

CLEVELAND PUBLIC LIBRARY

Finance Committee

December 19, 2017

**RESOLUTION APPROVING INCREASED CONSTRUCTION BUDGET AND
GUARANTEED MAXIMUM PRICE AMENDMENT TO AGREEMENT WITH ALBERT
M. HIGLEY CO. FOR SOUTH BRANCH RENOVATION PROJECT**

WHEREAS, On October 20, 2016, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into an agreement with Albert M. Higley Co., LLC (“Higley”) in the amount of \$368,353.75 to perform construction management services for the South Branch Renovation Project (the “Project”), and the Library executed the agreement on November 11, 2016 (“Agreement”); and

WHEREAS, On February 19, 2017, this Board approved a Project budget of \$3.5 million dollars; and

WHEREAS, On December 15, 2016 and September 21, 2017, this Board authorized amendments to the Agreement for the performance of additional work in the amount of \$3,700 for assessing the large central skylight and \$79,066.54 for asbestos abatement and utility pole relocation, respectively, increasing the total contract price to \$372,053.75; and

WHEREAS, As contemplated by the Agreement, following the finalization of design and Higley’s procurement of subcontractor construction bids for the work, Higley has prepared a Guaranteed Maximum Price Proposal which sets forth a maximum construction budget and final schedule; and

WHEREAS, The subcontractors selected by Higley include 16.44% Minority Business Enterprise firms, 35.96% Female Business Enterprise firms, and 18.38% Small Business Enterprise firms, and will cost the Library a premium of \$22,337.88 over the cost of using non-MBE, FBE, and SBE subcontractors; and

WHEREAS, The Guaranteed Maximum Price (“GMP”) for the cost of the work (\$3,271,240.76), construction manager’s fee (\$111,439.85), general conditions (\$48,244.00), the construction contingency (\$95,765.23), and

other costs (\$267,038.00) totals **\$3,793,727.84**. The GMP also includes the costs of asbestos abatement and utility pole and wire relocation which totaled \$79,066.54 and which this Board approved on September 19, 2017, and

WHEREAS, The GMP exceeds the original estimated construction budget upon which this Board based its approval of the \$3.5 million Project budget. The difference between the original construction budget and the GMP is \$1,086,384.84 due to subcontractor bids being higher than anticipated, despite Higley bidding the subcontractor packages on two different occasions. The Library is hereby requesting approval from the Board to increase the construction budget by \$1,000,000 (with the \$86,384.84 to be taken from the Owner's Contingency and the Design Contingency) and to authorize an Owner's Contingency and Permit Fund in the amount of \$130,804.16, for a total Project budget increase of \$1,000,000 from \$3,500,000 to \$4,500,000 to cover the increase in construction costs and funds being allocated to an Owner's Contingency and Permit Fund; and

WHEREAS, The GMP does not include certain expenses which were in the original estimated construction budget that the Library has now decided to pay for directly, including permitting, pre-construction costs, FF&E, owner's contingency, design fees, and technology in the estimated amount of \$706,272.16; now therefore be it

RESOLVED, That The Board of Trustees of the Cleveland Public Library approves a \$1,000,000 increase to the Project budget, bringing the total Project budget to \$4,500,000, which includes all construction costs, design fees, FF&E, technology, Owner's Contingency, and construction contingencies; be it further

RESOLVED, That the Board authorizes the Executive Director, CEO or his designees to accept the Guaranteed Maximum Price proposal and enter into and execute an amendment to the Agreement between the Cleveland Public Library and The Albert M. Higley Co., LLC approving the subcontract packages and increasing the contract amount from \$372,053.75 to \$3,793,727.84, which shall be paid from the Building and Repair fund account 40178305-55300-10783 (Construction/Improvements); be it further

RESOLVED, That the Executive Director, CEO or his designees, is authorized to make expenditures and enter into contracts in excess of \$25,000 for the purchase of FF&E, technology, and other expenses as budgeted for the Project; and is further authorized to establish an Owner's Contingency and Permit Fund in the amount of \$130,804.16 and to make expenditures and enter into contracts in excess of \$25,000 to pay the costs resulting from permitting and changes and additions to the Project which may be made in the future by the Library, and which are not included in the GMP. The Library shall report monthly to the Board on expenditures from the Owner's Contingency and Permitting Fund.

**AMENDMENT NO. 3 TO CONSTRUCTION MANAGEMENT AGREEMENT
BETWEEN THE ALBERT M. HIGLEY CO. AND THE CLEVELAND PUBLIC
LIBRARY**

Pursuant to the terms of the AIA A133-2009 Construction Management Agreement (the "Agreement") dated as of November 9, 2016, by and between **BOARD OF TRUSTEES OF THE CLEVELAND PUBLIC LIBRARY** ("Owner") and **THE ALBERT M. HIGLEY CO.** ("Construction Manager"), the Owner and the Construction Manager desire to enter into this Amendment to Construction Management Agreement (this "Amendment") to establish a GMP for a portion of the Work described in the Agreement. Therefore, the Owner and the Construction Manager agree as follows:

1. Construction Manager's guaranteed maximum price for a portion of the Work described in the Agreement and as more fully described in the Exhibits attached hereto and incorporated herein by reference (the "GMP"), including the Cost of the Work, Construction Manager's Fee, the General Conditions Costs Compensation, and the Construction Contingency is Three Million Seven Hundred Fourteen Thousand Six Hundred Sixty-One Dollars and Thirty Cents (\$3,714,661.30).
2. Construction Manager's Fee shall be One Hundred Eleven Thousand Four Hundred Thirty-Nine Dollars and Eighty-Five Cents (\$111,439.85).
3. The Construction Manager as Adviser Fee (if applicable) shall be NA Dollars (\$_____).
4. The Construction Contingency shall be Ninety-Five Thousand Seven Hundred Sixty-Five Dollars and Twenty-Three Cents (\$95,765.23).
5. The attached Exhibits are a part of the Agreement as if each were physically incorporated therein.

EXHIBIT 1 Schedule of Values, dated 12/12/17, 1 page.

EXHIBIT 2 Allowance items, dated 12/12/17, 1 page.

EXHIBIT 3 Drawings and Specifications upon which the GMP is based, dated 12/12/17, 10 pages.

EXHIBIT 4 Construction Schedule, dated 10/20/17, 5 pages.

EXHIBIT 5 Unit Prices, dated 12/12/17, 9 pages.

EXHIBIT 6 Assumptions and Clarifications, dated 12/12/17, 5 page.

EXHIBIT 7 Identified Claims, dated NA, 0 pages.

EXHIBIT 8 Deduct Alternates Schedule, dated 12/12/17, 1 pages.

6. Capitalized words and phrases herein shall have the same meanings as are ascribed to such words in the Agreement.
7. This Amendment may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.
8. Except as specifically amended herein, all of the provisions of the Agreement remain in full force and effect and all terms and conditions of the Agreement shall apply. In the event of an irreconcilable conflict between the terms of the Agreement and those of this Amendment, the terms of this Amendment shall control.
9. By execution of this Amendment, the Construction Manager acknowledges that, as of the date of this Amendment, the Construction Manager is not aware of, and has not reserved, any claim against the Owner except as otherwise identified on **EXHIBIT 7** (if any).

This Amendment is entered as of December 15, 2017.

CLEVELAND PUBLIC LIBRARY

THE ALBERT M. HIGLEY CO.

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Its: _____

The Cleveland Public Library

South Branch

Cleveland, Ohio

12/12/2017

Summary Cost Estimate

ITEM	TRADE SUMMARY	South Branch
	Demolition	\$ 41,100.00
	Site Work	\$ 40,645.25
	Landscaping	In Allowances
	Concrete	\$ 307,500.00
	Masonry	\$ 234,815.00
	Steel	\$ 129,655.00
	General Trades	\$ 184,850.00
	Metal Studs and Drywall	\$ 203,000.00
	Millwork	\$ 155,717.10
	Roofing	\$ 55,000.00
	Glass	\$ 201,600.00
	Tile	\$ 40,750.00
	Carpet	\$ 71,150.00
	Paint	\$ 55,800.00
	Signage	\$ 33,000.00
	Fire Protection	\$ 9,850.00
	Plumbing	\$ 158,600.00
	Mechanical	\$ 593,700.00
	Electrical	\$ 446,590.00
	Construction Allowances	\$ 191,000.00
	Subcontractor Default Insurance	\$ 37,851.87
	Trade Subtotal	\$ 3,192,174.22
	Construction Contingency - 3%	\$ 95,765.23
	General Conditions	\$ 48,244.00
	General Requirements	\$ 68,800.00
	Staff & Staff Support	\$ 134,025.00
	AMH CM Bond	\$ 24,576.00
	Building Permit (By Owner)	\$ -
	Taxes & Insurance	\$ 39,637.00
	Subtotal	\$ 3,603,221.45
	Construction Manager's Fee - 3%	\$ 111,439.85
TOTAL ESTIMATED CONSTRUCTION COST		\$ 3,714,661.30

PREVIOUSLY APPROVED GMP AMENDMENTS	
Precon	\$ 32,900.00
Abatement and AT&T	\$ 79,066.54
TOTAL ESTIMATED PPROJECT COST	\$ 3,826,627.84

The Cleveland Public Library

South Branch

Cleveland, Ohio

12/12/2017

2.3 Diversity Analysis

TRADE	SUBCONTRACTOR	SUBCONTRACTOR/SUPPLIER	CURRENT CONTRACT AMOUNT	MBE	FBE	SBE
Demo	M. Rivera		\$41,100.00	\$41,100.00		
Abatement	American Abatement		\$44,680.00			\$44,680.00
Site Work	Diggers.		\$40,645.25			
Landscaping	0 bidders		\$0.00			
Concrete	North Coast Concrete	Tech Ready Mix	\$307,500.00	\$57,000.00	\$10,000.00	\$240,500.00
Masonry	Mid State Restoration	Contractor Connection	\$234,815.00	\$11,740.00		\$223,075.00
Steel	Mull Iron		\$129,655.00	\$129,655.00		
General Trades	Patriot	Mustang Building Services	\$184,850.00		\$18,500.00	
Metal Studs and Drywall	Western Reserve Interiors	Both FBE and SBE/ MBE Supplier	\$203,000.00	\$35,000.00	\$168,000.00	
Millwork	Royal Cabinet		\$155,717.10			
Roofing	Willham	Contractor Connection	\$55,000.00	\$9,000.00		
Glass	Glass Inc.		\$201,600.00			
Tile	Corcoran		\$40,750.00			\$44,750.00
Carpet	Messina/Corporate		\$71,150.00			
Paint	Summit Painting	Both FBE and SBE	\$55,800.00		\$55,800.00	
Signage	5 bidders		\$33,000.00			
Fire Protection	Lorig		\$9,850.00			
Plumbing	Gallagher		\$158,600.00			
Mechanical	Imperial	MBE Supplier TBD	\$593,700.00	\$90,000.00	\$503,700.00	
Electrical	Signature Electric	Both FBE and SBE/ MBE Supplier-Safeguard Associates	\$446,590.00	\$120,993.00	\$325,597.00	
Total Subcontractor Value			\$3,008,002.35	\$494,488.00	\$1,081,597.00	\$553,005.00
% of Subcontractor Value as MBE/FBE/SBE				16.44%	35.96%	18.38%
Total GMP Value			\$3,714,661.58	\$494,488.00	\$1,081,597.00	\$553,005.00
% of Subcontractor Value as MBE/FBE/SBE				13.31%	29.12%	14.89%

Exhibit 2- Allowance Items

The GMP includes the following allowances:

• Added Abatement Allowance	\$ 15,000.00
• Misc. Patch and Repair Allowance	\$ 15,000.00
• Sand and Stain Existing Shelves Allowance	\$ 15,000.00
• Special Testing and Inspection	\$ 5,000.00
• Poor Soils Allowance	\$ 10,000.00
• Paint Touch Up Allowance	\$ 10,000.00
• Building Pictures/Video allowance	\$ 10,000.00
• Landscape Contract Allowance	\$ 20,000.00
• Electrical Work for Network Allowance	\$ 75,000.00
• Floor Opening Reinstall Allowance	\$ 5,000.00
• Floor Prep at Abatement Allowance	\$ 3,500.00
• Crawl Space Masonry Holes Allowance	\$ 7,500.00

Total \$191,000.00

Cleveland Public Library- South Branch

The Cleveland Public Library

Date: 12/12/17

Exhibit 3- GMP Drawings and Specifications

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23 52 16	CONDENSING BOILERS- 6/12/17
23 73 13	MODULAR INDOOR CENTRAL-STATION AIR-HANDLING UNITS-7/5/17
23 82 36	FINNED-TUBE RADIATION HEATERS- 6/12/17
23 82 39.13	CABINET UNIT HEATERS-7/5/17
23 82 39.19	CEILING UNIT HEATERS- 6/12/17

DIVISION 26 – ELECTRICAL

26 05 00	BASIC ELECTRICAL MATERIALS AND METHODS- 6/12/17
26 05 13	CONDUCTORS AND CABLES- 6/12/17
26 05 26	GROUNDING AND BONDING- 6/12/17
26 05 33	RACEWAYS AND BOXES- 6/12/17
26 05 36	CABLE TRAYS- 6/12/17
26 05 53	ELECTRICAL IDENTIFICATION- 6/12/17
26 05 73	OVERCURRENT PROTECTIVE DEVICE COORDINATION- 6/12/17
26 09 23	LIGHTING CONTROL DEVICES- 6/12/17
26 09 24	LOW-VOLTAGE LIGHTING CONTROL SYSTEM- 6/12/17
26 24 13	SWITCHBOARDS- 6/12/17
26 24 16	PANELBOARDS- 6/12/17
26 24 19	MOTOR CONTROLLERS- 6/12/17
26 27 13	ELECTRICITY METERING- 6/12/17
26 27 26	WIRING DEVICES- 6/12/17
26 28 13	FUSES- 6/12/17
26 28 16	ENCLOSED SWITCHES- 6/12/17
26 51 00	INTERIOR LIGHTING- 6/12/17
26 56 00	EXTERIOR LIGHTING- 6/12/17

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 31 00	FIRE DETECTION AND ALARM- 6/12/17
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DIVISION 31 – EARTHWORK

31 10 00	SITE CLEARING- 6/12/17
31 20 00	EARTH MOVING- 6/12/17
31 23 19	DEWATERING- 6/12/17

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 16 ASPHALT PAVING- 6/12/17
32 13 13 CONCRETE PAVING- 6/12/17
32 13 73 CONCRETE PAVING JOINT SEALANTS- 6/12/17
32 92 00 TURF AND GRASSES - 6/12/17
32 93 00 PLANTS- 6/12/17

DIVISION 33 – UTILITIES

33 05 00 COMMON WORK RESULTS FOR UTILITIES- 6/12/17
33 41 00 STORM UTILITY DRAINAGE PIPING- 6/12/17
33 46 00 SUBDRAINAGE- 6/12/17

Activity ID	Activity Name	Orig Dur	Start	Finish	Predecessors	Successors	Total Float	2017												2018												2019			
								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
CLEVELAND PUBLIC LIBRARY - SOUTH BRANCH																																			
PRECONSTRUCTION																																			
PRE-100	CPP - NEW ELECTRICAL SERVICE	10	Mar-20-17 A	Jun-16-17 A		ADD-110																													
PRE-110	100% CD'S	15	Apr-03-17 A	Jun-13-17 A	PRE-170	PRE-150, PRE-160																													
PRE-170	RE PREQUALIFY SUBCONTRACTORS	15	May-19-17 A	Jun-09-17 A		PRE-110																													
PRE-150	CREATE SUBCONTRACTOR SOW	5	Jun-14-17 A	Jun-20-17 A	PRE-110	PRE-180																													
PRE-160	PERMIT SUBMISSION TO CITY	20	Jun-14-17 A	Sep-14-17 A	PRE-110																														
PRE-180	BID SUBCONTRACTS	15	Jun-16-17 A	Jul-07-17 A	PRE-150	PRE-190																													
PRE-240	RE PREQUALIFY SUBCONTRACTORS	25	Jul-10-17 A	Aug-11-17 A		PRE-260																													
PRE-260	BIDDING	15	Aug-14-17 A	Sep-01-17 A	PRE-240	PRE-190																													
PRE-190	SCOPE REVIEW	5	Oct-05-17 A	Oct-12-17 A	PRE-180, PRE-260	PRE-200, PRE-270																													
PRE-270	VALUE ENGINEERING	15	Oct-05-17 A	Oct-31-17	PRE-190	PRE-200	50																												
PRE-200	CREATE GMP	10	Nov-01-17	Nov-14-17	PRE-190, PRE-270	PRE-210	50																												
PRE-210	OWNER GMP REVIEW & APPROVAL	5	Nov-15-17	Nov-21-17	PRE-200	PRE-220, CON-100	50																												
PRE-220	AWARD SUBCONTRACTS	5	Nov-22-17	Nov-29-17	PRE-210	SUB-100, SUB-110, SUB-120, SUB-230, SUB-140, SUB-150, SUB-160, SUB-170, SUB-180, SUB-190, SUB-200, SUB-210, SUB-220, REN-180, SUB-130	50																												
PROCUREMENT																																			
SUBMITTAL																																			
SUB-100	ZINC PANELS	15	Nov-30-17	Dec-20-17	PRE-220	APP-100	88																												
SUB-110	MASONRY UNITS	15	Nov-30-17	Dec-20-17	PRE-220	APP-110	78																												
SUB-120	STOREFRONT FRAMING	15	Nov-30-17	Dec-20-17	PRE-220	APP-120	123																												
SUB-230	GLAZING	15	Nov-30-17	Dec-20-17	PRE-220	APP-230	151																												
SUB-130	STEEL	15	Nov-30-17	Dec-20-17	PRE-220	APP-130	50																												
SUB-140	SIGNAGE	15	Nov-30-17	Dec-20-17	PRE-220	APP-140	168																												
SUB-150	HVAC EQUIPMENT	15	Nov-30-17	Dec-20-17	PRE-220	APP-150	136																												
SUB-160	CERAMIC TILE PROCUREMENT	15	Nov-30-17	Dec-20-17	PRE-220	APP-160	135																												
SUB-170	BATHROOM PARTITIONS / ACCESSOIRES	15	Nov-30-17	Dec-20-17	PRE-220	APP-170	159																												
SUB-180	STANDARD LIGHT FIXTURES	15	Nov-30-17	Dec-20-17	PRE-220	APP-180	133																												
SUB-190	SPECIALTY LIGHT FIXTURES	15	Nov-30-17	Dec-20-17	PRE-220	APP-190	124																												
SUB-200	SKYLIGHT GLAZING	15	Nov-30-17	Dec-20-17	PRE-220	APP-200	164																												
SUB-210	ELECTRICAL EQUIPMENT / SERVICE	15	Nov-30-17	Dec-20-17	PRE-220	APP-210	151																												
SUB-220	MILLWORK / CASEWORK	15	Nov-30-17	Dec-20-17	PRE-220	APP-220	113																												
APPROVAL																																			
APP-100	ZINC PANELS	10	Dec-21-17	Jan-05-18	SUB-100	LEAD-100	88																												
APP-110	MASONRY UNITS	10	Dec-21-17	Jan-05-18	SUB-110	LEAD-110	78																												
APP-120	STOREFRONT FRAMING	10	Dec-21-17	Jan-05-18	SUB-120	LEAD-120	123																												
APP-230	GLAZING	10	Dec-21-17	Jan-05-18	SUB-230	LEAD-230	151																												
APP-130	STEEL	10	Dec-21-17	Jan-05-18	SUB-130	LEAD-130	50																												
APP-140	SIGNAGE	10	Dec-21-17	Jan-05-18	SUB-140	LEAD-140	168																												
APP-150	HVAC EQUIPMENT	10	Dec-21-17	Jan-05-18	SUB-150	LEAD-150	136																												
APP-160	CERAMIC TILE PROCUREMENT	10	Dec-21-17	Jan-05-18	SUB-160	LEAD-160	135																												
APP-170	BATHROOM PARTITIONS / ACCESSOIRES	10	Dec-21-17	Jan-05-18	SUB-170	LEAD-170	159																												
APP-180	STANDARD LIGHT FIXTURES	10	Dec-21-17	Jan-05-18	SUB-180	LEAD-180	133																												
APP-190	SPECIALTY LIGHT FIXTURES	10	Dec-21-17	Jan-05-18	SUB-190	LEAD-190	124																												
APP-200	SKYLIGHT GLAZING	10	Dec-21-17	Jan-05-18	SUB-200	LEAD-200	164																												
APP-210	ELECTRICAL EQUIPMENT / SERVICE	10	Dec-21-17	Jan-05-18	SUB-210	LEAD-210	151																												

Activity ID	Activity Name	Orig Dur	Start	Finish	Predecessors	Successors	Total Float	2017												2018												2019			
								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
APP-220	MILLWORK / CASEWORK	10	Dec-21-17	Jan-05-18	SUB-220	LEAD-220	113													■ MILLWORK / CASEWORK															
LEAD TIMES																																			
LEAD-100	ZINC PANELS	40	Jan-08-18	Mar-02-18	APP-100	ADD-340	88													■ ZINC PANELS															
LEAD-110	MASONRY UNITS	40	Jan-08-18	Mar-02-18	APP-110	ADD-310	78													■ MASONRY UNITS															
LEAD-120	STOREFRONT FRAMING	20	Jan-08-18	Feb-02-18	APP-120	ADD-360, ADD-390, ADD-440	123													■ STOREFRONT FRAMING															
LEAD-130	STEEL	40	Jan-08-18	Mar-02-18	APP-130	ADD-180	50													■ STEEL															
LEAD-140	SIGNAGE	20	Jan-08-18	Feb-02-18	APP-140	ADD-470	168													■ SIGNAGE															
LEAD-150	HVAC EQUIPMENT	30	Jan-08-18	Feb-16-18	APP-150	ADD-240, REN-270	136													■ HVAC EQUIPMENT															
LEAD-160	CERAMIC TILE PROCUREMENT	30	Jan-08-18	Feb-16-18	APP-160	ADD-450	135													■ CERAMIC TILE PROCUREMENT															
LEAD-170	BATHROOM PARTITIONS / ACCESSOIRES	15	Jan-08-18	Jan-26-18	APP-170	ADD-520	159													■ BATHROOM PARTITIONS / ACCESSOIRES															
LEAD-180	STANDARD LIGHT FIXTURES	20	Jan-08-18	Feb-02-18	APP-180	ADD-400, REN-340	133													■ STANDARD LIGHT FIXTURES															
LEAD-190	SPECIALTY LIGHT FIXTURES	60	Jan-08-18	Mar-30-18	APP-190	REN-350	124													■ SPECIALTY LIGHT FIXTURES															
LEAD-200	SKYLIGHT GLAZING	20	Jan-08-18	Feb-02-18	APP-200	REN-220	164													■ SKYLIGHT GLAZING															
LEAD-210	ELECTRICAL EQUIPMENT / SERVICE	15	Jan-08-18	Jan-26-18	APP-210	REN-270	151													■ ELECTRICAL EQUIPMENT / SERVICE															
LEAD-220	MILLWORK / CASEWORK	40	Jan-08-18	Mar-02-18	APP-220	REN-460	113													■ MILLWORK / CASEWORK															
LEAD-230	GLAZING	5	Aug-09-18	Aug-15-18	ADD-360, ADD-390, APP-230	ADD-430, ADD-440	0													■ GLAZING															
CONSTRUCTION																																			
CON-100	NOTICE TO PROCEED	0		Nov-21-17	PRE-210	CON-110	68													◆ NOTICE TO PROCEED															
CON-110	MOBILIZE / MAKE-SAFE	5	Mar-01-18*	Mar-07-18	CON-100	REN-120, ADD-100, REN-5	0													■ MOBILIZE / MAKE-SAFE															
ADDITION																																			
SHELL & CORE																																			
ADD-100	CLEAR SITE / EXCAVATE	5	Mar-08-18	Mar-14-18	CON-110	ADD-110	0													■ CLEAR SITE / EXCAVATE															
ADD-110	RELOCATE SERVICE POLE - CPP	3	Mar-15-18	Mar-19-18	PRE-100, ADD-100	ADD-130, ADD-120, SITE-130	0													■ RELOCATE SERVICE POLE - CPP															
ADD-120	ELECTRICAL UG	3	Mar-20-18	Mar-22-18	ADD-110	ADD-130, ADD-140	0													■ ELECTRICAL UG															
ADD-130	INSTALL TRANSFORMERS / RUN SERVICE - C	2	Mar-23-18	Mar-26-18	ADD-110, ADD-120		135													■ INSTALL TRANSFORMERS / RUN SERVICE - CPP															
ADD-140	EXTERIOR WALL FOUNDATIONS	10	Mar-23-18	Apr-05-18	ADD-120	ADD-150, ADD-530, ADD-560	0													■ EXTERIOR WALL FOUNDATIONS															
ADD-530	STONE FILL	5	Apr-06-18	Apr-12-18	ADD-140	ADD-540	0													■ STONE FILL															
ADD-540	LEAN CONCRETE / CONCRETE CAPS / GRADE BEAMS	10	Apr-13-18	Apr-26-18	ADD-530	ADD-150, ADD-550	0													■ LEAN CONCRETE / CONCRETE CAPS / GRADE BEAMS															
ADD-550	UG PLUMBING - SLEEVES	1	Apr-20-18	Apr-20-18	ADD-540	ADD-160	6													■ UG PLUMBING - SLEEVES															
ADD-560	STRIP FORMS EXTERIOR OF BUILDING	1	Apr-20-18	Apr-20-18	ADD-140	ADD-570	113													■ STRIP FORMS EXTERIOR OF BUILDING															
ADD-570	EXTERIOR FOUNDATION DRAINAGE & BACKF	3	Apr-23-18	Apr-25-18	ADD-560		113													■ EXTERIOR FOUNDATION DRAINAGE & BACKFILL															
ADD-150	BACKFILL	2	Apr-27-18	Apr-30-18	ADD-140, ADD-540	ADD-180, ADD-170, ADD-160	0													■ BACKFILL															
ADD-160	PLUMBING UG RI	3	May-01-18	May-03-18	ADD-150, ADD-550	ADD-170	0													■ PLUMBING UG RI															
ADD-170	PREP / POUR SOG	5	May-04-18	May-10-18	ADD-150, ADD-160	ADD-180	0													■ PREP / POUR SOG															
ADD-180	ERECT / DETAIL / DECK STRUCTURAL STEEL	7	May-14-18	May-22-18	ADD-150, ADD-170, LEAD-130	ADD-190, ADD-200, ADD-230	0													■ ERECT / DETAIL / DECK STRUCTURAL STEEL															
ADD-190	EXTERIOR STRUCTURAL STUDS	7	May-23-18	Jun-01-18	ADD-180	ADD-210, ADD-220, ADD-230, ADD-580, ADD-590	0													■ EXTERIOR STRUCTURAL STUDS															
ADD-200	ROOF CURBS	1	May-23-18	May-23-18	ADD-180	ADD-210	23													■ ROOF CURBS															
ADD-590	METAL STUD INSPECTION	1	Jun-01-18	Jun-01-18	ADD-190	ADD-620, ADD-220, ADD-660	0													■ METAL STUD INSPECTION															
ADD-620	SCAFFOLDING - INTERIOR PARAPET	1	Jun-04-18	Jun-04-18	ADD-590	ADD-600	3													■ SCAFFOLDING - INTERIOR PARAPET															
ADD-660	SCAFFOLDING	2	Jun-04-18	Jun-05-18	ADD-590	ADD-220	0													■ SCAFFOLDING															
ADD-600	EXTERIOR SHEATHING - INTERIOR PARAPET	3	Jun-05-18	Jun-07-18	ADD-620	ADD-610	3													■ EXTERIOR SHEATHING - INTERIOR PARAPET															

Run Date: Oct-20-17
Data Date: Oct-20-17
Baseline: CPL-SOUTH - 073117
Sheet 2 of 5

Activity ID	Activity Name	Orig Dur	Start	Finish	Predecessors	Successors	Total Float	2017												2018												2019			
								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
ADD-220	EXTERIOR SHEATHING	5	Jun-06-18	Jun-12-18	ADD-190, ADD-590, ADD-660	ADD-260, ADD-250	0																							■ EXTERIOR SHEATHING					
ADD-610	AIR BARRIER - INTERIOR PARAPET	1	Jun-08-18	Jun-08-18	ADD-600	ADD-630	3																						AIR BARRIER - INTERIOR PARAPET						
ADD-630	RIGID INSULATION - INTERIOR PARAPET	2	Jun-11-18	Jun-12-18	ADD-610	ADD-640	3																						RIGID INSULATION - INTERIOR PARAPET						
ADD-260	AIR BARRIER	2	Jun-13-18	Jun-14-18	ADD-220	ADD-300, ADD-280	0																						AIR BARRIER						
ADD-640	MASONRY - INTERIOR PARAPET	4	Jun-13-18	Jun-18-18	ADD-630	ADD-580	3																						■ MASONRY - INTERIOR PARAPET						
ADD-280	FACADE ANCHORAGE	5	Jun-15-18	Jun-21-18	ADD-260	ADD-300	0																						■ FACADE ANCHORAGE						
ADD-300	RIGID INSULATION	3	Jun-19-18	Jun-21-18	ADD-260, ADD-280	ADD-340, ADD-310	0																						RIGID INSULATION						
ADD-580	ROOF BLOCKING	2	Jun-19-18	Jun-20-18	ADD-190, ADD-640	ADD-210, ADD-650	3																						ROOF BLOCKING						
ADD-650	SCAFFOLD REMOVAL	1	Jun-21-18	Jun-21-18	ADD-580	ADD-210	3																						SCAFFOLD REMOVAL						
ADD-210	ROOFING	10	Jun-22-18	Jul-06-18	ADD-190, ADD-200, ADD-580, ADD-650	ADD-240, ADD-250	3																						■ ROOFING						
ADD-310	MASONRY	10	Jun-22-18	Jul-06-18	ADD-300, LEAD-110	ADD-340, ADD-360	0																						■ MASONRY						
ADD-250	SUBSTANTIAL ENCLOSURE MILESTONE	0		Jul-06-18	ADD-210, ADD-220	ADD-330	3																						◆ SUBSTANTIAL ENCLOSURE MILESTONE						
ADD-340	ZINC TILES	15	Jul-09-18	Jul-27-18	ADD-300, ADD-310, LEAD-100	ADD-360	0																						■ ZINC TILES						
ADD-240	SET HVAC RTU	1	Jul-09-18	Jul-09-18	ADD-210, LEAD-150	COMP-100	57																						SET HVAC RTU						
ADD-360	CW / STOREFRONT FRAMING	8	Jul-30-18	Aug-08-18	ADD-310, ADD-340, LEAD-120	ADD-430, LEAD-230	0																						■ CW / STOREFRONT FRAMING						
ADD-430	CW / STOREFRONT GLAZING	5	Aug-16-18	Aug-22-18	ADD-360, LEAD-230	ADD-470, COMP-100, SITE-110	0																						■ CW / STOREFRONT GLAZING						
ADD-470	SIGNAGE INSTALL	3	Aug-23-18	Aug-27-18	ADD-430, LEAD-140		27																						■ SIGNAGE INSTALL						
INTERIORS																																			
ADD-230	INTERIOR FRAMING	5	Jun-04-18	Jun-08-18	ADD-190, ADD-180	ADD-270	8																						■ INTERIOR FRAMING						
ADD-270	MEP OH RI	7	Jun-11-18	Jun-19-18	ADD-230	ADD-290	8																						■ MEP OH RI						
ADD-290	MEP IN-WALL RI	7	Jun-18-18	Jun-26-18	ADD-270	ADD-320	8																						■ MEP IN-WALL RI						
ADD-320	MEP RI INSPECTION	3	Jun-26-18	Jun-28-18	ADD-290	ADD-330	8																						MEP RI INSPECTION						
ADD-330	INSULATION / HANG DRYWALL - WALLS & CEI	5	Jul-09-18	Jul-13-18	ADD-320, ADD-250	ADD-350	3																						■ INSULATION / HANG DRYWALL - WALLS & CEILING						
ADD-350	TAPE & FINISH DRYWALL	7	Jul-16-18	Jul-24-18	ADD-330	ADD-370	3																						■ TAPE & FINISH DRYWALL						
ADD-370	PRIME PAINT / 1ST COAT	5	Jul-25-18	Jul-31-18	ADD-350	ADD-380, ADD-390, ADD-450	3																						■ PRIME PAINT / 1ST COAT						
ADD-380	CEILING GRID	3	Aug-01-18	Aug-03-18	ADD-370	ADD-400	9																						■ CEILING GRID						
ADD-390	VESTIBULE CW / LOBBY STOREFRONT FRAM	3	Aug-01-18	Aug-03-18	ADD-370, LEAD-120	LEAD-230, ADD-440	3																						■ VESTIBULE CW / LOBBY STOREFRONT FRAMING						
ADD-400	OVERHEAD MEP FINISHES	3	Aug-06-18	Aug-08-18	ADD-380, LEAD-180	ADD-410, COMP-100	9																						■ OVERHEAD MEP FINISHES						
ADD-410	ABOVE-CEILING INSPECTIONS	2	Aug-09-18	Aug-10-18	ADD-400	ADD-420	9																						ABOVE-CEILING INSPECTIONS						
ADD-420	ACOUSTIC CEILING TILE	3	Aug-13-18	Aug-15-18	ADD-410	ADD-450, ADD-460, COMP-100, ADD-500	9																						■ ACOUSTIC CEILING TILE						
ADD-450	CERAMIC TILE RESTROOMS - WALLS / FLOORING	5	Aug-16-18	Aug-22-18	LEAD-160, ADD-370, ADD-420	ADD-490, ADD-670	9																						■ CERAMIC TILE RESTROOMS - WALLS / FLOORING						
ADD-500	FINISH PAINT	3	Aug-16-18	Aug-20-18	ADD-420	ADD-510, COMP-110, ADD-460	17																						■ FINISH PAINT						
ADD-460	FLOORING - RESILIENT / CERAMIC	5	Aug-21-18	Aug-27-18	ADD-420, ADD-500	ADD-480, ADD-440	20																						■ FLOORING - RESILIENT / CERAMIC						
ADD-510	MEP FIXTURES / FINISHES	5	Aug-22-18	Aug-28-18	ADD-500, ADD-670	COMP-120	16																						■ MEP FIXTURES / FINISHES						
ADD-670	FINISH PAINT AT RESTROOMS	1	Aug-23-18	Aug-23-18	ADD-450	ADD-510, ADD-490	9																						FINISH PAINT AT RESTROOMS						
ADD-490	PLUMBING RESTROOM FIXTURES	3	Aug-24-18	Aug-28-18	ADD-450, ADD-670	ADD-520	9																						■ PLUMBING RESTROOM FIXTURES						
ADD-440	VESTIBULE CW / LOBBY STOREFRONT GLAZING	2	Aug-28-18	Aug-29-18	LEAD-230, ADD-390, LEAD-120, ADD-460		25																						VESTIBULE CW / LOBBY STOREFRONT GLAZING						
ADD-480	DOORS / HARDWARE	2	Aug-28-18	Aug-29-18	ADD-460	COMP-100	20																						DOORS / HARDWARE						
ADD-520	BATHROOM PARTITIONS / ACCESSORIES	2	Aug-29-18	Aug-30-18	ADD-490, LEAD-170	COMP-130, COMP-110	9																						■ BATHROOM PARTITIONS / ACCESSORIES						
SITWORK																																			
SITE-130	SITE PARKING & WALKS	20	Mar-20-18	Apr-16-18	ADD-110		120																						■ SITE PARKING & WALKS						
SITE-110	STAIRS / RAMP	20	Aug-23-18	Sep-20-18	ADD-430	COMP-130, SITE-120, SITE-100	0																						■ STAIRS / RAMP						

Activity ID	Activity Name	Orig Dur	Start	Finish	Predecessors	Successors	Total Float	2017												2018												2019			
								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
SITE-100	SITE SIGNAGE	5	Sep-14-18	Sep-20-18	SITE-110		10																												
SITE-120	LANDSCAPING	10	Sep-21-18*	Oct-04-18	SITE-110		0																												
EXISTING BUILDING RENOVATION																																			
REN-100	10 DAY EPA NOTICE	10	Oct-16-17 A	Oct-27-17		REN-110	98																												
REN-110	ABATEMENT	20	Oct-30-17	Nov-27-17	REN-100	REN-120	98																												
REN-120	SELECT DEMOLITION	10	Mar-08-18	Mar-21-18	CON-110, REN-110	REN-170, REN-130, REN-140	28																												
BASEMENT																																			
REN-130	PATCH / REPAIR CEILING	5	Mar-22-18	Mar-28-18	REN-120	REN-150	86																												
REN-150	BUILD 2-HR RATED CEILING IN MECH ROOM	7	Mar-29-18	Apr-06-18	REN-130	REN-160	86																												
REN-160	MEP RI	15	Apr-09-18	Apr-27-18	REN-150	REN-270	86																												
REN-270	MEP EQUIPMENT INSTALL	5	Apr-30-18	May-04-18	REN-160, LEAD-150, LEAD-210	REN-290, COMP-100	86																												
REN-290	MEP CONNECTIONS / START-UP	20	May-07-18	Jun-04-18	REN-270, REN-140		86																												
GROUND FLOOR																																			
REN-140	MECHANICAL UNDERGROUND	25	Mar-22-18	Apr-25-18	REN-120	REN-170, REN-290, REN-190	28																												
REN-170	INTERIOR FRAMING - WALLS / MULTIPURPOSE ROOM FLOOR	7	Apr-17-18	Apr-25-18	REN-120, REN-140	REN-200, REN-210	30																												
REN-190	FLOOR REPAIR	10	Apr-26-18	May-09-18	REN-140	REN-250, REN-200, REN-210, REN-240	28																												
REN-200	MEP IN-WALL RI	15	Apr-30-18	May-18-18	REN-170, REN-190	REN-230	28																												
REN-210	MEP ABOVE-CEILING RI	15	Apr-30-18	May-18-18	REN-170, REN-190	REN-230	28																												
REN-230	MEP RI INSPECTION	3	May-21-18	May-23-18	REN-200, REN-210	REN-250, REN-260, REN-350	28																												
REN-250	PLASTER REPAIR - WALLS / CEILINGS	15	May-24-18	Jun-14-18	REN-230, REN-190	REN-300, REN-310	28																												
REN-260	HANG DRYWALL	3	May-24-18	May-29-18	REN-230	REN-280	33																												
REN-280	TAPE & FINISH DRYWALL	7	May-30-18	Jun-07-18	REN-260	REN-300	33																												
REN-300	PRIME PAINT / FIRST COAT	10	Jun-15-18	Jun-28-18	REN-280, REN-250	REN-330, REN-340, REN-460	28																												
REN-330	CEILING GRID	2	Jun-29-18	Jul-02-18	REN-300	REN-340	28																												
REN-460	MILLWORK / CASEWORK	10	Jun-29-18	Jul-13-18	LEAD-220, REN-300	REN-470	30																												
REN-340	OVERHEAD MEP FINISHES	6	Jul-03-18	Jul-11-18	REN-330, LEAD-180, REN-300	REN-380, COMP-100	28																												
REN-380	ABOVE-CEILING INSPECTIONS	3	Jul-11-18	Jul-13-18	REN-340	REN-420	28																												
REN-420	ACOUSTIC CEILING TILE	2	Jul-16-18	Jul-17-18	REN-380	REN-430, COMP-100, REN-470	28																												
REN-470	FINISH PAINT	3	Jul-18-18	Jul-20-18	REN-460, REN-420	REN-480, REN-490, COMP-110, REN-430, REN-500	28																												
REN-430	FLOORING	10	Jul-23-18	Aug-03-18	REN-420, REN-470	REN-450, REN-440, COMP-110	28																												
REN-480	MEP FIXTURES / FINISHES	5	Jul-23-18	Jul-27-18	REN-470	COMP-120	38																												
REN-490	PLUMBING RESTROOM FIXTURES	2	Jul-23-18	Jul-24-18	REN-470		51																												
REN-500	ROLLER SHADES	5	Jul-23-18	Jul-27-18	REN-470		48																												
REN-440	MODULAR WALL ASSEMBLY	5	Aug-06-18	Aug-10-18	REN-430		38																												
REN-450	DOORS / HARDWARE	2	Aug-06-18	Aug-07-18	REN-430	COMP-100	36																												
2ND FLOOR																																			
REN-310	PATCH / REPAIR EXISTING PLASTER	3	Jun-15-18	Jun-19-18	REN-250	REN-360, REN-320	50																												
REN-320	MEP RI	5	Jun-20-18	Jun-26-18	REN-310	REN-400, REN-360	50																												
REN-360	PRIME PAINT	2	Jun-27-18	Jun-28-18	REN-310, REN-320	REN-370, REN-390	50																												
REN-390	FINAL PAINT	3	Jun-29-18	Jul-03-18	REN-360	REN-410, REN-400, COMP-110, REN-370	50																												
REN-370	RESILIENT FLOORING	3	Jul-05-18	Jul-09-18	REN-360, REN-390		62																												

Activity ID	Activity Name	Orig Dur	Start	Finish	Predecessors	Successors	Total Float	2017												2018												2019			
								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
REN-400	SURFACE-MOUNT LIGHT FIXTURES	2	Jul-05-18	Jul-06-18	REN-320, REN-390		63																												
REN-410	MEP FINISHES	3	Jul-05-18	Jul-09-18	REN-390	COMP-120	52																												
SKYLIGHT																																			
REN-510	REMOVE EXISTING FRAMES FROM SITE FOR ABATEMENT	1	Mar-08-18*	Mar-08-18	CON-110	REN-180	130																												
REN-180	SEND EXISTING FRAMES FOR REFINISHING	10	Mar-09-18	Mar-22-18	PRE-220, REN-510	REN-220	130																												
REN-220	INTEGRATE NEW GLAZING INTO FRAMING	5	Mar-23-18	Mar-29-18	REN-180, LEAD-200	REN-240	130																												
REN-350	LIGHT FIXTURE INSTALL	5	May-24-18	May-31-18	REN-230, LEAD-190	REN-240	86																												
REN-240	INSTALL SKYLIGHT	2	Jun-01-18	Jun-04-18	REN-220, REN-190, REN-350		86																												
PROJECT COMPLETION																																			
COMP-100	AIR BALANCING	5	Aug-30-18	Sep-06-18	ADD-400, REN-340, REN-270, ADD-240, ADD-420, REN-420, ADD-480, REN-450, ADD-430		20																												
COMP-110	FINAL CLEAN	5	Aug-31-18	Sep-07-18	ADD-500, REN-470, REN-390, REN-430, ADD-520	COMP-120, COMP-130	9																												
COMP-130	FINAL PUNCHLIST	10	Sep-07-18	Sep-20-18	ADD-520, SITE-110, COMP-110	COMP-150	5																												
COMP-120	FINAL INSPECTIONS	5	Sep-10-18	Sep-14-18	COMP-110, ADD-510, REN-480, REN-410	COMP-140, COMP-150	9																												
COMP-140	FINAL TESTING / BALANCING	5	Sep-10-18	Sep-14-18	COMP-120	COMP-150	9																												
COMP-150	OWNER MOVE-IN	5	Sep-21-18	Sep-27-18	COMP-140, COMP-130,	COMP-160	5																												
COMP-160	COMMISSIONING	5	Sep-21-18	Sep-27-18	COMP-150		5																												

The Cleveland Public Library

South Branch

Cleveland, Ohio

12/12/2017

Exhibit 5 GMP Unit Pricing

ITEM	Value	Value	Value
	Regular	Overtime	Double Time
General Labor Foreman	\$67.17	\$100.76	\$134.34
Laborer Foreman	\$65.66	\$98.49	\$131.32
Laborer	\$61.98	\$92.97	\$123.96
Carpenter	\$68.84	\$103.26	\$137.68
Carpentry Foreman	\$72.70	\$109.05	\$145.40
General Carpentry Foreman	\$75.53	\$113.30	\$151.06
CSG Gen. Carpentry Foreman	\$86.05	\$129.08	\$172.10
Cement Finisher Foreman	\$71.17	\$106.76	\$142.34
Cement Finisher	\$68.82	\$103.23	\$137.64

AM Higley Equipment Rentals

Item Description	Type	Ext. Price	OTC Ext.
Miscellaneous Equipment			
Ardex Tools - drum, spreader, smoother, hand	R	150	
Banding Tools:			
Banding Cart (dispenser)	R	20	
Tensioner	R	20	
Crimper	R	20	
Bottle Jacks (all sizes)	R	10	
Rolling Magnet	R	20	
Two Ton Floor Jack	R	25	
Water Jug w/cup dispenser	OTC		20
Waterstop Splice Iron	R	15	
Weed Burner w/ 15' hose	R	10	
Skid Steer Loader			
Mustang Loader 2060 w/bucket	R	1450	
Mustang Pallet Forks	R	75	
Mustang Gradall Bucket	R	75	
Mustang Street Sweeper	R	150	
Mustang Grapppler Bucket	R	100	
Hepa Filter Machines			
Hepa Filter Machines - 3 microns	R	200	
Diesel Compressors			
185 C.F.M. Diesel Compressor	R	500	
Air Hose 3/4" x 50' w/chicago ftg.	R	15	
Air Hose "Y" 3/4"	OTC		5
Signage			
Danger Signs - 18 x 30 w/logo	OTC	25	
AMH Logo Signs - 10 x 14	OTC	20	
Air Tools			
Breaker Hammers			
Breaker Hammer 35lb.	R	170	
Breaker Hammer 60lb.	R	200	
Breaker Hammer 90lb.	R	210	
Breaker Hammer Bits (60-90lb.)			
Points & Chisels	OTC		8
Wide Chisels	OTC		15
Asphalt Cutter	OTC		20
Rock Drills			
Rock Drill MRD9 - 17lb.	R	80	
Rock Drill 35lb. (7/8" x 3 1/4" shank)	R	220	
Rock Drill 60lb. (1" x 4 1/4" shank)	R	240	
Rock Drill Steels			
Short 7/8" x 3 1/4" (12"-18")	OTC		10

Long 7/8" x 3 1/4" (24"-36)	OTC		20
Short 1" x 4 1/4" (12"-18")	OTC		15
Long 1" x 4 1/4" (24"-36")	OTC		30
Air Chipping Hammer			
Chipping Hammer 18lb.	R	90	
Chipping Hammer Bits			
Points & Chisels	OTC		5
Wide Chisel	OTC		10
Bushing Tool	OTC		20
Rivet Busters			
	R	180	
Rivet Buster Bits			
Points & Chisels	OTC		5
Miscellaneous			
Air Scraper (floor scraper)	R	50	
Air Spade	R	100	
Blow Pipe	R	10	
Impact Wrench (pneumatic)	R	40	
Oiler (in line, 3/4")	R	20	
Tanner De-Icer 3/4"	R	30	
Electric Chipping & Rotary Hammers			
Electric Rotary Hammer (Milwaukee)	R	75	
Electric Chipping/Rotary Hammer (DeWalt)	R	90	
Hilti Chipping/Rotary Hammer (TE55)	R	150	
Electric Chipping Hammer Bits			
Points & Chisels	OTC		5
Wide Chisels	OTC		15
Bushing Tools	OTC		20
Hilti TE70ATC Combination Hammer	R		330
Hilti Points & Chisels	OTC		10
Hilti Wide Chisels	OTC		18
Hilti SDS Max Bit	OTC		Call for pricing
Hilti Electric Breaker Hammer 60lb.	R		360
Hilti Points & Chisels	OTC		15
Hilti Wide Chisels	OTC		20
Pressure Washers			
Pressure Washer w/3000-3500 psi	R	550	
Steam Cleaner w/2100 psi, 250 deg.	R	500	
Weather Protection Equipment			
Tarps 16' x 20'	R	45	
Cutting Torches			
Cutting Torch Set includes: cart, gauges, hose, torch, tip, striker, glasses, wrench	R	150	
Cutting Torch - 4' (acetylene)	R	65	
Electric Power Tools			
Adjustable Clutch Screwguns	R	35	
Autofeed Screwgun	R	40	
Belt Sander 4" x 24"	R	40	
Circular Saw 7 1/4"	R	40	
Close Quarters Drill - 1/2"	R	30	
Cordless Drill Kit w/2 batteries	R	50	
Cordless Impact Only Kit	R	40	
Detail Sander	R	20	
Drill Motor 3/8" (electric)	R	35	
Drywall Cut-Out Tool	R	30	
Drywall Sander - P/C	R	90	
Drywall Screwguns	R	30	
Dustless Grinder Vac - Sawtec, 4 1/2"	R	85	
Grinder 4 1/2"	R	10	
Grinder 4 1/2" Metabo Dustless w/shroud	R	55	
Grinder 5" Hilti w/cutting shroud	R	85	
Grinder 5" Hilti w/grinding Shroud	R	65	
Grinder 6"	R	40	
Grinder 7" - 9"	R	35	

Grinder 7" Metabo Dustless w/shroud	R	75	
Hammer Drill 1/2"	R	40	
Heat Gun	R	20	
Hole Hawg Drill	R	60	
Hole Hawg Drill Paddle Bit	OTC		10
Impact Wrench (electric, 1/2")	R	50	
Impact Wrench (electric, 3/4")	R	60	
Jigsaw / Bayonet Saw	R	35	
Laminate Trimmer	R	30	
Metal Shear	R	50	
Palm Sander 1/4" (sheet sander)	R	35	
Pneumatic Ratchet 3/8"	OTC		25
QuickDrive Screwgun	R	60	
Random Orbit Sander 5"	R	30	
Right Angle Drill	R	40	
RotoZip Tool	R	15	45
Router w/ 1 1/2 h.p.	R	35	
Router w/ 3 h.p.	R	45	
Sander/Grinder 7"-9"	R	30	
Sawzall	R	50	
Surface Planer - Hand Held, Makita	R	10	
Tap Guns (metal)	R	40	
Worm Drive Skil Saw	R	40	
Finish Trowel Machines			
Combination Blades - 36" (8" x 14")	OTC	40	
Combination Blades - 48" (8" x 18")	R	50	
Finish Blades 36"	R		
Finish Blades 48"	R		
Float Shoes New 36"	R	60	
Float Shoes New 48"	R	60	
Float Shoes Used 36"	R	20	
Float Shoes Used 48"	R	20	
Trowel Machine 36"	R	330	
Trowel Machine 48"	R	350	
Trowel Machine Float Pan - 36"	R	50	
Fans and Lights			
Box Fans 48" (large)	R	80	
Circular Floor Fans 36"	R	60	
Floor Carpet Fan/Dryer	R	35	
Pedestal Fans	R	60	
Double 500wt. w/tripod	R	5	30
Single 500wt. Quartz (no stand)	OTC		20
Heaters			
Propane Salamander (torpedo)			
200,000 b.t.u. - no fan	R	50	
Universal Propane			
100,000 - 120,000 b.t.u. w/fan	R	65	
Tank Mount Radiant Heater	OTC		30
Office Heater (750 / 1500 wt.)	OTC		25
Standard Cycle Generators			
L.C. 4500	R	300	
H.P. 4500 - Pow'r Gard 6000	R	400	
H.P. 9500 - key start	R	500	
Full Power Cord Box	R	10	
Hi-Cycle Generators			
Generator (runs 2 vibrators)	R	350	
Hi-Cycle Cords 50'	R	20	
Electrical Cords & Boxes - 12/3 - P/S			
Cords 50'	OTC		30
Cords 100'	OTC		55
G.F.C.I. Box	OTC		30
Power Buggies			
Power Buggy 16 cu. ft.	R	600	
Power Buggy 16 cu. ft. (with scrubber)	R	680	

Nailing Equipment			
Bostitch Crown Stapler	R	20	
Extra Air Holding Tank (120 gal)	R	20	
Gas Operated Comp. (2-3 guns)	R	100	
LS1 Pinner (18ga 1/2, 3/4, 1")	R	30	
M II Stapler	R	50	
Micro Pinner FP10 (23 ga., 1/2" - 1" pins)	R	25	
Micro Pinner FP11 (23 ga., 1" - 2" pins)	R	25	
Nail Gun Air Hose "T" (3/8")	OTC		5
Nail Gun Air Hoses 3/8" x 50'	R	5	
Nail Gun Compressor	R	75	
Paslode Finish Nailgun (18ga., air)	R	60	
Senco Micro Pinner	R	25	
SFN 40 Nailgun (same as SFNI & IIB)	R	40	
SFN, I, II-B Finish Nailgun	R	40	
SKS Finish Staple Gun	R	50	
SLP-20 Brad Nailgun	R	35	
SN IV Spiker	R	60	
SNII Nailgun or 325	R	60	
Shoring, Scaffolding & Accessories			
Man Scaffold			
Aluminum Stages, Pics (per foot)	R	2	
Baseplates	R	1	
Casters	R	5	
Guard Rail Posts	R	2	
Guard Rails 5'	R	1	
Guard Rails 7'	R	1	
Outriggers	R	3	
Plank 16' (OSHA)	R	5	
Plank 8' (OSHA)	R	3	
Scaffold Frames 5' step type	R	4	
Scaffold Frames 6'-6" walk thru	R	4	
Scaffold Pins (2" L-Pins)	R	0.50	
Screwjacks	R	2	
Side Arm Brackets	R	2	
Stair Sections w/rails	R	25	
Wood/Aluminum Pics 7'	R	10	
X-Braces	R	1	
Baker Scaffolding: set includes: 2 frames w	R	50	
Baker Guard Rail (hinged set)	R	12	
Guard Rail Stanchions (slab mount)	R	4	
Stair Tower			
Steps w/ in & outside rails	R	40	
Platform	R	40	
Hi-Load Scaffolding			
Beam Clamps	OTC	0.75	1.50
Bottom Plates (base plates)	R	1	
Braces, 2 hole, X-Type	R	1	
C-Clamps 6"-8"	R	1	
Connectors	R	0.50	
I-Beams (jr. beams 6' - 12')	R	3	
J-Heads (top plates)	R	1	
Scaffold Frames 3' & 4' x 4'	R	6	
Scaffold Frames 5' & 6' x 4'	R	7	
Scaffold Pins (and t-lock)	R	0.50	
Screwjacks	R	2	
Post Shores			
Long 8'-13' , Short 6'-11' staff w/base	R	6	
Trash Chutes			
Steel Lined Hopper	R	40	
Center Chute (unlined)	R	30	
Center Chute (lined)	R	35	
Bottom Chute (steel lined)	R	35	
Outriggers Set (slab or parapet mt.)	R	20	
Ladders			
Extension Ladder 16'	R	35	

Extension Ladder 24'	R	40	
Extension Ladder 32'	R	50	
Extension Ladder 36'	R	55	
Extension Ladder 40'	R	60	
Fiberglass Stepladder 4'	R	15	
Fiberglass Stepladder 6'	R	18	
Fiberglass Stepladder 8'	R	20	
Fiberglass Stepladder 10'	R	25	
Fiberglass Stepladder 12'	R	30	
Ladder Extension Safety System	R	30	
Portable Radios			
Radio	R	50	
Charger (single)	R	5	
Multi Charger	R	25	
Organizers (TK360 & HT750)	R	25	
Microphones	R	5	
Gas Water Pumps			
Gas Water Pump 1 1/2" to 2"	R	250	
Gas Water Pump 3"	R	350	
Electric Pumps			
Garden Hose Pump (zero clearance)	R	25	
Handy Pump 2" (submersible)	R	50	
Plug in Float Switch	R	20	
Submersible 2" w/built in float	R	70	
Hoses			
Garden Hose 5/8" x 50'	OTC		15
Discharge Hose 2" x 50'	R	20	
Discharge Hose 3" x 50'	R	30	
Strainers 2" - 3"	R	4	
Suction Hose 2" x 10'	R	15	
Suction Hose 3" x 10'	R	25	
Concrete Floor Saws			
Electric Floor Saw Cable 10-3x50'	R	30	
Electric Walk Behind 14" (norton clipper)	R	350	
Gas Walk Behind 14"	R	300	
Gas Walk Behind 16"	R	400	
Microcon Mini Soft Cut 8"	R	225	
Gas Demo & Chain Saws			
Electric Demo Saw 14" (Husquvarna)	R	350	
Gas Demo Saw 14"	R	300	
Chain Saws 16" - 18"	R	130	
Air Demo Saw - 14" (sawtec)	R	300	
Concrete Chain Saw (ics)	R	200	
Surveying Equipment			
Additional Target/Receiver	R	50	
Auto Levels (Topcon Wild)	R	50	
Column Clamps - beam/post mount	R	10	
Hilti Laser Range Finder PD4	R	40	
Laser Level w/ target/receiver	R	400	
Laser Line Level (Bosch, DeWalt)	R	35	
Philadelphia Rods (extra)	R	10	
Pipe Laser w/receiver	R	575	
Rotary Level (cabinets)	R	80	
Total Station - Trimmel	R	6000	
Total Station Tribrock - #NH0183	R	0	
Transits	R	325	
Tripods (extra)	R	15	
Security System			
Tattletale Alarm System	R		700
Motion Detector	R		150
Warning Signs	OTC		4
Trailers			
Guard Shack 8' x 8'	R	125	
Laborer's Trailer 8' x 36' (w/storage)	R	100	

Office Trailer 10' x 50'	R	240	
Office Trailer 12' x 50'	R	270	
Office Trailer 12' x 60'	R	310	
Office Trailer Steps	R	30	200
Steel Storage Container 8' x 20'	R	100	
Trailer Auger Tie Downs w/bolts	OTC		5
Trailer Jackstands	OTC		5
Vacuum Cleaners			
Single Upright Vacuum	R	40	140
Dustless Hepa Shop Vac - Metabo, Fein	R	100	
Wet/Dry Shop Vac w/accessories - Ridgid	R	30	100
Standard Cycle Vibrators			
Backpack Vibrator	R	100	
Vibrator 3 h.p., 2" head, 110vt.	R	220	
Vibrator 2 h.p., 1 3/8" head, flex shaft	R	190	
Pencil Head Vibrator 1 h.p.	R	170	
Hi-Cycle Vibrators			
Hi-Cycle Vibrator	R	240	
Hi-Cycle Vibrator w/no spring - 1 7/8" head	R	200	
Hi-Cycle Cord 50'	R	20	
Welders			
Gas Welder w/leads	R	400	
Additional Cable (25')	R	15	
Welding Hood	R	10	
Welding Hood - speedglas, automatic	R	40	
Mig Welder - Millermatic 130XP	R	100	
Diamond Blades			
Diamond Blade - 8" (SD5+, barracuda)	R	20	
Diamond Blade - 12" & 14"	R	35	
Confined Space Ventilator			
Blower Motor	R	75	
Additional Hose - 35'	R	30	
Carts			
Drum Stand	R	8	
Drywall Cart	R	50	
Flat Cart w/handle	R	40	
Furniture Mover	R	10	
Pallet Jack	R	80	
Rubbermaid Dumpster 1 1/2 yard	R	80	
Rubbermaid Dumpster 1 yard	R	60	
Rubbermaid Dumpster 1/2 yard	R	50	
Steel Tilt Dumpster 2 yard	R	100	
Two Wheel Dolly	R	15	
Two Wheel Dolly - convertible	R	30	
Wheelbarrow	R	25	
Wheelbarrow Sling	R	45	
Mortar Mixers			
Electric Mortar Mixer	R	300	
Mortar Mixer (8 cu/ft. for stone)	R	300	
Cable	R	20	
Office Furniture			
Blueprint Rack w/sticks (mobile)	OTC		200
Blueprint Rack w/sticks (wall mt.)	OTC		150
Blueprint Rack Sticks (included with rack)	OTC		nc
Blueprint Rack Sticks (in addition to 12)	OTC		30
Bookshelf (4')	OTC		40
Chairs (metal folding)	OTC		10
Chairs (stackable w/arms)	OTC		20
Desk Top 3' x 5' w/file cabinets	OTC		225
Desk Chair (on casters)	OTC		125
File Cabinet (2 drawer)	OTC		90
File Cabinet (4 drawer)	OTC		120
Folding Table (6')	OTC		25

Folding Table (8')	OTC		40
Moisture Meter			
Delmhorst BD2100	R	65	
Digital Gram Scale			
Ohaus CL5000	R	25	
Safety Equipment			
Beam Straps	R	5	
Full Body Harness	R	20	
Positioning Hook w/chain assembly	R	8	
Retractable Lifelines 11' (miller-minilite)	R	25	
Retractable Lifelines 20' & 30'	R	60	
Retractable Lifelines 50'	R	75	
Roof Anchors	OTC		20
Rope Grabs	OTC		15
Shock Absorb Lanyards 6'	R	10	
Plate/Jumping Jack Tampers			
Jumping Jack Tamper	R	275	
Plate Tamper	R	250	
Traffic Barrels & Barricades			
A-Frame Barricades w/8' cross bar	R	10	
Traffic Barrels w/bases	R	5	
Concrete Road Barricades 8' - 10'	R	10	
Cones	R	5	
Gang Boxes			
Large Cabinet Style Boxes (upright)	R	80	
Medium Gang Boxes	R	45	
Small Gang Boxes	R	35	
Front Opening - for trailers	R	30	
Electrical Office Equipment			
Fax Machine	OTC		140
Telephones (2 lines)	OTC		50
Cleaning Equipment & Supplies			
Mop Bucket & Wringer Set	OTC		30
Floor Squeegees 24"	OTC		15
Fuel Cans			
Fuel Cans (5 gallon)	OTC		10
Fuel Cans (1-2 gallon)	OTC		5
Glass Suction Cups			
Glass Suction Cups (Phipps)	R	80	
Fire Hose & Hydrant Accessories			
Fire Hose - 1 1/2" x 50'	R	25	75
Hydrant Adapter	OTC		10
Hydrant Wrench	OTC		15
Hoisting Equipment			
Cable Come Along (2 ton, 20')		20	
Well Wheels	OTC		10
Chain Hoist (2 - 3 ton)	R	15	
Chain Hoist - 2 ton (electric)	R	200	
Cable Clamps (wire rope 3/8"-1/2"-5/8"-3/4")	OTC		1.5
Concrete Forms & Accessories			
Nail Stakes 18" - 24"	OTC		1.50
Nail Stakes 30" - 36"	OTC		2
Nail Stakes 42" - 48"	OTC		2.50
Nail Stake Puller	OTC		25
Pipe Wrench 24"	OTC		10
Pipe Wrench 36"	OTC		15
Pipe Wrench 48"	OTC		20
Curb Forms			

All 10' straight or flex. 15"-18"	R	15	
Curb Form Spreader	R	5	
Connector Pins (radius forms)	R	1	
Saws - Mitre, Table, & Radial Arm			
Compound Mitre Box Saw 12"	R	50	
Cut-Off Saw 14" (chop saw)	R	35	
Festool Plunge Panel Saw (w/long & short c	R	100	
Mitre Box Saw 10"	R	30	
Porta-Band Saw	R	40	
Portable Table Saw (Ridgid)	R	90	
Portable Table Saw (table top)	R	15	
Radial Arm Saw 10"	R	110	
Radial Arm Saw 16"	R	200	
Slide Compound Mitre Box 8"-10"	R	50	
Table Saw 10"	R	100	
Fire Extinguishers			
All Sizes	OTC		40
Extra FE Brackets	OTC		3
Spray Cans			
Chapin Spray Can (3/5 gal. #1949)	R	20	
Trombone Sprayer	R	15	
Powder Actuated Tools			
Autofeed Hilti DX460MX	R	108	
Heavy Duty (Hilti or HD Ramset)	R	80	
Ramset Trakfast Gun - TF1100, TF1200	R	80	
Standard (Ramset AS270)	R	60	
Carpentry Tools			
Aluminum Straight Edge	R	10	
Door Buck-Ups	R	5	
Hinge Butt Template Kit	R	30	
Plate Joiner	R	35	
Porta-Plane	R	35	
Leaf Blowers			
Back Pack Leaf Blower	R	70	
Snow Blower			
Snow Blower	R	130	
Concrete Tools / Wood Forming Acc.			
Bolt Cutters 18" - 24"	R	5	
Bolt Cutters 36"	R	10	
Bolt Cutters 48"	R	15	
Bull Float Handles 6'	R	5	
Bull Float Hustler Head	R	0	
Bull Floats (all sizes)	R	10	
Cat Head Puller (set screw)	OTC		25
Cat Head Puller (spring type)	OTC		50
Cat Heads	OTC		1.50
Coil Rod Extenders	OTC		1
Column Clamp Set (2pc, any size)	R	10	
Concrete Come-Along	OTC		16
Concrete Finish Broom - 36", fine	R	15	
Ellis Shore Brackets	OTC		0.80
Ellis Shore Jack	OTC		20
Fresno Floats (all sizes)	R	10	
Hairpins (5 gal bucket = 110)	OTC		0.80
Jahn Clamps	OTC		0.40
Jahn Scaffold Brackets	R	4	
Plate Washers	OTC		0.30
Rebar Caps (flat plate type)	OTC		0.70
Tie Extenders (long & Short)	OTC		0.25
Turnbuckles	OTC		3
Concrete Chutes			
All Aluminum 10' - 16'	R	40	
Concrete Hopper 6" (orange)	R	50	

Concrete Hopper 8" (orange)	R	45	
Concrete Hopper Collar 6" w/chain	R	10	
Concrete Hopper Collar 8" w/chain	R	8	
Concrete Buckets			
Up to 1 Yard	R	125	
1 Yard to 1 1/2 Yards	R	175	
Over 1 1/2 Yards	R	250	
Straight Edges			
Straight Edge 8', 10', 12'	R	20	
Straight Edge 14' - 16'	R	25	
Straight Edge Bump Cutter	R	50	
Yard Trucking & Labor			
Trucking (Pick-Up Truck per/hr inc driver)	R	65	
Trucking (Flatbed Truck per/hr inc driver)	R	75	
Mechanic's Labor (price per hour)	R	80	
One Time Charge Items ONLY			
Digging Tools			
Digger Tamper Bars	OTC		30
Drain Spade	OTC		30
Mortar Hoe	OTC		20
Pick/Mattock	OTC		20
Pinch Bar 1 1/4" x 60"	OTC		20
Post Hole Digger	OTC		40
Railroad Pick	OTC		15
Scoop Shovels	OTC		20
Shovels (long handle, coal)	OTC		25
Shovels (round point)	OTC		10
Shovels (square point)	OTC		10
Rakes and Scrapers			
Landscape Rake (aluminum)	OTC		27
Road & Stone Rake	OTC		30
Sidewalk Scraper	OTC		20
Sledge Hammers			
Sledge Hammers (8lb., 10lb., 12lb.)	OTC		6
Wrecking Bars			
Higley Bars 36" x 1"	OTC		40
Small Ripping Bars	OTC		10
Miscellaneous			
Caulk Guns (large)	OTC		5
Caulk Guns (small)	OTC		10
Epoxy Gun (2 part, Rawl)	OTC		8
Fence Post Driver	OTC		10
Fence Posts (all sizes)	OTC		1
Propane Pigtales & "T's"	OTC		5
Saw Horses	OTC		35
Squeegees 24"	OTC		15

Exhibit 6- Assumptions and Clarifications

Description

The GMP includes the following:

All work shall be done during normal working hours (1st Shift).

Interior Demolition

- Demolish all flooring, walls and ceilings per demolition drawings. This includes providing the required dumpsters.
- The work includes the demolition of the existing front desk

Excavation

- Perform complete excavation for site.
- Includes excavating and waterproofing SE corner of building

Concrete

- Furnish and install a complete concrete scope of work.
- Shall undercut footers 6' below for building
- Shall fill addition's empty area under slab with stone.
- The walk that runs parallel to ramp is excluded
- The exterior steps at ramp are excluded

Masonry

- Furnish and install all new masonry that includes masonry units, cast stone, dimensional stone.
- Perform cleaning of exterior wall at project completion.
- Repair damaged clay tile block in basement
- Includes 60% tuckpointing of building exterior masonry
- Includes alternate approved mortar.

Steel

- Furnish and install complete steel package per drawings and specifications
- Furnish and install rear entry sign
- Furnish and install steel for teen glazing system

Carpentry

- Furnish and install wood blocking and plywood backing as required.

- Install of millwork, shelves, solid surface and laminate tops.
- Furnish and install of all H.M. frames, wood doors, and hardware as required
- Install refurbished skylight panels
- Furnish and install bath accessories and toilet partitions as described on the contract documents
- Furnish and install extendable ladder safety posts
- Furnish and install employee lockers
- Coordinate all keying
- Furnish and install all fire extinguishers and cabinets
- Install owner provided book drop

Metal Studs, Drywall and Ceilings

- New walls consisting of metals studs, drywall, and finishing of all drywall walls
- New exterior walls including metal studs, rigid insulation, furring, and fluid applied vapor barrier
- Furnish and install exterior metal panels.
- Furnish and install cement board at tile walls
- Opening and closing existing wood floor for MEP access
- Sleepers and 2x4 and subfloor at multipurpose room

Millwork

- Furnish all millwork, countertops, supports as described in contract documents.
- Replace entire computer desk with only “dog legs” with the center removed
- Revised Corian specification from group D color to group A color for service desk and computer desk

Roofing

- Furnish and install a complete roofing system
- Furnish and install walkway pads at rooftop unit
- Shall reinforce coping at ladder areas
- The ½” coverboard is excluded

Glass & Glazing

- Replacing skylight glazing
- \$8,000 allowance in contract for window film
- Interior storefront system at teen area.
- All mirrors
- Replacing broken glass at existing exterior windows
- Recording studio glass system
- Specified door hardware

Tile

- Furnish and install ceramic tile as outlined on the finish plan Including all transitions.
- Furnish and install all wall tile as outlined on the contract documents
- CT-2 material shall be Anatolia Encore in lieu of specified CT-2

Carpet

- Furnish and install carpet specification per the finish plans.
- Forbo MCT tile shall be provided in lieu of sheet linoleum for the 2nd floor.
- Field carpet shall be installed in lieu of accent carpet.

Paint & Wallcovering

- Paint walls and ceilings per the finish schedule
- Sand and refinish all frames and doors that are to remain

Window Treatments

- Window treatments are not included

Fire Suppression

- Provide a fully functional fire suppression system as required.
- All permits and engineered drawings

Plumbing

- Furnish and install a complete plumbing system as required
- Furnish and install fixtures at Restrooms
- Furnish and install PVC piping for sanitary and storm below grade
- Storm and water lines will be located in addition instead of in crawl space
- Bathroom fixtures shall be manual flush

Mechanical

- Furnish, install, & relocate HVAC ductwork as required
- Refrigeration lines will be run in new addition as much as possible
- Revised flues from stainless steel to PVC
- Pipe insulation will not have pvc jacket

Electrical

- Furnish and install a complete electrical system for this space (this includes power, tele/data rough in, lighting, lighting control systems, fire alarm, exit signs etc. as shown on contract documents)
- Feeders shall be aluminum instead of copper
- Furnish and install hand dryers
- Furnish and install empty conduit from machine room to rooftop for future control wiring

The GMP is based on a target completion date of September 27th.

Exclusions / Clarifications

This GMP does not include for the following, unless specifically noted herein:

- AV, IT, and security work with the exception of rough in.
- All involvement with asbestos, lead paint, or any other hazardous material not specifically detailed in the contract documents.
- Work associated with – MEP obstructions to specified ceiling heights
 - AMH is carrying the construction of soffits and ceilings as specified
- Removal or demolition of any loose furniture or wall mounted items.
- Emergency response communication system
- Exterior walkway next to ramp
- The exterior steps
- All window treatments
- Copper feeders. Feeders are now aluminum
- All underground storm and sanitary will be PVC
- Sheet linoleum on 2nd floors. Forbo MCT shall replace it.
- Accent carpet tile. Field carpet to replace them.
- Roof ½” coverboard
- All refrigeration and plumbing lines will be run in addition (as best as possible)
- All flues to be PVC and not stainless steel
- Pipe insulation PVCjacket
- Specified mortar spec. Alternate mortar has been accepted
- Specified CT-2 tile. The alternate Anatolia Encore has been approved
- Specified Corian group D color to group A color.
- Desk shall be removed and a new desk shall be fabricated. The new desk will only include the “dog leg” sections. Center section is excluded.
- Any owner furnished items such as computers, phone, etc

The Cleveland Public Library

South Branch

Cleveland, Ohio

12/12/2017

Exhibit 8- Deduct Alternate Not Included in GMP

ITEM	TRADE SUMMARY	Approximate Values
1	Remove both quiet rooms	\$ (30,000)
2	Remove quiet room 108A	\$ (10,500)
3	Different glazing hardware (TBD)	\$ (10,000)
4	Alternate light fixtures	\$ (14,473)
	Total VE Potential	\$ (64,973)
	SDI	\$ (780)
	AMH CM Bond	\$ (637)
	Taxes & Insurance	\$ (780)
	Subtotal	\$ (67,169)
	Construction Manager's Fee - 3%	\$ (2,077.40)
TOTAL ESTIMATED VE SAVINGS		\$ (69,247)