

EXHIBIT F

CONSTRUCTION MANAGER STANDARD SPECIFICATIONS



HERNANDO COUNTY SCHOOL DISTRICT 8016 MOBLEY RD. BROOKSVILLE, FL 134601

SECTION 00 43 20 – CONSTRUCTION MANAGER’S SUBCONTRACT BID PROCEDURE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing the subcontractor bidding process.
 - 1. The Construction Manager is expected to represent the Owner’s interest in soliciting competitive bids, including:
 - a. Soliciting a sufficient number of bids to ensure that at least three (3) bids are submitted for each bid package
 - b. Obtaining prior **written** approval from the Owner for any Work that the CM proposes to self-perform.
 - c. Soliciting competitive bids on all biddable scopes of Work.
 - d. Obtaining a minimum of three (3) bids for each bid package, unless specifically exempted in the CM Agreement.
 - e. Delaying the opening of bids for any bid package until three (3) or more bids are received, unless directed otherwise by the Owner.
- B. Related Requirements:
 - 1. Section 00 43 30 "GMP Submittal" for procedures governing itemization and breakdown of scopes of work.

1.3 PROPOSED BIDDERS LIST

- A. Prior to soliciting bids, the Construction Manager shall submit a list of proposed bidders to the Owner and Architect/Engineer. The list must be approved prior to distribution of the Bid Documents to the proposed bidders. Once approved, the list may be modified only with the written consent of the Owner and Architect/Engineer.

1.4 INSTRUCTIONS TO BIDDERS

- A. The Construction Manager’s Instructions to Bidders shall specify the level of breakdown that the low bidder must provide prior to award of contract. At a minimum, the bid must be broken down into materials and labor, as well as into line items corresponding with the GMP Breakdown.

- B. The Construction Manager shall include in the Instructions to Bidders a complete listing of plans & specifications. Construction Manager shall distribute the complete set of plans, specifications and addenda to all subcontract bidders. The subcontractor's bids shall include the listing of plans/specifications/addenda along with a signed statement acknowledging receipt of all listed documents. The bid shall also acknowledge receipt of all addenda and supplemental instructions at the time of the bid.

1.5 BID OPENING

- A. The Owner and Architect must be **invited (at least 48 hours in advance)** to attend each bid opening. Bid openings for all trades should be conducted at the same time and date unless extenuating circumstances exist.
- B. All sub-contractor bids must be submitted to the Construction Manager in a sealed envelope, unless specifically exempted in the CM Agreement. Bids from subcontractors who are not listed on the Proposed Bidder List must not be opened, unless authorized by the Owner. Electronic bid submission & opening is acceptable if prior written approval is given by the Owner and provisions are made for the Design Professional and Owner to observe the opening.
- C. All bidding subcontractors are to list their proposed sub-subcontractor(s) in their bid proposal.

1.6 EVALUATION AND AWARD

- A. The Construction Manager is to evaluate the bids and then submit results for the Owner and Architect/Engineer to review. For each bid package, submit the following documents in a single *.pdf* file:
 - 1. *Recommendation Letter* – Provide a cover letter which summarizes the scope of work and the recommended bid, including the subcontractor and total amount requested. This amount must match the amount shown on the GMP breakdown.
 - 2. *Bid Scoping Spreadsheet* – This shall be in the format shown in the attached Sample Bid Spreadsheet, no exceptions. The recommended bidder shall be listed first.
 - 3. *Subcontractor Bids* – Attach the recommended bid first, followed by all remaining bids.
 - a. Mark each page of each bid in the upper right hand corner to indicate the bidder's name.
 - b. Attach a written statement from invited bidders who declined to bid.
 - c. Any adjustments to the subcontractor bids made during the bid scoping process must be itemized on the Bid Scoping Spreadsheet and substantiated with a written statement from the bidder attached to their original bid.

- d. In the event multiple bidders excluded scope from their bid, each bidder **must** be given an opportunity to quote the additional work. This opportunity must be given to the bidder in writing.
- 4. *Instructions to Bidders* – Include any addenda and informal instructions provided to prospective bidders. Attach any documents issued to prospective bidders which were NOT included with the drawings and specifications as issued by the Architect/Engineer. **Include signed statement from each bidder per Section 1.4 B**

- B. The Architect/Engineer will review the submitted documents for compliance with the requirements of the Drawings and Specifications and then issue to the Owner a written recommendation to either accept or reject the Construction Manager's recommendation for award.
- C. The Owner will then review the Architect's/Engineer's recommendation for final approval.

1.7 ISSUANCE OF SUBCONTRACTS

- A. The Construction Manager shall issue subcontracts for the exact amount approved by the Owner, no exceptions. Any subsequent adjustments to subcontracts must be itemized for the Owner's review on the Schedule of Values and noted as an "After-Bid Adjustment" or "Sub-Change Order."
- B. Provide Owner with a copy of all executed subcontracts prior to the first pay application.

1.8 CLOSEOUT

- A. Upon Final Completion, the Construction Manager shall submit to the Owner a tabulation of the final contract amounts for all awarded subcontracts, including subcontractor change orders and adjustments to allowances.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

ATTACHMENTS:

- 1. Sample Bid Scoping Spreadsheet

SAMPLE BID SPREADSHEET

| Bid Package: Gypsum Board | Bidder 1 [name] | Bidder 2 [name] | Bidder 3 [name] | Bidder 4 [name] |
|---|------------------------------|------------------------|------------------------|------------------------|
| Furnish/Install Gypsum Board as specified | \$384,494 ¹ | \$390,000 ¹ | \$401,333 ¹ | \$420,890 ¹ |
| Cold formed metal framing | Yes | Yes | Yes | Yes |
| Building insulation | Yes | Yes | Yes | Yes |
| Furring and lathing | Yes | Yes | Yes | Yes |
| Portland cement plaster | Yes | Yes | Yes | Yes |
| Gypsum wallboard systems | Yes | Yes | Yes | Yes |
| Install frames | \$12,000 ² | Yes | Yes | Yes |
| MR gypsum board | Yes | Yes | Yes | Yes |
| Gyp board column wrapping | Yes | Yes | Yes | Yes |
| Rated wall assemblies | Yes | Yes | Yes | Yes |
| Acoustical sealants | Yes | Yes | Yes | Yes |
| Level 4 finish | Yes | Yes | Yes | Yes |
| Install access panels | Yes | \$4,100 ² | Yes | Yes |
| Operation/Maint manuals | Yes | Yes | Yes | Yes |
| Bonds | Yes | Yes | Yes | Yes |
| Total to GMP | \$396,494³ | \$394,100 | \$401,333 | \$420,890 |

¹ must match the base bid shown on the attached original bid proposal forms from each bidder

² must be documented and attached

³ this amount to match the amount being requested on the attached approval letter

⁴ this amount to match amount shown on GMP breakdown or last approved cost estimate

SECTION 00 43 30 –COST ESTIMATING, GMP SUBMITTAL AND SCHEDULE OF VALUES

PART 4 - GENERAL

4.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

4.2 SUMMARY

- A. Section includes administrative and procedural requirements governing Cost Estimating, GMP Submittal and Schedule of Values
 - 1. To set Owner expectations and provide guidance for cost estimates, Guaranteed Maximum Price submissions and the project's Schedule of Values
- B. Related Requirements:
 - 1. Section 00 43 20 "Construction Manager's Subcontract Bid Procedure" for procedures governing Construction Manager's bidding.

4.3 COST ESTIMATING

Schematic Design, Design Development, and 60% Construction Document Cost Estimates

Cost estimates are to be submitted in the attached format. Extraordinary costs, such as offsite work, are to be included within the appropriate line item so that a total project cost is shown on the TOTAL line. Extraordinary costs are also to be itemized separately at the end of the form.

The CM is expected to take applicable codes, statutes, SREF and HCSD standards into account when estimating costs as part of Preconstruction Services, in addition to the information provided on the design documents.

Provide the level of detail that is appropriate at each design phase.

The CM is expected to work with the Design Professional and simultaneously present a budget at the time each phase of the design documents are delivered to the Owner for review. The CM shall have a representative present at all Design Owner-Architect-Contractor (OAC) meetings which will typically be held bi-weekly.

Pre-construction Services are further addressed in the AIA Contract. The CM shall also provide documentation of the expenses for Pre-Construction Services and shall only bill for the actual costs incurred. This amount shall not exceed the amount listed in the Contract without prior written approval by the Director of Facilities and Construction.

4.4 GUARANTEED MAXIMUM PRICE (GMP)

The GMP is to be provided to the HCSD Project Manager and Design Professional in the format established in the CM Agreement and below. The CM is to submit one original signed copy and one signed digital copy for review by the HCSD Project Manager and Design Professional. After review and approval by both the HCSD Project Manager and Design Professional the CM will execute the AIA GMP Amendment, which shall be prepared by the Director of Facilities & Construction or his designee. The GMP document will be referenced in the GMP Amendment. The GMP Amendment will be placed on a Board agenda for approval. Upon Board approval of the GMP Amendment the Board Chair will execute the amendment. **The Owner may elect to conduct a pre-audit of the GMP using a third party auditor.**

The CM will be given a copy of the HCSD Board meeting schedule (with agenda due dates) by the HCSD Project Manager. The CM shall submit the final GMP to the Owner in ample time, prior to the agenda due date, to allow review by the Design Professional, Auditor and HCSD personnel. This shall be two weeks at a minimum or longer if requested by the District.

The cost breakdown in the attached format is to be included with the GMP Amendment. Extraordinary costs, such as offsite work, are to be included within the appropriate line item so that the TOTAL line represents the total guaranteed maximum cost. Extraordinary costs are also to be itemized separately at the end of the form.

The format included herein is intended to capture the actual subcontract values. The CM is required to modify the attached format as needed to reflect the bid packages for the specific project. For example, if Plaster and Gypsum Board are bid as a single package, show these together in one section on the GMP cost breakdown.

Line items may be added and deleted as needed for the specific project scope. Delete line items that don't apply to the project instead of marking them "not applicable".

The format included herein represents the expected minimum level of detail for the GMP breakdown. Where a line item does apply to a specific project, they may not be combined with other lines. For example, do not enter "included in amount above" or similar language on any line item.

The CM is expected to gather this information with the bids.

GMP Amendment exhibits are invalid and will be rejected in cases where they are not consistent with the requirements of the construction documents or the conditions of the CM Agreement.

Exhibit 1: List of Drawings and Specifications: Provide a list of each drawing, specification section and addendum on which the GMP is based, including the date of each document. The Design Professional is specifically required to review and approve Exhibit 1.

Exhibit 2: Alternates: Prior to preparation of the GMP, acceptable alternates will be incorporated into the base scope of the project by addendum. Exhibit 2 is to list the final status of each alternate.

Exhibit 3: Allowances: Allowances are not to be included in the Guaranteed Maximum Price breakdown unless the cost of the work cannot be accurately estimated due to concealed conditions. Allowances are to include the cost for all work that can be reasonably anticipated. **Allowances must be specifically approved in writing by the Owner and Design Professional prior to submittal of the GMP.**

Exhibit 4: Schedule of Values: GMP cost breakdown. See additional information in this standard related to the required format.

Exhibit 5: List of Itemized General Conditions: CM's proposed staffing and general conditions cost is to be approved prior to submittal of the GMP. **Lump sum General Conditions will not be allowed without prior written approval of the Director of Facilities & Construction.**

Exhibit 6: Completion Schedule: Provide a detailed critical path schedule ending on the contract completion date, as well as milestone events and phases scheduled to complete earlier.

Pay Applications

HCSD will make payment in accordance with the AIA contract and Florida Statutes. Processing begins when the correct and complete pay application is received. The pay application is to be certified and sealed by the Design Professional. **Submit all original pay applications and invoices to the attention of Tiffany Parnell in the Facilities & Construction office copying the HCSD Project Manager.** Delivery to any other office will delay processing.

Facilities & Construction cannot correct minor math errors in order to expedite processing. Corrections must be made by the GC/CM and re-certified by the Design Professional if they deem necessary.

CM/GC Projects – unapproved or pending change orders and Owner Contingency Authorizations are not to be listed on the pay application. Pending changes are not to be recorded on the pay application until executed by the Owner and Design Professional.

CM/GC Projects - Expenditures from the Owner Contingency account are to be itemized and the amounts are to be cross referenced as shown on the attached sample. These expenditures must be approved in advance by the Owner & Design Professional, using the HCSD Owner's Contingency Authorization form.

CM Projects - The Schedule of Values is to be formatted in accordance with the attached Sample.

CM Projects - Submit 1 digital copy to HCSD, with complete back-up documentation in the form of receipts, invoices, subcontractor pay applications, etc., for **every** expenditure with the exception of fee and general conditions. Ensure that the Design Professional has a complete copy (either paper or electronic) in case questions arise during processing.

CM Projects - General Conditions shall be invoiced based on percent complete of the project.

CM Projects - Back up documentation is to be attached in the same order as listed on the Schedule of Values and clearly marked with the line item to which it pertains.

CM Projects - Invoices for reimbursable expenses are to be itemized and sub-totaled for each category on a summary sheet and included in the back-up.

CM Projects – Subcontractor change orders for Owner direct-purchased materials are to be recorded on the Schedule of Values on the pay application or an attached spreadsheet following issuance of the purchase order.

CM Projects - Sub-change orders for direct purchased materials are to be invoiced (credited) in the "this period" column at the same percentage as the percent complete of the overall subcontract to avoid the possibility of overpaying on the lines that include both materials and labor. See attached sample.

CM Projects - Expenditures from the CM Contingency are to be itemized and cross-referenced to the affected subcontract(s).

CM Projects - All expenditures are subject to audit, in accordance with the CM Agreement. General Conditions expenditures will be reviewed at the completion of the project by District staff or District provided third party auditor or CPA. **Owner reserves the right to conduct a pre-audit of the GMP by a third party auditor prior to Board approval.**

ATTACHMENTS:

Cost Estimate / GMP Breakdown format

Schedule of Values sample format

[Phase ____ COST ESTIMATE] [GMP BREAKDOWN]

School Name

Date

[note: see instructions on page 1]

| | |
|---|--|
| <u>General:</u> | |
| General Conditions Allowance | |
| CM Fee [enter amount shown in CM Agreement] | |
| CM Payment and Performance Bond cost | |
| CM Contingency | |
| Owner Contingency | |
| Reimbursable expenses listed as follows: | |
| Document Reproduction | |
| Safety Equipment | |
| Waste Disposal (dumpsters) | |
| Temporary sanitation | |
| Other (list): | |
| Subtotal Reimbursable Items: | |
| Total General Items | |
| | |
| <u>Sitework:</u> | |
| Mobilization, Engineering, Submittals | |
| Construction water and sanitary | |
| Site Clearing | |
| Earthwork | |
| Asphalt Pavement incl striping | |
| Traffic Signage | |

| | |
|--|------------------------------|
| Potable Water Distribution | |
| Natural Gas (site) | |
| Sanitary | |
| Stormwater | |
| Fire Suppression (site) | |
| Erosion Control | |
| Other: (list) | |
| Total Sitework Subcontract: | [enter amount to be awarded] |
| | |
| <u>Surveying</u> | |
| Surveying (breakdown as needed) | |
| Total Surveying Subcontract: | [enter amount to be awarded] |
| | |
| <u>Material Testing</u> | |
| [enter lists of required tests] | |
| Total Material Testing Subcontract: | [enter amount to be awarded] |
| | |
| <u>Landscaping and Irrigation</u> | |
| Plant Materials | |
| Sod | |
| Irrigation | |
| Irrigation well | |
| Mulch | |
| Total Landscaping Subcontract: | [enter amount to be awarded] |
| | |

| | |
|--|------------------------------|
| <u>Termite Treatment</u> | |
| Termite Treatment (breakdown as needed) | |
| Total Termite Treatment Subcontract: | [enter amount to be awarded] |
| | |
| <u>Fencing</u> | |
| Temporary Fencing | |
| Temporary Gates | |
| Permanent Chain Link Fencing: | |
| [enter breakdown of fence types] | |
| PE Backstops | |
| Decorative Fencing and gate hardware (list separately if bid separately) | |
| Total Fencing Subcontract: | [enter amount to be awarded] |
| | |
| <u>Concrete:</u> | |
| Mobilization, Engineering, Submittals | |
| Foundations | |
| Tie Beams | |
| Columns | |
| Stairs and ramps | |
| Slabs on grade | |
| Playcourts | |
| Covered Walkway Foundations and Sidewalk | |
| Misc Site Concrete (other sidewalks, bike storage, equipment pads) | |
| Other (list) | |

| | |
|--|------------------------------|
| Total Concrete Subcontract: | [enter amount to be awarded] |
| | |
| <u>Hollowcore</u> | |
| Mobilization, Engineering, Submittals | |
| Hollowcore | |
| Total Hollowcore Subcontract: | [enter amount to be awarded] |
| | |
| <u>Tilt Wall</u> | |
| Mobilization, Engineering, Submittals | |
| Tilt Wall (provide breakdown as needed) | |
| Total Tilt Wall Subcontract: | [enter amount to be awarded] |
| | |
| <u>Unit Masonry</u> | |
| Mobilization, Engineering, Submittals | |
| CMU | |
| Waterproofing | |
| Insulation | |
| Veneer Masonry | |
| Total Masonry Subcontract: | [enter amount to be awarded] |
| | |
| <u>Structural Steel</u> | |
| Mobilization, Engineering, Submittals | |
| Anchor bolts and embeds | |
| Fabrication | |
| Erection | |
| Misc steel (ladders, etc., list) | |
| Other (list): | |
| Total Structural Steel Subcontract: | [enter amount to be awarded] |
| | |
| <u>Railings, Decorative Metals</u> | |
| Mobilization, Engineering, Submittals | |
| Railings | |
| Sun control devices | |
| Other (list): | |
| Total Metals Subcontract: | [enter amount to be awarded] |
| | |
| <u>Roofing:</u> | |
| Mobilization, Engineering, Submittals | |
| Lightweight Concrete | |
| Insulation | |
| Roofing | |
| Sheet Metal | |
| Total Roofing Subcontract: | [enter amount to be awarded] |
| | |
| <u>Thermal and Moisture Protection:</u> | |
| Insulation | |
| Sealants (breakdown as needed) | |
| Elevator Pit waterproofing | |
| Fluid Applied Air / Water Barrier | |
| Other (list): | |

| | |
|---|------------------------------|
| Total Thermal and Moisture Protection Subcontract: | [enter amount to be awarded] |
| | |
| <u>Doors, Frames, Hardware (material):</u> | |
| HM Doors | |
| Wood Doors | |
| Frames | |
| Finish Hardware | |
| Total Doors, Frames, Hardware Material Subcontract: | [enter amount to be awarded] |
| | |
| <u>Coiling Doors (material)</u> | |
| Coiling Doors and Hardware | |
| Total Coiling Doors Subcontract: | [enter amount to be awarded] |
| | |
| <u>Doors, Frames, Hardware (installation):</u> | |
| HM Doors | |
| Wood Doors | |
| Coiling Doors | |
| Finish Hardware | |
| Total Doors, Frames, Hardware Material Subcontract: | [enter amount to be awarded] |
| | |
| <u>Windows and Storefront:</u> | |
| Submittals | |
| Windows | |
| Misc Glass | |
| Other (list): | |
| Total Windows and Storefront Subcontract: | [enter amount to be awarded] |
| | |

| | |
|---|------------------------------|
| <u>Framing and Gypsum Board</u> | |
| Mobilization, Engineering, Submittals | |
| Exterior Framing and Sheathing | |
| Interior Framing, Gypsum Board | |
| Other (list): | |
| Total Framing and Gypsum Board Subcontract: | [enter amount to be awarded] |
| | |
| <u>Plaster and Stucco</u> | |
| Mobilization, Engineering, Submittals | |
| Lath | |
| Plaster and Stucco | |
| Scaffolding | |
| Other (list): | |
| Total Plaster and Stucco Subcontract: | [enter amount to be awarded] |
| | |
| <u>Acoustical Ceilings</u> | |
| Grid | |
| Panels | |
| Other (list): | |
| Total Acoustical Ceilings Subcontract: | [enter amount to be awarded] |
| | |
| <u>Flooring - Resilient</u> | |

| | |
|---|------------------------------|
| Floor Prep | |
| Carpet | |
| Vinyl Tile | |
| Waxing | |
| Stair accessories | |
| Vinyl Base | |
| Protection of finished floor | |
| Other (list): | |
| Total Resilient Flooring Subcontract: | [enter amount to be awarded] |
| | |
| <u>Final Clean</u> | |
| Final Cleaning | |
| Floor Waxing | |
| Other (list): | |
| Total Final Cleaning Subcontract: | [enter amount to be awarded] |
| | |
| <u>Tile</u> | |
| Surface Prep | |
| Ceramic Floor Tile | |
| Ceramic Wall Tile | |
| Quarry Tile | |
| Window Sills, floor transitions and Accessories | |
| Protection of finished floor | |
| Other (list): | |
| Total Tile Subcontract: | [enter amount to be awarded] |
| | |

| | |
|---|------------------------------|
| <u>Painting</u> | |
| Interior Walls | |
| Interior Ceilings | |
| Interior floor sealer and coatings | |
| Interior Exposed Structure | |
| Exterior Walls and Columns | |
| Exterior Soffits | |
| Traffic Toppings | |
| Door Frames | |
| Playcourt Striping | |
| Other (list): | |
| Total Painting Subcontract: | [enter amount to be awarded] |
| | |
| <u>Miscellaneous Specialties (group by subcontract):</u> | |
| Markerboards and Tackboards | |
| Exterior Louvers | |
| Lockers | |
| Fire Extinguishers and Cabinets | |
| Toilet Partitions and toilet accessories | |
| Misc (flagpole, bike racks, etc., list) | |
| Clocks | |
| PE and Athletic equip (list, ie basketball goals, scoreboards, etc) | |
| Other (list) | |
| Total Miscellaneous Specialties Subcontract: | [enter amount to be awarded] |
| | |
| <u>Signage:</u> | |
| Signage | |
| Total Signage Subcontract: | [enter amount to be awarded] |
| | |
| <u>Residential Appliances:</u> | |
| Residential Appliances | |
| Total Residential Appliance Subcontract: | [enter amount to be awarded] |
| | |
| <u>Kitchen Equipment:</u> | |
| Kitchen Equipment | |
| Cooler / Freezer | |
| Exhaust Hood | |
| Fire Suppression System | |
| Metal Fabrications | |
| Total Kitchen Equipment Subcontract: | [enter amount to be awarded] |
| | |
| <u>Library Shelving:</u> | |
| Library Shelving | |
| Total Library Shelving Subcontract: | [enter amount to be awarded] |
| | |
| <u>Stage Curtains:</u> | |
| Stage Curtains | |
| Total Stage Curtains Subcontract: | [enter amount to be awarded] |
| | |

| | |
|--|------------------------------|
| <u>Pre-Engineered Walkway Canopy:</u> | |
| Engineering, Submittals, Mobilization | |
| Walkway Canopy | |
| Total Walkway Canopy Subcontract: | [enter amount to be awarded] |
| | |
| <u>Casework:</u> | |
| Casework | |
| Total Casework Subcontract: | [enter amount to be awarded] |
| | |
| <u>Lab Equipment:</u> | |
| Service Islands | |
| Student Tables | |
| Fume Hood | |
| Emergency Shower/eyewash | |
| Other (list): | |
| Total Lab Equipment Subcontract: | [enter amount to be awarded] |
| | |
| <u>Window Treatment</u> | |
| Vertical Blinds | |
| Total Window Treatment Subcontract: | [enter amount to be awarded] |
| | |
| <u>Motorized Projection Screens:</u> | |
| Projection Screens | |
| Total Projection Screens Subcontract: | [enter amount to be awarded] |
| | |
| <u>Elevator</u> | |
| Elevator | |
| Elevator Finishes | |
| 12 Month Preventative Maintenance | |
| Total Elevator Subcontract: | [enter amount to be awarded] |
| | |
| <u>Mechanical</u> | |
| Engineering, Submittals, Mobilization | |
| HVAC Equipment | |
| Ductwork | |
| Underground Chilled Water Piping | |
| Above Ground Chilled Water Piping | |
| Controls | |
| Other (list) | |
| Total Mechanical Subcontract: | [enter amount to be awarded] |
| | |
| <u>Test and Balance</u> | |
| Test and Balance | |
| Total Test and Balance Subcontract: | [enter amount to be awarded] |
| | |
| <u>Plumbing</u> | |
| Natural Gas (within building) | |
| Fixtures | |
| Water | |
| Sanitary | |

| | |
|---|------------------------------|
| Storm | |
| Grease | |
| Condensate | |
| Insulation | |
| Total Plumbing Subcontract: | [enter amount to be awarded] |
| | |
| <u>Fire Protection</u> | |
| Engineering, Submittals, Mobilization | |
| Fire Protection | |
| Total Fire Protection Subcontract: | [enter amount to be awarded] |
| | |
| <u>Electrical</u> | |
| Temporary Construction Power and Lighting | |
| Power | |
| Lighting | |
| Site Lighting | |
| Other (specify) | |
| Stage sound and lighting system | |
| Total Electrical Subcontract: | [enter amount to be awarded] |
| | |
| <u>Low Voltage Systems</u> | |
| Security | |
| Voice/Data | |
| Fire Alarm | |
| Intercom | |
| AV System | |
| Total Low Voltage Systems Subcontract: | [enter amount to be awarded] |
| | |
| <u>Total GMP:</u> | |

Extraordinary Costs included above

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |

| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 1 of 7 | Pay App # |
|--|--|-----------------|----------------------|-------------|-----------------------------|---------------------------|---|-------------------|-----------|
| A | B | C | D | E | F | G | | H | I |
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 1 | GENERAL CONDITIONS | 154,222.00 | | | | | | | |
| 2 | CM FEE | 57,000 | | | | | | | |
| 3 | REIMBURSABLE ITEMS | | | | | | | | |
| | 1) Payment and Performance Bond | 16,800.00 | | | | | | | |
| | 2) Dumpsters | 1,500.00 | | | | | | | |
| | Transfer from line 2.5 | 200.00 | | | | | | | |
| | 3) Portable toilets | \$3,000.00 | | | | | | | |
| | 4) Job site office | \$10,000.00 | | | | | | | |
| | 5) Printing | 10,000.00 | | | | | | | |
| | Transfer to line 2.2 | -200.00 | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 4 | SITEWORK: \$31,000 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Site Clearing | 7,000.00 | | | | | | | |
| | 2) Earthwork | 10,000.00 | | | | | | | |
| | 3) Potable water | 1,000.00 | | | | | | | |
| | 4) Sanitary System | 13,000.00 | | | | | | | |
| | Sub CO#1 – OCA 01 - additional clearing | 4,000.00 | | | | | | | |
| | Sub CO#2 – Owner Direct Purchase credit | -5,000.00 | | | | | | | |
| | Sub CO#3 – re-grade damaged areas – xfer from line 5 | 700.00 | | | | | | | |
| | Revised contract value: | \$30,700 | | | | | | | |

Typical: amounts must match GMP

Typical: list the reimbursable amounts in the same order, same description, and same starting value as listed in the GMP, and itemize adjustments as shown

Typical: starting value to match the amount approved on the Planning and Construction database

Typical: total must match the amount in column B

| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 2 of 7 | Pay App # |
|--|--|--------------------|----------------------|-------------|-----------------------------|---------------------------|------|-------------------|------------|
| A | B | C | D | E | F | G | H | I | |
| | | | WORK COMPLETED | | | | | | |
| ITEM | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 5 | LANDSCAPE \$7,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Plant Materials | 6,000.00 | | | | | | | |
| | 2) Irrigation | 1,000.00 | | | | | | | |
| | Sub CO#1 – Owner Direct Purchase Credit | -200.00 | | | | | | | |
| | Sub CO#2 – backcharge for regrading – xfer to line 4 | -700.00 | | | | | | | |
| | Revised contract value: | \$6,100.00 | | | | | | | |
| 6 | CONCRETE: \$95,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Foundation | 20,000.00 | 15,000.00 | 5,000.00 | | 15,000.00 | 100% | 0.00 | 1,500.00 |
| | 2) Reinforcing Steel | 14,000.00 | 14,000.00 | | | 14,000.00 | 100% | 0.00 | 1,400.00 |
| | 3) Cast-in-place concrete | 21,000.00 | 10,000.00 | | | 10,000.00 | 48% | 11,000.00 | 1,000.00 |
| | 4) Form Work | 21,000.00 | 21,000.00 | | | 21,000.00 | 100% | 0.00 | 2,100.00 |
| | 5) Playcourt expansion | 15,000.00 | | 10,000.00 | | 10,000.00 | 67% | 5,000.00 | 1,000.00 |
| | 6) Sidewalks | 4,000.00 | | | | | 0% | 4,000.00 | |
| | Sub CO#1 - Owner Direct Purchase credit | -30,000.00 | | | | (20,700.00) | 69% | (9,300.00) | (2,070.00) |
| | Sub CO#2 – replace broken sidewalk – xfer from CM cont | 800.00 | | | | | 0% | 800.00 | |
| | Revised contract value: | \$64,200.00 | | | | | | | |
| 7 | MASONRY: \$188,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) CMU inc. insulation | 28,000.00 | | | | | | | |
| | 2) CMU reinforcing steel | 10,000.00 | | | | | | | |
| | 3) Brick masonry | 150,000.00 | | | | | | | |
| | Sub CO#1 – Owner Direct Purchase credit | -50,000.00 | | | | | | | |
| | Revised contract value: | 138,000.00 | | | | | | | |

← Typical: backcharge subcontractors where appropriate

Typical: percent complete for direct purchase credit must equal or exceed the percent complete of the work, where material and labor costs are combined in the line items of the breakdown

| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 3 of 7 | Pay App # |
|--|--|------------------|--|-------------|-----------------------------|---------------------------|---|-------------------|-----------|
| A | B | C | D | E | F | G | | H | I |
| | | | WORK COMPLETED | | | | | | |
| ITEM | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 8 | STEEL \$121,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Elevated Floor & Roof Framing | 10,000.00 | | | | | | | |
| | 2) Steel Joists | 12,000.00 | | | | | | | |
| | 3) Steel Columns | 33,000.00 | | | | | | | |
| | 4) Steel Beams | 66,000.00 | | | | | | | |
| | Sub CO#1 – Owner Direct Purchase credit | -50,000.00 | | | | | | | |
| | Revised contract value: | 71,000.00 | | | | | | | |
| 9 | CARPENTRY: \$12,000 [SUBCONTRACTOR NAME] | | | | | | | | |
| | Rough Carpentry, misc | 12,000.00 | | | | | | | |
| | Sub CO#1 – additional blocking – xfer from buyout | 300.00 | ← Typical: itemize all adjustments and note funding source | | | | | | |
| | Revised contract value: | 12,300.00 | | | | | | | |
| 10 | ROOFING \$46,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Insulation | 10,000.00 | | | | | | | |
| | 2) Built Up Roofing | 34,000.00 | | | | | | | |
| | 3) Preformed Metal Roofing | 2,000.00 | | | | | | | |
| | Sub CO#1 – OCA 02 – repair existing roof drains | 1,000.00 | | | | | | | |
| | Sub CO#2 – Owner Direct Purchase credit | -10,300.00 | | | | | | | |
| | Revised contract value | 36,700.00 | | | | | | | |
| 11 | DOORS, FRAMES & HRDWE \$19,600 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Hollow Metal Frames | 5,000.00 | | | | | | | |
| | 2) Wood Doors | 2,000.00 | | | | | | | |

| | | | | | | | | | |
|--|--|--------------------|-------------------------|-------------|--------------------------------------|---------------------------------|---|----------------------|-----------|
| | 3) Finish Hardware | 10,000.00 | | | | | | | |
| | 4) Door Installation | 2,600.00 | | | | | | | |
| | Sub CO#1 – Owner Direct Purchase credit | -10,000.00 | | | | | | | |
| | Revised contract value: | 9,600.00 | | | | | | | |
| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 4 of 7 | Pay App # |
| A | B | C | D | E | F | G | | H | I |
| | | | WORK COMPLETED | | | | | | |
| ITEM | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 12 | FLOORING \$15,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Hard Tile | 4,000.00 | | | | | | | |
| | 2) VCT | 11,000.00 | | | | | | | |
| | Revised contract value: | 15,000.00 | | | | | | | |
| 13 | GYP BOARD & FRAMING – 140,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Gyp Board Systems | 100,000.00 | | | | | | | |
| | 2) Metal Framing & Gyp boards | 40,000.00 | | | | | | | |
| | Sub CO#1 - Owner Direct Purchase credit | -40,000.00 | | | | | | | |
| | Revised contract value: | 100,000.00 | | | | | | | |
| 14 | ACOUSTICAL CEILINGS \$7,800.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Acoustical Ceilings | 7,800.00 | | | | | | | |
| | Revised contract value: | 7,800.00 | | | | | | | |
| 15 | PLASTER & STUCCO \$104,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Stucco | 100,000.00 | | | | | | | |
| | 2) Plaster Ceilings | 4,000.00 | | | | | | | |
| | Sub CO#1 – Owner Direct Purchase credit | -3,000.00 | | | | | | | |
| | Revised contract value: | 101,000.00 | | | | | | | |

| | | | | | | | | | |
|----|---|-----------|--|--|--|--|--|--|--|
| | | | | | | | | | |
| 16 | PAINING \$31,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Exterior Painting | 14,000.00 | | | | | | | |
| | 2) Interior Painting | 17,000.00 | | | | | | | |
| | Sub CO#1 - caulk exterior expansion joints – xfer from buyout | 1,000.00 | | | | | | | |
| | Revised contract value: | 32,000.00 | | | | | | | |
| | | | | | | | | | |

| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 5 of 7 | Pay App # |
|--|--|--------------------|-------------------------|-------------|--------------------------------------|---------------------------------|---|----------------------|-----------|
| A | B | C | D | E | F | G | | H | I |
| | | | WORK COMPLETED | | | | | | |
| ITEM | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 17 | CABINETRY \$35,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| |) Cabinets | 35,000.00 | | | | | | | |
| | Sub CO#1 – repair damage – xfer from line #21 | 900.00 | | | | | | | |
| | Revised contract value: | 35,900.00 | | | | | | | |
| 18 | MARKERBOARDS \$6,800.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| |) Marker boards | 6,800.00 | | | | | | | |
| | Sub CO#1 – Owner Direct Purchase credit | -1,000.00 | | | | | | | |
| | Revised contract value: | 5,800.00 | | | | | | | |
| 19 | SPECIALTIES: \$5,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) All Specialties | 4,700.00 | | | | | | | |
| | Sub CO#1 – overtime work – xfer from CM contingency | 200.00 | | | | | | | |
| | Revised contract value: | 4,900.00 | | | | | | | |
| 20 | SPRAYED FIRE RESISTIVE \$14,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Sprayed fire proofing | 14,000.00 | | | | | | | |
| | Sub CO#1 - patch beams – xfer from CM contingency | 2,000.00 | | | | | | | |
| | Revised contract value: | 16,000.00 | | | | | | | |

| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 6 of 7 | Pay App # |
|--|---|------------------|----------------------|-------------|-----------------------------|---------------------------|---|-------------------|-----------|
| A | B | C | D | E | F | G | | H | I |
| | | | WORK COMPLETED | | | | | | |
| ITEM | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 21 | HVAC: \$98,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) HVAC equipment | 53,000.00 | | | | | | | |
| | 2) Ductwork | 31,000.00 | | | | | | | |
| | 3) Piping | 1,000.00 | | | | | | | |
| | 4) Controls | 13,000.00 | | | | | | | |
| | Sub CO#1 - Owner Direct Purchase credit | -7,000.00 | | | | | | | |
| | Sub CO#2 - repair damage to cabinetry – xfer to line #17 | -900.00 | | | | | | | |
| | Revised contract value: | 90,100.00 | | | | | | | |
| 22 | ELECTRICAL: \$99,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Power | 40,000.00 | | | | | | | |
| | 2) Lighting | 30,000.00 | | | | | | | |
| | 3) Security | 4,000.00 | | | | | | | |
| | 4) Data/telephones | 6,000.00 | | | | | | | |
| | 5) Fire alarm | 6,000.00 | | | | | | | |
| | 6) Intercommunications | 13,000.00 | | | | | | | |
| | Sub CO#1 - repair fixtures at kitchen – xfer from CM cont | 1,800.00 | | | | | | | |
| | Sub CO#2 – Owner Direct Purchase credit | -10,000.00 | | | | | | | |
| | Revised contract value: | 90,800.00 | | | | | | | |
| 23 | PLUMBING \$34,000.00 [SUBCONTRACTOR NAME] | | | | | | | | |
| | 1) Plumbing | 34,000.00 | | | | | | | |
| | Revised contract value: | 34,000.00 | | | | | | | |

| AIA DOCUMENT G703, APPLICATION AND CERTIFICATION FOR PAYMENT | | | | | | | | Page 7 of 7 | Pay App # |
|--|--|--------------------|--|-------------|-----------------------------|---------------------------|---|-------------------|-----------|
| A | B | C | D | E | F | G | H | I | |
| | | | WORK COMPLETED | | | | | | |
| ITEM | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATION | THIS PERIOD | MATERIAL STORED THIS PERIOD | COMPLETE & STORED TO DATE | % | BALANCE TO FINISH | RETAINAGE |
| 24 | Owner Contingency \$70,000.00 | | | | | | | | |
| | OCA #1 – additional site clearing – to line 4 | -4,000.00 | } List only OCAs that have been executed by the Owner, and indicate cross reference to the subcontract where the funds were transferred | | | | | | |
| | OCA #2 – repair roof drains – to line 10 | -1,000.00 | | | | | | | |
| | Current Contingency Balance: | 65,000.00 | | | | | | | |
| 25 | C.M. Contingency \$70,000.00 | | | | | | | | |
| | Transfer to Line 6 – repair broken sidewalk | -800.00 | | | | | | | |
| | Transfer to Line 19 - overtime expense | -200.00 | | | | | | | |
| | Transfer to Line 20 – patch beams | -2,000.00 | | | | | | | |
| | Transfer to Line 22 – repair fixtures | -1,800.00 | | | | | | | |
| | C.M. Contingency Balance: | \$65,200.00 | | | | | | | |
| 26 | GMP dollars remaining (buyout balance) | 21,939.00 | ← This amount represents uncommitted funds. It is the sum of all amounts that are not included in Owner-Approved subcontracts, reimbursable lines, Owner and CM contingencies, CM fee, general conditions, bonds, and approved allowances. Transfers out of the buyout are not to be itemized. Balance diminishes as subcontracts are awarded. | | | | | | |
| 27 | Change Order #1 – Owner Direct Purchase Initial Credit | -300,000.00 | | | | | | | |
| | Amounts recorded above as subcontractor change orders | 203,500.00 | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 28 | TOTAL | 000.00 | ← This amount is to match the current contract value shown on the certification page | | | | | | |

END OF SECTION 00 43 30