

**JEFFERSON CITY SCHOOL DISTRICT
BOARD OF EDUCATION
SPECIAL MEETING
BOARD OF EDUCATION BUILDING
315 EAST DUNKLIN
JEFFERSON CITY, MO
OCTOBER 17, 2018 - 7:00 A.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF GUARANTEED MAXIMUM PRICE #6**
- V. MOTION TO SUSPEND OPEN TO ENTER INTO THE CLOSE MEETING BY ROLL CALL VOTE, PURSUANT TO CHAPTER §610.021 OF THE REVISED STATUTES OF MISSOURI, SECTIONS (2) LEASING, PURCHASE OR SALE OF REAL ESTATE,...; AND, (14) RECORDS WHICH ARE PROTECTED FROM DISCLOSURE BY LAW. (Action by Roll Call Vote)**
- VI. ADJOURN**



Memorandum

To: Mr. Jason Hoffman
CEO/COO of Schools, Jefferson City Public Schools

From: Michael Feamster
Project Executive, Nabholz Construction Services

Ref: Guaranteed Maximum Price Amendment 6 for Bid Package 2 – JCHS Building Package and other items as set forth in Amendment 6.

October 11, 2018

Mr. Hoffman,

Please find the enclosed contract GMP Contract Amendment 6 dated October 11, 2018 for the construction of the Bid Package 2 – JCHS Building Package as well as other miscellaneous items as set forth within Amendment 6 as necessary to perform this work.

The project includes all new construction per design drawings and specifications by The Architects Alliance and CMPS. Please refer to Exhibit A for the complete list of design documents associated to our scope of work.

The Jefferson City High School (Current HS) project will be substantially complete by January 31, 2020, pending Board of Education approval of this GMP 6 and other subsequent GMP approvals, as well as various municipalities' approval and items referred to within this Amendment.

Thank you for the opportunity to serve Jefferson City Public Schools, and its community. I look forward to a successful project with you, your staff and the district.

Kind Regards,

Michael Feamster
Project Executive

Attachments
Cc: GMP Amendment 6 Documents

Amendment No. 6

TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

Jefferson City Bond Program – Guaranteed Maximum Price

Pursuant to Section 2.2 of the Agreement, dated October 09, 2017 between Jefferson City Public Schools (Owner) and Nabholz Construction Services (the Construction Manager), for construction on the Jefferson City High School (Current HS) as follows: 1) Bid Packages, 2) CM SDI Insurance, 3) CM Gap Coverage Insurance, 4) CM Performance and Payment Bond, 4) CM Contingency, and 5) CM Fee at 1.9%. Refer to Exhibit B Amendment 6 Cost Breakdown dated October 11, 2018 for further clarifications. The Owner and Construction Manager establish a Guaranteed Maximum Price and Contract Time for the Work as set forth below.

ARTICLE I GUARANTEED MAXIMUM PRICE

The Construction Manager's Guaranteed Maximum Price for the Jefferson City Public Schools Bond Projects' Jefferson City Current High School's Bid Package 2 – 100% CD's, as well as insurances, bond, contingency, and fee as described above (including the Cost of Work as defined in Article 6 and the Construction Manager's Fee as defined in Article 5) is **\$119,677,537.96**. Please note that GMP Amendments 1, 2, 3, 4, & 5 are inclusive of this GMP Amendment 6. This Price is for the performance of the Work in accordance with the Contract Documents listed and attached to this Amendment and marked Exhibits A through C, as follows:

- Exhibit A GMP Contract Amendment 6 Listing of Drawings, Specifications, addenda and other Conditions of the Contract on which the Guaranteed Maximum Price is based, dated August 15, 2018.
- Exhibit B GMP Contract Amendment 6 Cost Breakdown, pages 1 through 3, dated October 11, 2018.
- Exhibit C GMP Contract Amendment 6 Clarifications on this Amendment, pages 1 through 2, dated October 11, 2018.

The information contained herein is considered confidential and proprietary and is being provided by Nabholz Construction Services specifically for the project noted and the exclusive use of the individual or firm that requested it. Any duplication, re-transmission or modification of any of the information is strictly prohibited without the written authorization of Nabholz Construction Services and in compliance with Missouri Open Records Act (reference Article 11.4 of the A133-2009 Agreement between Owner and CM).

ARTICLE II CONTRACT TIME

The date of Substantial Completion established by this Amendment is as follows, and is subject to all building permits obtained, temporary certificate of occupancy permissions and sign off by code officials including but not limited to Fire Chief, Fire Marshal, and Jefferson City Building municipality, reception of all design deliverables from Owner's Design Team as shown within Pre-Construction schedule, any change in documents implemented by the Owner, and any delay caused by reception of OCIP documentation requirements such as the Policy provided to Nabholz and its subcontractors.

Jefferson City High Renovations and Additions- **January 31, 2020** (Refer to Project Schedule for Phasing Dates)

OWNER

(Signature)

Mr. Steve Bruce,
President of the Board

(Printed name and title)

Date

ATTEST

CONSTRUCTION MANAGER

(Signature)

Jon Pahl,
President – Midwest Operations

(Printed name and title)

Date

ATTEST

11 October 2018

EXHIBIT A
Plans, Specifications, and Addenda

The Architects Alliance

Jefferson City High School Renovations and Additions

Plans and Specifications dated August 15, 2018
Construction Manager's Manual Rev 02
Construction Manager's Manual Addendum 01 dated August 24, 2018
Construction Manager's Manual Addendum 02 dated September 05, 2018
Construction Manager's Manual Addendum 03 dated September 11, 2018
Construction Manager's Manual Addendum 04 dated September 13, 2018
Geotechnical Report and Addendum dated October 2017



PROJECT NAME *Jefferson City- Current High School*
PROJECT LOCATION ,
REVIEW DATE 10/11/2018
ARCHITECT
ESTIMATED DURATION
BUILDING SIZE 297,747 sf

10/11/2018
3:48 PM

Exhibit B

GMP Amendment 6

Project name	Jefferson City- Current High School
Estimator	D Dercher
Job size	297747 sf
Bid date	10/11/2018 12:00:00 PM

PROJECT CONFIDENTIAL

Property of Nabholz Construction Corporation Not for Duplication or Distribution

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PROJECT NAME Jefferson City- Current High School
PROJECT LOCATION ,
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ARCHITECT
ESTIMATED DURATION
BUILDING SIZE 297,747 sf

10/11/2018
 3:48 PM

Nabholz	Description	Total Amount
01-7423	Final Cleaning	237,500
02-4100	Demolition	1,776,180
03-0010	Concrete	3,931,000
03-0020	Polished Concrete	260,000
04-2000	Masonry	1,495,344
05-1205	Structural Steel & Misc Metals (Re-Bid)	
06-1000	Millwork & Cabinetry	1,178,000
07-1000	Waterproofing & Joint Sealants	348,377
07-5002	Roofing & Metal Panel	1,457,001
08-1113	Doors, Frames and Hardware S&I	737,500
08-2000	Coiling Doors	124,242
08-4100	Storefronts, Glass & Glazing (Re-Bid)	
09-2116	Light Gauge Framing, Drywall, Acoustical	4,929,000
09-6100	Athletic Flooring	88,400
09-6200	Tile & Commercial Flooring	732,201
09-6250	Resinous Flooring	366,195
09-6260	Terrazzo	405,722
09-9100	Painting & Wall Covering	1,131,690
10-1000	Specialties S&I	425,000
10-1400	Signage S&I	164,608
10-2226	Operable Partitions	130,384
11-4000	Food Service Equipment	378,000
11-6600	Gym Equipment	85,325
12-2100	Window Treatment	187,254
12-5200	Telescoping Seating	22,900
14-2000	Elevators	441,651
21-0000	Fire Suppression	692,100
22-0000	Plumbing	3,087,600
23-0000	HVAC	5,355,550
26-0000	Electrical, Communication, Electronic Safety	6,139,026
31-0000	Earthwork & Site Utilites	745,500
32-3113	Fencing & Gates	17,650
32-9323	Landscaping & Irrigation	346,583
40-0000	ASI's - Current P.C.O. Tracker	876,713



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Estimate Totals

Description	Amount	Totals	
Job Cost Summary	38,294,196	38,294,196	
General Requirements	1,233,455		
General Conditions	112,273		
Building Permit	114,071		
State Sales Tax			
County Sales Tax			
City Sales Tax			
Contingency	800,000		
CM SDI	<u>441,507</u>		1.250 %
	2,701,306	40,995,502	
Gap Coverage	81,991		0.200 %
Performance Payment Bond	<u>191,328</u>		
	273,319	41,268,821	
Construction Manager Fee	799,294		1.900 %
Total		42,068,115	

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EXHIBIT C

Contract Clarifications

Scope Clarifications- Jefferson City High School Renovations and Additions

1. Clarifications:

- a. This GMP includes the scope as specifically shown in the referenced drawings associated to the Jefferson City High School Renovations and Additions in Exhibit A. Given that this is an existing school, there may be unforeseen items that arise. No unforeseen work has been allowed for except allowances addressed within this GMP #6.
- b. The Owner is responsible for removal of the Temporary Trailers and the associated work as thus: MEP disconnects, demolition of the decks, asphalt patching, removal of the trailers, and any associated lighting controls at this location.
- c. This site has been classified by the Civil Engineer for the Excavation and Site Utilities subcontractor. Mass Rock removal – 3,500 CY and Trench Rock removal – 500 CY. These quantities have been incorporated as base bid of this GMP #6. An additive or deductive change order shall be furnished should the classification be measured over or under the Civil Engineer's quantities after the work has been fully performed. All quantities shall be verified by the Civil Engineer.
- d. This project contains portions of overtime both by the CM and by its subcontractors. The project may require abnormal hours of access and coordination to successfully complete the scope, as well as decisions to be made in a timely manner by Owner that are not clearly set forth in the Construction Documents or Agreement (A133 and A201) between CM and Owner.
- e. The Owner is responsible for all Asbestos and Lead remediation except for the minimal amount noted within the Construction Documents to be addressed by the CM. Asbestos will need to be abated in a timely manner and as per schedule provided to Owner to avoid any delays.
- f. The CM has not received City comments on the drawings provided for this Bid Package 2. Should any change or requirements arise from City comments, there may be cost or time impact associated.
- g. Reductions of Owner Soft Costs and CM Contingency has been adequately budgeted and agreed in order to move forward with this Bid Package 2's procurement. Refer to Master Program Budget to further assess full cost projection.
- h. The Construction Documents show Polished Concrete at locations of poured back concrete whereby existing Sanitary Sewer has been removed. These locations of new Polished Concrete may not match the existing surface. The CM has not allowed for an alternative flooring material at these locations should there be disparity.

2. Exclusions:

- a. 3rd party testing is excluded and is assumed to be a responsibility of the Owner per Contract with CM.

- b. This GMP #6 excludes the Steel Supply and Install package per agreement between Owner and CM. It is understood that this package may be higher priced on bid day, especially due to the current market trend of rising prices.
- c. This GMP #6 excludes the Glass, Glazing, and Storefronts package per agreement between Owner and CM. It is understood that this package may be higher priced on bid day.
- d. The Design Team has indicated that the Storm Shelter at the new gym will require increased block walls, and therefore other changes to structure, envelope and anything constructed at these locations. These increases are not included within this GMP.
- e. There is no allowance for existing roof decking replacement. Work is to be done as per the Construction Documents only.
- f. CM has not included costs associated to permanent power during construction.
- g. OCIP Pollution Liability Factor of .14% has been excluded by CM but incorporated by all its subcontractors.
- h. Mobile stage in the Little Theater is excluded as there is no specification for this. We understand this to be Owner provided.
- i. Gas Relocation will be excavated and backfilled by CM. Ameren will need to relocate the Gas Line per Construction Documents. Full costs associated with Ameren have not been determined, but cost estimate has been provided within allowances. There is no allowance by CM. Owner soft costs contains "Offsite Utilities" allowances.
- j. No Alternates are included within this GMP #6 (Alt #1-5).