>
INSTALL UNDERGROUND MEP	<input type="checkbox"/>
UNDERSLAB STONE AND	<input type="checkbox"/>
ERECT/DETAIL	<input type="checkbox"/>
ELEVATED SLA	<input type="checkbox"/>
MASONRY RO	<input type="checkbox"/>
PERIMETER	<input type="checkbox"/>
ROOFING C	<input type="checkbox"/>
INTERIOR	<input type="checkbox"/>
MASONRY	<input type="checkbox"/>
SET	<input type="checkbox"/>
INSTA	<input type="checkbox"/>
INTE	<input type="checkbox"/>
CL	<input type="checkbox"/>
X	<input type="checkbox"/>
X	<input type="checkbox"/>
X	<input type="checkbox"/>
X	<input type="checkbox"/>
INTE	<input type="checkbox"/>
CLOS	<input type="checkbox"/>

17	17	09/27/18	10/19/18
3	AND BALANCING		
4	SCORRECTIONS	20	11/16/18
5	FITTON WALLS	11	05/04/18
6	D/IN-WALL ROUGH-IN	34	06/29/18
7	3D/BLOCKFILL AND PRIME PAINT	17	07/20/18
8	HEAD MEP TRIM OUT/HVAC STARTUPS	23	08/08/18
9	DOORS AND HARDWARE	23	08/27/18
10	CTIONS/CEILING TILE	23	09/11/18
11	RIM/ARCHITECTURAL SPECIALITIES	23	09/28/18
12	3	AND BALANCING	10/05/18
13	SCORRECTIONS	10	10/19/18
14	AL ROOM EQUIPMENT/PIPING	50	04/30/18
15	CTRICAL ROOM SERVICE EQUIPMENT	15	06/04/18
16	TION	1	06/05/18
17	ENT/PRIMARY CONNECTION	20	07/03/18
18	TRANSFORMER	5	07/11/18
19	OOM EQUIPMENT	10	07/25/18
20	DEFUNCTIONAL CHECKLISTS	20	05/29/18
21	L SERVICE EQUIPMENT	5	07/18/18
22	ANICAL ROOM EQUIPMENT	10	08/28/18
23	TEMS	5	10/31/18
24	SION FIRE ALARM SYSTEM	5	10/31/18
25	EQUIPMENT	5	11/07/18
26	TIONS/TURNOVER	10	11/19/18
27	IECHANICAL EQUIPMENT	5	11/19/18
28	NCE TESTING	10	12/05/18
29	NCE TESTING	4	12/11/18
30	ETE	3	12/14/18
31	S/COMMISSIONING REPORTS	0	12/14/18
32		20	01/17/19
33	EMOLITION		
34	TING FFE/EQUIPMENT	15	12/14/18
35		15	01/08/19
36		5	01/08/19
37		40	03/05/19
38	ATTERS/DEMOLITION PERMIT	20	03/19/19
39		20	04/18/19
40	STORM/SANITARY/WATER	20	05/20/19
41	IELDS/SITE FENCING AND BACKSTOPS	30	07/08/19
42	3UTTER/SITE LIGHTING/PAVE NEW PARKING LOT/KISS & RIDE/SITE	30	07/08/19

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EXHIBIT 4

**ASSUMPTIONS AND
CLARIFICATIONS**

TABLE of COMPLETION DATES and MILESTONE DATES
For PATRICK HENRY PROJECT

The following list of activities, events and dates for the Patrick Henry Project include Milestone Dates, Substantial Completion Dates, and Final Completion Dates that are incorporated into the Contract Documents and may only be amended in strict accordance with the Contract Documents. It is expressly understood that the following Milestone Dates, Substantial Completion Dates, and Final Completion Dates are expressly conditioned upon the issuance of the Development Special Use Permit (“DSUP”) for the Patrick Henry Project on or before May 10, 2017. In the event the DSUP Permit is issued after May 10, 2017, these Milestone Dates, Substantial Completion Dates, and Final Completion Dates shall be extended by the same number of calendar days that the DSUP Permit is issued after May 10, 2017.

Work Performed Under Initial Release Work

Phase 1 Work

1. Milestone Date: Notice to Proceed – May 10, 2017
2. Milestone Date: DSUP Partial Release of Site Plan – May 10, 2017
3. Milestone Date: Site Mobilization – June 1, 2017
4. Milestone Date: Protection of Site – June 30, 2017
5. Substantial Completion Date: Stone-Strong Retaining Walls – September 30, 2017
6. Substantial Completion Date: Building Pad Completed, Accessible, and Accepted for Phase 2 Construction of Building and Permanent Latham Street Bus Loop to Begin – September 30, 2017 (L/D = \$500/day per Section 10.5(a))

Phase 2 Work

7. Substantial Completion Date: Installation of temporary improvements as required for safe occupancy and operations of new school building – December 10, 2018 (L/D = \$500/day per Section 10.5(a))

Phase 3 Work

8. Substantial Completion Date: Completion of all site utilities and stormwater management facilities and removal of temporary measures – June 10, 2019 (L/D = \$500/day per Section 10.5(a))

NOTE: Intermediate milestone and substantial completion dates listed in the Agreement which are not listed in this Exhibit will be re-visited and established under a separate GMP Amendment for the entire project.

EXHIBIT 5
MILESTONE DATES

TABLE of COMPLETION DATES and MILESTONE DATES
For PATRICK HENRY PROJECT

The following list of activities, events and dates for the Patrick Henry Project include Milestone Dates, Substantial Completion Dates, and Final Completion Dates that are incorporated into the Contract Documents and may only be amended in strict accordance with the Contract Documents. It is expressly understood that the following Milestone Dates, Substantial Completion Dates, and Final Completion Dates are expressly conditioned upon the issuance of the Development Special Use Permit ("DSUP") for the Patrick Henry Project on or before May 10, 2017. In the event the DSUP Permit is issued after May 10, 2017, these Milestone Dates, Substantial Completion Dates, and Final Completion Dates shall be extended by the same number of calendar days that the DSUP Permit is issued after May 10, 2017.

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NOTE: Intermediate milestone and substantial completion dates listed in the Agreement which are not listed in this Exhibit will be re-visited and established under a separate GMP Amendment for the entire project.