

CLEVELAND PUBLIC LIBRARY

Finance Committee

November 17, 2015

**RESOLUTION APPROVING GUARANTEED MAXIMUM PRICE AMENDMENT TO
AGREEMENT WITH ALBERT M. HIGLEY CO FOR MAIN LIBRARY PHASE 2
CONSTRUCTION PROJECT**

WHEREAS, On June 25, 2015, 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 \$456,014.00 for construction management at risk services and costs, and the Library executed the agreement on June 6, 2015 (“Agreement”); 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, Higley has selected subcontractors who are responsive, responsible and acceptable to the Library Administration. The subcontracts selected include approximately 27% Minority Business Enterprise firms, 14% Female Business Enterprise firms, and 21% Small Business Enterprise firms; and

WHEREAS, The Guaranteed Maximum Price (GMP) for the cost of the work (\$2,936,921), construction manager’s fee (\$87,627), preconstruction services fee (\$24,820), the general conditions costs (\$57,377), the construction contingency (\$83,963) and other costs (\$165,540), totals **\$3,356,248.00**; and

WHEREAS, The GMP is well within the original estimated construction budget, (including contingencies and other costs) of **\$4,959,506.30** approved by this Board for the Main Library Consolidation: Phase 2 and the Lighting Control Project (together referred to as the “Project”) in the Resolution adopted on June 25, 2015; and

WHEREAS, The GMP does not include certain expenses which were in the original estimated construction budget, but which the Library has now decided to

pay directly, including the furniture (estimated at \$535,000) and building permit fees (\$33,627). The GMP also does not include the costs of changes and additions to the Project that were made by the Library after Higley sent out requests for bids, including the creation of the Louis Stokes Legacy room, the addition of a new security desk on the first floor of the Louis Stokes Wing, enhanced data and power to various locations, a coffee cart in the indoor garden, additional furniture solutions, audio visual equipment, lighting, plumbing, and other costs; and

WHEREAS, The projected difference between the original Project budget approved by this Board in June of 2015, and the actual projected costs of the Project in the GMP is a savings of approximately \$1,500,000. The Library is requesting authority to purchase the furniture and pay for the building permits directly from this \$1,500,000. In addition, the Library is hereby requesting permission from the Board to pay the costs resulting from changes and additions to the Project that have already been made, and which may be made in the future by the Library, from an Owner's Contingency Fund made up of approximately one-half of remainder of the anticipated savings in the amount of \$500,000; now therefore be it

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 \$456,014.00 to \$3,356,248.00, which shall be paid from the funds budgeted for the Project as approved by this Board; 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 furniture for the Project and to ratify payment of building permit fees; and is further authorized to establish an Owner's Contingency Fund in the amount of \$500,000 and to make expenditures and enter into contracts in excess of \$25,000 to pay the costs resulting from changes and additions to the Project that have already been made by the Library, and 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 Fund.



▼ Berea City School District
Grindstone Elementary School Library



▲ Rock and Roll Hall of Fame + Museum
Exhibit Renovation

List of Exhibits

A	Form of GMP Amendment
1	GMP Schedule of Values, Diversity Analysis, and Bid Analysis Spreadsheets
2	GMP Allowance Items
3	GMP Drawings and Specifications
4	GMP Construction Schedule
5	GMP Unit Prices
6	GMP Assumptions and Clarifications
7	(Not Applicable)
8	GMP Add Alternates Schedule

November 12, 2015

Mrs. Joyce Dodrill
Mr. Eric Herman
Cleveland Public Library
325 Superior Avenue
Cleveland, Ohio 44114

Dear Joyce and Eric,

The Albert M. Higley Co. is pleased to provide a Guaranteed Maximum Price (GMP) Proposal for the Cleveland Public Library Phase II Renovation project. We base our GMP Proposal on the 100% construction documents, subcontractor bid analysis, scope review discussions with subcontractors, and design document review.

The GMP Proposal is in the current amount of \$3,356,247,

We organize our GMP Proposal as follows:

- A. Form of GMP Amendment
 - 1. Exhibit 1 - GMP Schedule of Values, Diversity Analysis, and Bid Analysis Spreadsheets
 - 2. Exhibit 2 - GMP Allowance Items
 - 3. Exhibit 3 - GMP Drawings and Specifications
 - 4. Exhibit 4 - GMP Construction Schedule
 - 5. Exhibit 5 - GMP Unit Prices
 - 6. Exhibit 6 - GMP Assumptions and Clarifications
 - 7. Exhibit 7 - (Not Applicable)
 - 8. Exhibit 8 - GMP Add Alternates Schedule

Sincerely,
THE ALBERT M. HIGLEY CO.



David J. Meehan
Project Executive

A. Form of GMP Amendment

Foreword

On the following pages, we include our Form of GMP Amendment.

Form of GMP Amendment

AMENDMENT NO. 1 TO CONSTRUCTION MANAGEMENT AGREEMENT

Pursuant to the terms of the AIA A133-2009 Construction Management Agreement (the "Agreement") dated as of July 6, 2015, by and between **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 the Work described in the Agreement. Therefore, the Owner and the Construction Manager agree as follows:

1. Construction Manager's guaranteed maximum price for the Work described in the Agreement (the "GMP"), including the Cost of the Work, Construction Manager's Fee, the Preconstruction Services Fee, the General Conditions Costs Compensation, and the Construction Contingency is Three Million Three Hundred Fifty-Six Thousand Two Hundred Forty-Seven Dollars (\$3,356,247).
2. Construction Manager's Fee shall be Eighty-Seven Thousand Six Hundred Twenty-Seven Dollars (\$87,627).
3. The Construction Manager as Adviser Fee (if applicable) shall be NA Dollars (\$_____).
4. The Construction Contingency shall be Eighty-Three Thousand Nine Hundred Sixty-Three Dollars (\$83,963).
5. The attached Exhibits are a part of the Agreement as if each were physically incorporated therein.

EXHIBIT 1 Schedule of Values, dated 11/5/15, 1 pages.

EXHIBIT 2 Allowance items, dated 11/5/15, 1 pages.

EXHIBIT 3 Drawings and Specifications upon which the GMP is based, dated 11/5/15, 4 pages.

EXHIBIT 4 Construction Schedule, dated 11/5/15, 8 pages.

EXHIBIT 5 Unit Prices, dated 11/5/15, 16 pages.

EXHIBIT 6 Assumptions and Clarifications, dated 11/5/15, 2 pages.

EXHIBIT 7 Identified Claims, dated NA, N/A pages.

EXHIBIT 8 Add Alternates Schedule, dated 11/5/15, 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 November 5, 2015.

CLEVELAND PUBLIC LIBRARY

By: _____

Name: _____

Its: _____

THE ALBERT M. HIGLEY CO.

By: 

Name: Gareth Vaughan

Its: President

Exhibit 1. GMP Schedule of Values, Diversity Analysis, and Bid Analysis Spreadsheets

Foreword

Below on the following pages, we include our GMP Schedule of Values, Diversity Analysis, and Bid Analysis Spreadsheets.

Schedule of Values

Description	Control Estimate Value	Base Bid	Difference from Control Estimate	Subcontractor
Demolition	\$68,930	66,599	(2,331)	M. Rivera
Carpentry/Doors/Millwork/Gen. Trades	\$162,928	140,200	(22,728)	Meridian
Glazing/Storefronts	\$19,910	53,500	33,590	Pioneer and American Interiors
Metal Framing/Drywall/ Acoustical Ceilings	\$148,904	116,100	(32,804)	Bidar
Carpet/Resilient floors/Terrazzo	\$293,729	216,529	(77,200)	Corporate
Painting	\$108,354	51,000	(57,354)	Summit
Furniture	\$535,000		(535,000)	Removed From Scope
Fire Suppression	\$6,449	22,350	15,901	SA Communale
HVAC	\$229,679	291,500	61,822	Miller
Electrical/Data/security	\$1,074,676	1,045,000	(29,676)	Legacy
Exhibits (Design Assist + Construction)	\$48,000	48,000	0	Allowance
Signage (Design Assist + Construction)	\$270,933	270,933	0	Allowance
AV (Design Assist + Construction)	\$280,250	280,250	0	Allowance
Construction Allowances	\$52,675	148,000		Allowance
Design Contingency	\$282,933	0		
General Requirements for Construction	\$138,950	153,960		
Subcontractor Default Insurance	included above	33,000		
Subtotal	\$3,722,299	2,936,921		
Construction Contingency	\$122,693	83,963		
General Conditions	\$235,694	57,377		
PreConstruction Services	included above	24,820		
Staff & Staff Reimbursables	included above	108,110		
Insurance and Applicable Tax	included above	37,279		
Builders Risk Insurance		NA		Not Included, By Owner
AMH CM Bond	\$32,029	20,151		
Building Permit/Plan Review		NA		Not Included, By Owner
Owner Contingency		NA		Not Included, By Owner
CM Fee	\$99,750	87,627		
Total Construction GMP	\$4,212,465	3,356,247	(856,218)	

Exhibit 1. GMP Schedule of Values, Diversity Analysis, and Bid Analysis Spreadsheets

Diversity Analysis

Trade	Subcontractor	Subcontractor / Supplier	Current Contract Amount	MBE	FBE	SBE
Demolition	M. Rivera		66,599.00	\$66,599.00		
Carpentry/Doors/Millwork/Gen. Trades	Meridian	Reserve Millwork	140,200.00	\$2,804.00	\$92,000.00	
Glazing/Storefronts	Pioneer and American Interiors		33,558.00			
Metal Framing/Drywall/ Acoustical Ceilings	Bidar		116,100.00	\$116,100.00		
Carpet/Resilient floors/Terrazzo	Corporate Floors		216,529.00			
Painting	Summit Painting		51,000.00			\$51,000.00
Fire Suppression	SA Communale		22,350.00			
HVAC	Miller Plumbing	Hammond	291,500.00	\$58,300.00		\$233,200.00
Electrical/Data/security	Legacy Electric	Material supplier TBD	1,045,000.00	\$500,000.00	\$272,500.00	\$272,500.00
Exhibits (Design Assist + Construction)	Communication Exhibits		50,500.00			
Signage (Design Assist + Construction)	Agile Sign		277,433.00			
AV (Design Assist + Construction)	AVI		289,040.00			
			\$2,599,809.00	\$743,803.00	\$364,500.00	\$556,700.00
				28.61%	14.02%	21.41%
		Overall Budget	\$3,356,247.36	22.16%	10.86%	16.59%

Bid Analysis



Bid Package: BP-1 Demo
 Description: Demo
 Due Date: 11/5/2015

BID TABULATION	KMU	M. Rivera	B+B Wrecking	
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Original Base Bid (Lump Sum)	\$ 62,750.00	\$ 50,599.00	\$ 165,727.00	
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BID BREAKDOWN

	Cost	Cost	Cost	Cost
Floor Prep	included	\$ 16,000		
Brett Hall Carpet Keeping	included	included	\$ (9,000)	
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 62,750.00	\$ 66,599.00	\$ 165,727.00	\$ -

Invited Contractors who did not bid:
 South Shore Demolition
 Precision Environmental Co.
 Coleman Trucking
 Lou Ritenour Decorators

Bond	1150	\$ 665.99		
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<u>Labor Rates</u>	\$62.57			
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<u>DIVERSITY</u>				
MBE Participation	0 %	100 %	%	%
WBE Participation	0 %	0 %	%	%
SBE Participation	0 %	0 %	%	%



Bid Package: BP-2 Carpentry
 Description: Carpentry
 Due Date: 11/6/2016

BID TABULATION

	Meridian	Patriot	OCP		
Original Base Bid (Lump Sum)	\$ 139,000.00	\$ 165,000.00	\$ 179,980.00		

BID BREAKDOWN

	Cost	Cost	Cost	Cost	Cost
Fire Extinguisher cabinet allowance	Included	Includes \$1500			
Projector screen-not included	\$ 1,200	\$ (2,000)			
AWI certification of Millwork		\$ (850)			
Impact resistant wall protection Allowance		Includes \$4000			
Sales Tax					
Operable Partition on 2nd floor LSW					
Walkway Pads					
Card Readers					
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 140,200.00	\$ 162,150.00	not scoped		

Invited Contractors who did not bid:

- T. Allen, Inc.
- JLJI Enterprises, Inc.
- Oppenheim Construction Co., Inc.

	3000				
Bond	3000				
Labor Rates					
Journeyman	\$79.87	\$72.32	\$75.42		
Foreman	\$82.15	\$74.09			
General Foreman		\$74.45			
Laborer			\$67.75		

DIVERSITY

MBE Participation	2 %	0 %	15 %	%	%
WBE Participation	66 %	56 %	5 %	%	%
SBE Participation	66 %	0 %	10 %	%	%



Bid Package: BP-3 Glass Doors
 Description: Glass Doors
 Due Date: 11/6/2016

BID TABULATION

Original Base Bid (Lump Sum)

RC Glass	Pioneer	Amerloan Interiors		
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\$ 42,500.00	\$ 35,500.00	\$ 44,654.00		
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BID BREAKDOWN

	Cost	Cost	Cost	Cost	Cost
Integrated grill	Included	\$ 1,400			
3/4" x 101.8 glass panel	Included	\$ 4,350			
Door Lites	Included	Included			
Sliding Door Removed	\$ (2,000)	\$ (8,350)			
Mag lock for sliding door	not included	\$ 500			
shop drawings	not included	\$ 1,500			
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 42,500.00	\$ 43,250.00	\$ 44,654.00	\$ -	NO BID

Bond

Incomplete Scope	\$ 865.00				
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DIVERSITY

MBE Participation	_____ %	_____ %	_____ %	_____ %	_____ %
WBE Participation	_____ %	_____ %	_____ %	_____ %	_____ %
SBE Participation	_____ %	_____ %	_____ %	_____ %	_____ %



BID TABULATION

Original Base Bid (Lump Sum)

Oppenheim	Bidar	OCP		
\$ 132,950.00	\$ 107,000.00	\$ 105,000.00		

Bid Package: BP-4 Metal Framing
 Description: Metal Framing
 Due Date: 11/5/2015

BID BREAKDOWN

Misc Ceiling patching- 1st + 2nd floors
 Existing Condition Protection
 Existing Sign Patching
 2nd floor metal ceiling panel
 2ND floor HVAC patching
 Rm 101 +102 patching
 Wall @ NORTH CONFERENCE ROOM 2ND FLOOR
 Temp partition @ book drop
 Sales Tax
 Clean up to dumpsters

Cost	Cost	Cost	Cost	Cost
Included	Included	\$ (10,446)		
not included	not included			
not included	not included			
Included	Included			
Included	Included			
Included	Included	Included in above		
not included	\$ 3,900			
not included	\$ 5,200			
not included	not included			
Included	Included			
\$ 132,950.00	\$ 116,100.00	Not Scoped		

Invited Contractors who did not bid:

Architectural Interior Resources
 Competitive Interiors, Inc.
 JLLI Enterprises, Inc.
 Western Reserve Interiors

Total Base Bid Lump Sum Amount After Bid Analysis:

Bond

825 2075 1575

Labor Rates

Carpenter-Journeyman
 Carpenter- Foreman
 Taper-Journeyman
 Taper-Foreman
 Laborer-Journeyman
 Laborer-Foreman
 Plasterer-Journeyman
 Plasterer-Foreman

\$73.76	\$71.13	\$75.42		
	\$73.11			
	\$65.18	\$70.06		
	\$66.77			
	\$63.37	\$67.75		
	\$65.39			
	\$68.50			
	\$70.74			

DIVERSITY

MBE Participation
 WBE Participation
 SBE Participation

0 %	100 %	15 %		
0 %		5 %		
0 %	100 %	10 %		

CLEVELAND PUBLIC LIBRARY		Bid Package: BP-5 Flooring Description: Flooring Due Date: 11/5/2015				
	Messina	Corporate	Commercial			
BID TABULATION						
Original Base Bid (Lump Sum)	\$ 156,807.00	\$ 201,700.00	\$ 371,180.00			
BID BREAKDOWN	Cost	Cost	Cost	Cost	Cost	Invited Contractors who did not bid
Brett Hall Carpet	\$ 49,450	\$ 32,700				Architectural Floors of Cleveland
Brett Hall- existing floor cleaning	\$ 10,720	\$ 11,500				The Company
LSW- existing floor cleaning	\$ 6,000	\$ 6,429				Owens Flooring
Floor Prep	included	included				Lou Ritenour Decorators, Inc.
Floor protection		included				
Resilient tile stripping		\$ 8,400				
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 222,777.00	\$ 216,529.00	\$ 371,180.00			
Bond		3025				
Labor Rates						
Journeyman		\$65.00				
Floor layers			\$70.62			
DIVERSITY						
MBE Participation	_____ %	_____ %	_____ %	_____ %	_____ %	
WBE Participation	_____ %	_____ %	_____ %	_____ %	_____ %	
SBE Participation	_____ %	_____ %	100 %	_____ %	_____ %	



Bid Package: BP-8 Fire Suppression
 Description: Sprinkler
 Due Date: 11/5/2015

BID TABULATION

	Fox Fire	R+M Heating	Diversified Piping	SA Commuale	
Original Base Bid (Lump Sum)	\$ 61,963.00	\$ 129,600.00	\$ 84,900.00	\$ 22,350.00	

BID BREAKDOWN

	Cost	Cost	Cost	Cost	Cost
Replace existing heads throughout	\$ 45,816	\$ 103,200	\$ 54,900	\$ 10,850	
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 107,779.00	not scoped	\$ 139,800.00	\$ 22,350.00	

Invited Contractors who did not bid:
 American Fire & Sprinkler
 Nowak Mechanical Services
 SimplexGrinnell
 Lorig Mechanical

Bond 1100 3800 \$ 223.50

Labor Rates

Pipefitter		\$91.58			

DIVERSITY

MBE Participation	20 %	15 %	%	%	%
WBE Participation	%	5 %	%	%	%
SBE Participation	100 %	%	%	%	%



Bid Package: BP-9 HVAC
 Description: HVAC
 Due Date: 11/5/2015

BID TABULATION

Original Base Bid (Lump Sum)

T.H. Martin	Miller	Castle	Diversified	
\$ 338,700.00	\$ 291,500.00	\$ 415,900.00	\$ 380,760.00	

BID BREAKDOWN

	Cost	Cost	Cost	Cost	Cost
Dehumidifying unit	included	included			
Chiller piping and core drilling	included	included			
Added piping for split system	included	included			
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 338,700.00	\$ 291,500.00	not scoped	not scoped	

Invited Contractors who did not bid:
 Geauga Mechanical Co., Inc.
 Roth Bros., Inc.
 Coleman-Spohn
 John F. Gallagher Co.
 R&D Heating and Sheet metal
 Tri-C Sheet Metal
 The Smith & Oby Company

Bond	4925	2950	4500		
<u>Labor Rates</u>					
Sheet Metal-Foreman	\$99.36				
Sheet metal- Journeyman	\$94.94				
Sheet Metal- Supervisor	\$102.17				
Sheet Metal- Shop Fabrication	\$111.26				
Pipefitter-Journeyman	\$72.28				
Pipefitter Foreman	\$76.12	\$77.65			

DIVERSITY

MBE Participation	15 %	20 %	%	%	%
WBE Participation	5 %	%	%	%	%
SBE Participation	10 %	80 %	%	%	%



Bid Package: BP-10 Electrical
 Description: Electrical
 Due Date: 11/5/2015

BID TABULATION

	Legacy	Minority	Ullman	Zenith	Harrington
Original Base Bid (Lump Sum)	\$ 919,000.00	\$ 1,067,000.00	\$ 1,167,700.00	\$ 1,488,757.00	\$ 1,086,121.00

BID BREAKDOWN

	Cost	Cost	Cost	Cost	Cost
Taxes	not included				
Brett Hall Perimeter Lighting	\$ 45,000	\$ 98,000	\$ 52,000		\$ 78,586
Relocation of Camera System	\$ 29,000				
Brett Hall Scaffolding	\$ 35,000				
Brett Hall chandeliers and torchieres	\$ 15,000				
elevator, fire alarm command, security camera operation, HVAC Control panel relocated per E002	included				
Chiller core holes	\$ 2,000				
Lighting control System	included		included?		
Removal of glass diffusers	included		included?		
Paging System	included		included?		
Electric Door Strikes and card readers	included		included?		
Total Base Bid Lump Sum Amount After Bid Analysis:	\$ 1,045,000.00	\$ 1,067,000.00	\$ 1,167,700.00	Not Scoped	

Invited Contractors who did not bid:

- Lake Erie Electric, Inc.
- Lakeland Electric, Inc.
- Gateway Electric, Inc.
- Einheit Electrical
- PJ Ellis Electric
- Signature Electric

	13785		10000		
Bond					
Labor Costs					
Electrical	\$79.86				
Low Voltage	\$63.02				
Foreman				\$91.52	
Journeyman				\$74.75	

DIVERSITY

MBE Participation	50 %	100 %	100 %	15 %	%
WBE Participation	25 %	%	5.2 %	5 %	%
SBE Participation	25 %	%	10 %	20 %	%

Exhibit 2. GMP Allowance Items

Foreword

Below, we include GMP Allowance Items and associated costs.

1. Lewis Stokes Room 101 light fixtures: \$5,000
2. Misc. patching in drywall ceilings: \$8,000
3. Misc. patching and painting for signage: \$8,000
4. Furnish and install People Counter: \$15,000
5. Floor patching: \$6,500
6. Box out for chiller refrigeration and electrical lines in stairwell and elevator lobby: \$18,000
7. Misc. painting: \$10,000
8. Existing 2nd floor ceiling repair: \$4,000
9. Lewis Stokes Wing gift shop: \$6,000
10. Electrical requirements for A/V: \$10,000
11. Roof walk off mats around HVAC unit: \$6,500
12. Abatement: \$15,000
13. Roof paver replacement: \$4,500
14. Lewis Stokes Wing 2nd floor storage room wall: \$6,500
15. Active Sprinkler modification: \$3,500
16. Phasing allowance: \$16,500
17. Sprinkler damage repair: \$5,000
18. Exhibits: \$48,000
19. Audio/Visual: \$280,250
20. Signage and Wayfinding: \$270,933

Exhibit 3. GMP Drawings and Specifications

Foreword

Below and on the following pages, we include a list of GMP Drawings and Specifications from the 100% construction documents, dated September 30, 2015.

Drawing Number	Description	Date
GENERAL		
G300	CODE DATA FLOOR PLANS 10/16/15	
ARCHITECTURAL DEMOLITION		
AD101.A	FIRST FLOOR DEMOLITION PLAN - ZONE A	9/30/2015
AD101.B	FIRST FLOOR DEMOLITION PLAN - ZONE B	9/30/2015
AD102.B	SECOND FLOOR DEMOLITION PLAN - ZONE B	10/16/2015
ARCHITECTURAL		
A001	GENERAL NOTES & LEGEND	9/30/2015
A002	TYPICAL DETAILS	9/30/2015
A010	OPENING & FINISH SCHEDULES, AND MATERIAL LEGEND	10/16/2015
A101.A	FIRST FLOOR PLAN - ZONE A	9/30/2015
A101.B	FIRST FLOOR PLAN - ZONE B	10/16/2015
A102.B	SECOND FLOOR PLAN - ZONE B	10/16/2015
A104.A	CHILLER ROOF PLAN - ZONE A	10/16/2015
A201.B	FIRST FLOOR REFLECTED CEILING PLAN - ZONE B	9/30/2015
A202.B	SECOND FLOOR REFLECTED CEILING PLAN - ZONE B	10/16/2015
A501	LENDING DESK PLANS AND DETAILS	10/16/2015
A502	CONCIERGE PLANS AND DETAILS	10/16/2015
A503	MAIN SECURITY DESK PLAN AND DETAILS	9/30/2015
A701	INTERIOR ELEVATIONS	10/16/2015
A880	MILLWORK DETAILS	9/30/2015
A901.A	FINISH PLANS - ZONE A	9/30/2015
A901.B	FINISH PLANS - ZONE B	9/30/2015
A1101.A	FURNITURE PLANS - ZONE A (FOR REFERENCE ONLY)	9/30/2015
A1101.B	FURNITURE PLANS - ZONE B (FOR REFERENCE ONLY)	9/30/2015
HVAC DEMOLITION		
MD101.B	FIRST FLOOR MECHANICAL DEMOLITION PLAN- ZONE B	9/30/2015

Exhibit 3. GMP Drawings and Specifications

Drawing Number	Description	Date
HVAC		
M001	MECHANICAL SYMBOLS AND NOTES	9/30/2015
M100.A	BASEMENT FLOOR MECHANICAL PLAN - ZONE A	9/30/2015
M101.A	FIRST FLOOR MECHANICAL PLAN - ZONE A	9/30/2015
M101.B	FIRST FLOOR MECHANICAL PLAN - ZONE B	9/30/2015
M102.B	SECOND FLOOR MECHANICAL PLAN - ZONE B	9/30/2015
ELECTRICAL DEMOLITION		
ED101.A	FIRST FLOOR ELECTRICAL DEMOLITION PLAN - ZONE A	9/30/2015
ED101.B	FIRST FLOOR ELECTRICAL DEMOLITION PLAN - ZONE B	10/16/2015
ELECTRICAL		
E001	ELECTRICAL SYMBOLS, SCHEDULES, AND NOTES	10/16/2015
E002	ELECTRICAL ONE LINE DIAGRAMS AND SCHEDULES	9/30/2015
E003	LIGHTING CONTROL DIAGRAMS 10/16/15	10/16/2015
E100.A	BASEMENT ELECTRICAL PLAN - ZONE A	10/16/2015
E101.A	FIRST FLOOR ELECTRICAL PLAN - ZONE A	10/16/2015
E101.B	FIRST FLOOR POWER AND COMMUNICATIONS PLAN - ZONE B	10/16/2015
E102.B	SECOND FLOOR POWER AND COMMUNICATIONS PLAN - ZONE B	10/16/2015
E201.B	FIRST FLOOR LIGHTING PLAN - ZONE B	9/30/2015
E202.B	SECOND FLOOR LIGHTING PLAN - ZONE B	9/30/2015

Exhibit 3. GMP Drawings and Specifications

Specification Number	Description	Date
DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS		
00 54 32	DIGITAL DATA LICENSING AGREEMENT	9/30/2015
00 54 33	AIA DOCUMENT C106-2002 "Digital Data Licensing Agreement"	9/30/2015
DIVISION 01 - GENERAL REQUIREMENTS		
01 10 00	SUMMARY	9/30/2015
01 23 00	ALTERNATES	9/30/2015
01 25 00	SUBSTITUTION PROCEDURES	9/30/2015
01 26 00	CONTRACT MODIFICATION PROCEDURES	9/30/2015
01 31 00	PROJECT MANAGEMENT AND COORDINATION	9/30/2015
01 33 00	SUBMITTAL PROCEDURES	10/16/2015
01 40 00	QUALITY REQUIREMENTS	9/30/2015
01 42 00	REFERENCES	9/30/2015
01 42 13	ABBREVIATIONS	9/30/2015
01 60 00	PRODUCT REQUIREMENTS	9/30/2015
01 73 00	EXECUTION	9/30/2015
01 77 00	CLOSEOUT PROCEDURES	9/30/2015
01 78 23	OPERATION AND MAINTENANCE DATA	9/30/2015
01 79 00	DEMONSTRATION AND TRAINING	9/30/2015

Exhibit 3. GMP Drawings and Specifications

Specification Number	Description	Date
DIVISION 02 - EXISTING CONDITIONS		
02 41 16	SELECTIVE DEMOLITION	10/16/2015
DIVISION 03 - CONCRETE		
03 30 53	MISCELLANEOUS CAST-IN-PLACE CONCRETE	9/30/2015
03 54 16	HYDRAULIC CEMENT UNDERLAYMENT	9/30/2015
DIVISION 05 - METALS		
05 50 00	METAL FABRICATIONS	9/30/2015
05 75 00	DECORATIVE FORMED METAL	9/30/2015
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES		
06 10 00	ROUGH CARPENTRY	10/16/2015
06 40 23	COMMON WORK RESULTS FOR INTERIOR ARCHITECTURAL WOODWORK	9/30/2015
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
07 72 60	ROOF FALL PROTECTION	9/30/2015
07 84 13	PENETRATION FIRESTOPPING	9/30/2015
07 92 00	JOINT SEALANTS	9/30/2015
DIVISION 08 - OPENINGS		
08 12 13	HOLLOW METAL FRAMES	9/30/2015
08 14 15	FLUSH WOOD DOORS	9/30/2015
08 31 13	ACCESS DOORS AND FRAMES	10/16/2015
08 71 11	DOOR HARDWARE (DESCRIPTIVE SPECIFICATION)	10/16/2015
DIVISION 09 - FINISHES		
09 05 61	COMMON WORK RESULTS FOR FLOORING PREPARATION	9/30/2015
09 22 16	NON-STRUCTURAL METAL FRAMING	9/30/2015
09 29 00	GYPSUM BOARD	9/30/2015
09 51 13	ACOUSTICAL PANEL CEILINGS	9/30/2015
09 65 13	RESILIENT BASE AND ACCESSORIES	9/30/2015
09 65 19	RESILIENT TILE FLOORING	9/30/2015
09 66 23	RESINOUS MATRIX TERRAZZO FLOORING	9/30/2015
09 68 13	TILE CARPETING	9/30/2015
09 91 23	INTERIOR PAINTING	9/30/2015
DIVISION 10 - SPECIALTIES		
10 22 19	DEMOUNTABLE PARTITIONS	9/30/2015
10 26 00	WALL AND DOOR PROTECTION	10/16/2015
DIVISION 12 - FURNISHINGS		
12 36 61	SIMULATED STONE COUNTERTOPS	9/30/2015
DIVISION 21 - FIRE SUPPRESSION		
21 13 00	FIRE SUPPRESSION SPRINKLER SYSTEM (TEC)	10/16/2015

Exhibit 3. GMP Drawings and Specifications

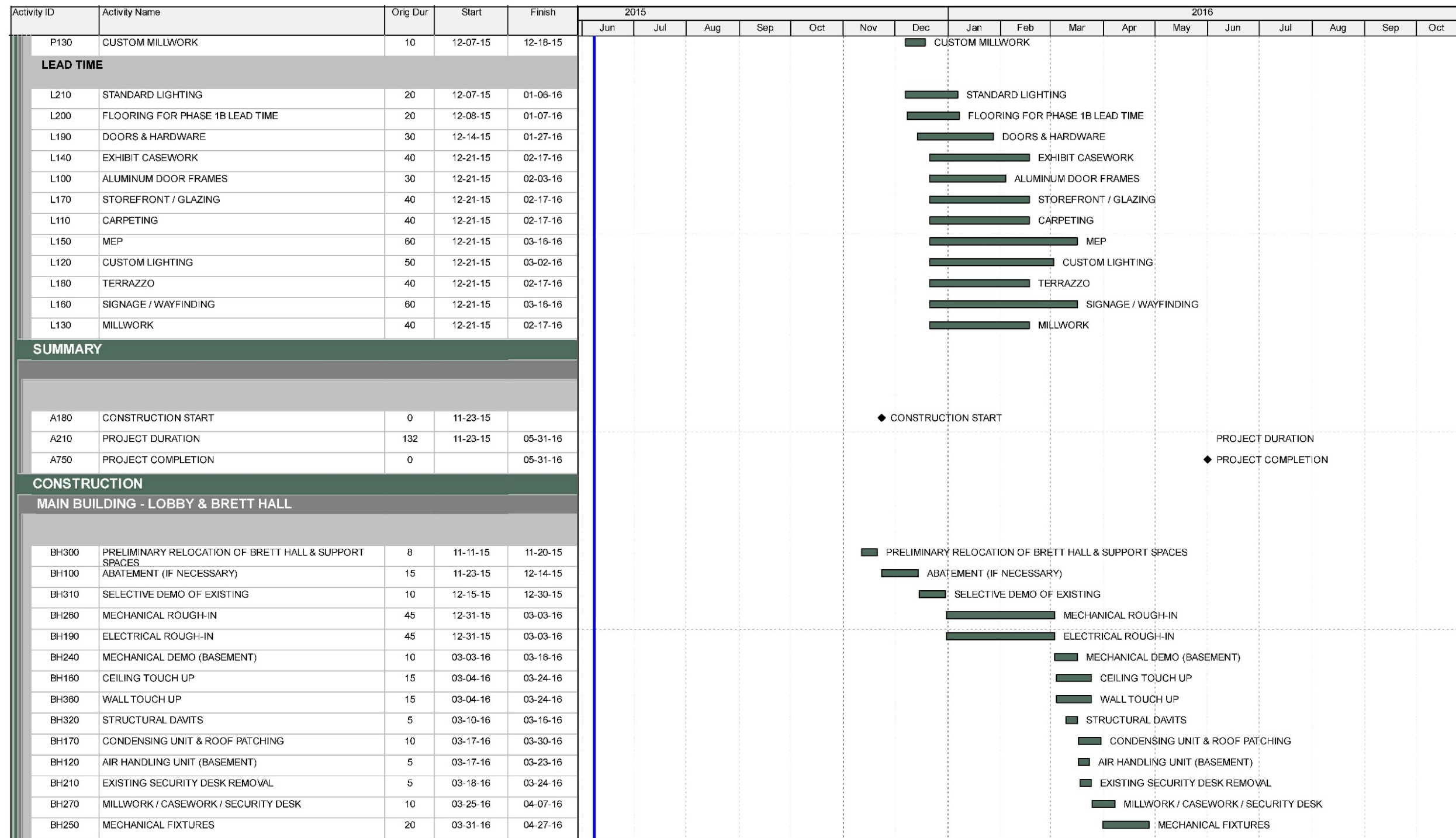
Specification Number	Description	Date
DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING		
23 05 00	COMMON WORK RESULTS FOR HVAC (TEC)	9/30/2015
23 05 93	TESTING, ADJUSTING, AND BALANCING FOR HVAC (TEC)	9/30/2015
23 07 00	HVAC INSULATION (TEC)	9/30/2015
23 09 30	SMALL BUILDING CONTROL SYSTEM (TEC)	10/16/2015
23 09 93	SEQUENCES OF OPERATION FOR HVAC CONTROLS (TEC)	9/30/2015
23 30 00	HVAC AIR DISTRIBUTION (TEC)	9/30/2015
23 36 16	VARIABLE AIR VOLUME TERMINALS (TEC)	9/30/2015
23 64 24	AIR COOLED SCROLL COMPRESSOR CHILLERS (TEC)	9/30/2015
DIVISION 26 - ELECTRICAL		
26 00 10	GENERAL REQUIREMENTS (TEC)	10/16/2015
26 00 20	ELECTRICAL DEMOLITION (TEC)	9/30/2015
26 05 19	CONDUCTORS (TEC)	9/30/2015
26 05 20	METAL CLAD CABLE (TEC)	9/30/2015
26 05 33	RACEWAYS (TEC)	9/30/2015
26 09 43	NETWORK LIGHTING CONTROLS (TEC)	9/30/2015
26 27 26	WIRING DIVICES (TEC)	9/30/2015
26 50 00	LIGHTING SYSTEMS (TEC)	9/30/2015
DIVISION 27 - COMMUNICATIONS		
27 00 10	COMMUNICATIONS GENERAL REQUIREMENTS (TEC)	10/16/2015
27 05 28	PATHWAYS FOR COMMUNICATIONS SYSTEMS (TEC)	9/30/2015
27 11 00	STRUCTURAL CABLING SYSTEM (TEC)	9/30/2015
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY		
28 11 00	ACCESS CONTROL SYSTEM (TEC)	9/30/2015
28 31 00	FIRE DETECTION AND ALARM SYSTEM (TEC)	9/30/2015

Exhibit 4. GMP Construction Schedule

Foreword

On the following pages, we include our GMP Construction Schedule.

Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016				
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
CLEVELAND PUBLIC LIBRARY - PHASE II																					
PRECONSTRUCTION																					
A100	DESIGN DEVELOPMENT	39	06-08-15	07-31-15	DESIGN DEVELOPMENT																
A110	RFP RESPONSE SUBMITTED	0		06-12-15	◆ RFP RESPONSE SUBMITTED																
A120	CM SERVICES COMMENCE	0	07-02-15		◆ CM SERVICES COMMENCE																
A130	CONSTRUCTION DOCUMENTS	42	08-03-15	09-30-15	CONSTRUCTION DOCUMENTS																
A140	CREATE GMP	26	10-01-15	11-05-15	CREATE GMP																
A270	BID	16	10-02-15	10-23-15	BID																
A400	REVIEW SCOPE & AWARD CONTRACTS	10	10-26-15	11-06-15	REVIEW SCOPE & AWARD CONTRACTS																
PROCUREMENT																					
SUBMITTALS																					
S140	EXHIBIT CASEWORK	20	11-06-15	12-04-15	EXHIBIT CASEWORK																
S100	ALUMINUM DOOR FRAMES	20	11-06-15	12-04-15	ALUMINUM DOOR FRAMES																
S190	DOORS & HARDWARE	15	11-06-15	11-27-15	DOORS & HARDWARE																
S170	STOREFRONT / GLAZING	20	11-06-15	12-04-15	STOREFRONT / GLAZING																
S110	CARPETING	20	11-06-15	12-04-15	CARPETING																
S150	MEP	20	11-06-15	12-04-15	MEP																
S120	CUSTOM LIGHTING	20	11-06-15	12-04-15	CUSTOM LIGHTING																
S180	TERRAZZO	20	11-06-15	12-04-15	TERRAZZO																
S160	SIGNAGE / WAYFINDING	20	11-06-15	12-04-15	SIGNAGE / WAYFINDING																
S130	CUSTOM MILLWORK	20	11-06-15	12-04-15	CUSTOM MILLWORK																
S210	STANDARD LIGHTING	10	11-06-15	11-19-15	STANDARD LIGHTING																
S200	FLOORING FOR PHASE 1B SUBMITTALS	10	11-09-15	11-20-15	FLOORING FOR PHASE 1B SUBMITTALS																
APPROVALS																					
P210	STANDARD LIGHTING	10	11-20-15	12-04-15	STANDARD LIGHTING																
P200	FLOORING FOR PHASE 1B APPROVALS	10	11-23-15	12-07-15	FLOORING FOR PHASE 1B APPROVALS																
P190	DOORS & HARDWARE	10	11-30-15	12-11-15	DOORS & HARDWARE																
P140	EXHIBIT CASEWORK	10	12-07-15	12-18-15	EXHIBIT CASEWORK																
P100	ALUMINUM DOOR FRAMES	10	12-07-15	12-18-15	ALUMINUM DOOR FRAMES																
P170	STOREFRONT / GLAZING	10	12-07-15	12-18-15	STOREFRONT / GLAZING																
P110	CARPETING	10	12-07-15	12-18-15	CARPETING																
P150	MEP	10	12-07-15	12-18-15	MEP																
P120	CUSTOM LIGHTING	10	12-07-15	12-18-15	CUSTOM LIGHTING																
P180	TERRAZZO	10	12-07-15	12-18-15	TERRAZZO																
P160	SIGNAGE / WAYFINDING	10	12-07-15	12-18-15	SIGNAGE / WAYFINDING																



Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016									
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct					
BH180	ELECTRICAL FIXTURES	20	03-31-16	04-27-16																						
BH340	TEMPERATURE CONTROLS	30	03-31-16	05-11-16																						
BH280	MULTIMEDIA / EXHIBITORY	10	04-01-16	04-14-16																						
BH200	ELECTRICAL TRIM OUT	10	04-08-16	04-21-16																						
BH150	CAMERA / PEOPLE COUNTER SYSTEM	5	04-08-16	04-14-16																						
BH140	BRETT HALL CARPETING	10	04-21-16	05-04-16																						
BH230	FINISH SPECIALTIES	10	04-28-16	05-11-16																						
BH330	SUPPORT SPACE RESILIENT FLOORING	5	05-05-16	05-11-16																						
BH110	AIR BALANCING	5	05-12-16	05-18-16																						
BH220	FINAL CLEAN & PUNCHLIST	5	05-19-16	05-25-16																						
BH350	TESTING & INSPECTIONS	5	05-19-16	05-25-16																						
BH290	FURNITURE & EQUIPMENT	5	05-24-16	05-31-16																						
BH130	AREA SUBSTANTIAL COMPLETION	0		05-31-16																						
LOUIS STOKES WING - LEVEL 1																										
PHASE 1B: NEW SECURITY																										
1B280	OWNER RELOCATION FOR PHASE 1B	8	11-11-15	11-20-15																						
1B260	MOBILIZE	3	11-23-15	11-25-15																						
1B320	TEMPORARY PARTITIONS	5	11-24-15	12-01-15																						
1B240	MEP CUT, CAP, & MAKE SAFE	5	11-25-15	12-02-15																						
1B310	SELECTIVE DEMO OF EXISTING	5	12-01-15	12-07-15																						
1B250	MEP OVERHEAD ROUGH-IN	10	12-08-15	12-21-15																						
1B330	WALL LAYOUT & FRAME WALLS	5	12-08-15	12-14-15																						
1B210	IN-WALL ROUGH-IN / REWORK	5	12-11-15	12-17-15																						
1B130	CITY IN-WALL INSPECTION	2	12-18-15	12-21-15																						
1B200	HANG, TAPE, & FINISH DRYWALL	7	12-22-15	01-04-16																						
1B290	PRIME PAINT & FIRST COAT	3	01-05-16	01-07-16																						
1B110	CEILING GRID	3	01-08-16	01-12-16																						
1B150	ELECTRICAL TRIM OUT	2	01-08-16	01-11-16																						
1B230	MECHANICAL FIXTURES	3	01-13-16	01-15-16																						
1B220	LIGHT FIXTURES	3	01-13-16	01-15-16																						
1B190	FLOORING	3	01-18-16	01-20-16																						
1B170	FINAL TESTING & INSPECTIONS	5	01-18-16	01-22-16																						
1B180	FINISH PAINT	2	01-21-16	01-22-16																						
1B270	FURNITURE & EQUIPMENT	5	01-25-16	01-29-16																						
1B120	CEILING TILE	2	01-25-16	01-26-16																						
1B160	FINAL CLEAN & PUNCHLIST	5	01-27-16	02-02-16																						
1B140	DOORS & HARDWARE	2	01-28-16	01-29-16																						
1B100	AREA SUBSTANTIAL COMPLETION	0		02-02-16																						

Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016									
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct					
1B300	RELOCATION OF SECURITY / FIRE ALARM EQUIPMENT	20	02-03-16	03-01-16												RELOCATION OF SECURITY / FIRE ALARM EQUIPMENT										
PHASE 2: INDOOR GARDEN																										
2P100	OWNER RELOCATION FOR PHASE 2	5	12-07-15*	12-11-15												OWNER RELOCATION FOR PHASE 2										
2P110	TEMPORARY PARTITIONS	4	12-14-15	12-17-15												TEMPORARY PARTITIONS										
2P120	MOBILIZE	3	12-14-15	12-16-15												MOBILIZE										
2P130	SELECTIVE DEMO OF EXISTING	4	12-18-15	12-23-15												SELECTIVE DEMO OF EXISTING										
2P140	REMOVE LIGHT DIFFUSERS	2	12-21-15	12-22-15												REMOVE LIGHT DIFFUSERS										
2P150	REMOVE FIXTURES & RELOCATE JUNCTION BOXES	5	12-23-15	12-31-15												REMOVE FIXTURES & RELOCATE JUNCTION BOXES										
2P160	PATCH JUNCTION BOXES	3	01-04-16	01-06-16												PATCH JUNCTION BOXES										
2P170	PRIME & PAINT CEILINGS	2	01-07-16	01-08-16												PRIME & PAINT CEILINGS										
2P180	PAINT	7	01-11-16	01-19-16												PAINT										
2P190	REINSTALL LIGHT DIFFUSERS	2	01-11-16	01-12-16												REINSTALL LIGHT DIFFUSERS										
2P200	PAINT COLUMNS	3	01-11-16	01-13-16												PAINT COLUMNS										
2P250	INTERIOR GLAZING	5	02-04-16	02-10-16												INTERIOR GLAZING										
2P210	FLOORING	5	02-18-16	02-24-16												FLOORING										
2P220	ELECTRICAL TRIM OUT	3	02-22-16	02-24-16												ELECTRICAL TRIM OUT										
2P230	FINISH SPECIALTIES	3	02-22-16	02-24-16												FINISH SPECIALTIES										
2P260	FINAL CLEAN & PUNCHLIST	5	02-23-16	02-29-16												FINAL CLEAN & PUNCHLIST										
2P240	FURNITURE & EQUIPMENT	5	02-25-16	03-02-16												FURNITURE & EQUIPMENT										
2P270	FINAL TESTING & INSPECTIONS	5	02-25-16	03-02-16												FINAL TESTING & INSPECTIONS										
2P280	AREA SUBSTANTIAL COMPLETION	0		03-02-16												AREA SUBSTANTIAL COMPLETION										
PHASE 3: LOBBY / LENDING / LEGACY ROOM																										
3P100	OWNER RELOCATION FOR PHASE 3	5	02-01-16*	02-05-16												OWNER RELOCATION FOR PHASE 3										
3P110	TEMPORARY PARTITIONS	2	02-08-16	02-09-16												TEMPORARY PARTITIONS										
3P120	MOBILIZE	2	02-08-16	02-09-16												MOBILIZE										
OPEN PUBLIC AREA																										
3P190	REMOVAL OF GLASS DIFFUSERS	5	02-22-16*	02-26-16												REMOVAL OF GLASS DIFFUSERS										
3P260	REMOVAL OF OPEN SPACE LIGHT FIXTURES	15	02-29-16	03-18-16												REMOVAL OF OPEN SPACE LIGHT FIXTURES										
3P330	PATCHING OF JUNCTION BOXES	15	03-07-16	03-25-16												PATCHING OF JUNCTION BOXES										
3P420	PAINTING OF OPEN CEILINGS	15	03-14-16	04-01-16												PAINTING OF OPEN CEILINGS										
3P460	REINSTALL OPEN SPACE LIGHT FIXTURES	15	03-21-16	04-08-16												REINSTALL OPEN SPACE LIGHT FIXTURES										
3P530	REINSTALL GLASS DIFFUSER	5	04-04-16	04-08-16												REINSTALL GLASS DIFFUSER										
3P540	PAINT COLUMNS	10	04-04-16	04-15-16												PAINT COLUMNS										
3P550	FINAL CLEAN & PUNCHLIST	5	04-18-16	04-22-16												FINAL CLEAN & PUNCHLIST										
3P560	AREA COMPLETION	0		04-22-16												AREA COMPLETION										
EMPLOYEE AREA																										
3P130	SELECTIVE DEMO OF EXISTING	4	02-10-16	02-15-16												SELECTIVE DEMO OF EXISTING										
3P140	OVERHEAD MEP ROUGH-IN	5	02-16-16	02-22-16												OVERHEAD MEP ROUGH-IN										

Exhibit 4. GMP Construction Schedule

Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016							
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct			
3P150	MILLWORK / IN-WALL LAYOUT & FRAMING	2	02-16-16	02-17-16											█ MILLWORK / IN-WALL LAYOUT & FRAMING									
3P160	MILLWORK / IN-WALL ROUGH-IN / REWORK	3	02-18-16	02-22-16											█ MILLWORK / IN-WALL ROUGH-IN / REWORK									
3P180	HANG, TAPE, & FINISH DRYWALL / PATCHING	5	02-19-16	02-25-16											█ HANG, TAPE, & FINISH DRYWALL / PATCHING									
3P200	CEILING GRID	3	02-23-16	02-25-16											█ CEILING GRID									
3P210	TERRAZZO	4	02-23-16	02-26-16											█ TERRAZZO									
3P220	PRIME PAINT & FIRST COAT	5	02-25-16	03-02-16											█ PRIME PAINT & FIRST COAT									
3P240	MEP FIXTURES	5	02-26-16	03-03-16											█ MEP FIXTURES									
3P250	FLOORING	4	02-26-16	03-02-16											█ FLOORING									
3P280	MILLWORK / CASEWORK	5	03-01-16	03-07-16											█ MILLWORK / CASEWORK									
3P300	DOORS & HARDWARE	3	03-03-16	03-07-16											█ DOORS & HARDWARE									
3P310	INTERIOR GLAZING	5	03-03-16	03-09-16											█ INTERIOR GLAZING									
3P320	CEILING TILE	3	03-04-16	03-08-16											█ CEILING TILE									
3P350	ELECTRICAL TRIM OUT	5	03-08-16	03-14-16											█ ELECTRICAL TRIM OUT									
3P360	FINISH PAINT	3	03-08-16	03-10-16											█ FINISH PAINT									
3P370	MULTIMEDIA / EXHIBITORY IN LEGACY ROOM	5	03-08-16	03-14-16											█ MULTIMEDIA / EXHIBITORY IN LEGACY ROOM									
3P400	FINISH SPECIALTIES	3	03-09-16	03-11-16											█ FINISH SPECIALTIES									
3P430	AIR BALANCING*	5	03-17-16	03-23-16											█ AIR BALANCING*									
3P480	PRELIMINARY CLEAN & PUNCHLIST	3	03-24-16	03-28-16											█ PRELIMINARY CLEAN & PUNCHLIST									
3P490	FURNITURE & EQUIPMENT	3	03-24-16	03-28-16											█ FURNITURE & EQUIPMENT									
3P500	TESTING & INSPECTIONS	3	03-24-16	03-28-16											█ TESTING & INSPECTIONS									
3P520	AREA SUBSTANTIAL COMPLETION	0		03-28-16											◆ AREA SUBSTANTIAL COMPLETION									
LEGACY ROOM																								
3P170	OWNER / FRIENDS RELOCATION	5	03-03-16	03-09-16											█ OWNER / FRIENDS RELOCATION									
3P230	SELECTIVE DEMO OF EXISTING	2	03-10-16	03-11-16											█ SELECTIVE DEMO OF EXISTING									
3P270	MILLWORK / IN-WALL ROUGH-IN / REWORK	3	03-14-16	03-16-16											█ MILLWORK / IN-WALL ROUGH-IN / REWORK									
3P290	HANG, TAPE, & FINISH DRYWALL / PATCHING	5	03-15-16	03-21-16											█ HANG, TAPE, & FINISH DRYWALL / PATCHING									
3P340	PRIME PAINT & FIRST COAT	3	03-21-16	03-23-16											█ PRIME PAINT & FIRST COAT									
3P380	MEP FIXTURES	5	03-22-16	03-28-16											█ MEP FIXTURES									
3P390	ELECTRICAL & AV TRIM OUT	5	03-22-16	03-28-16											█ ELECTRICAL & AV TRIM OUT									
3P410	MULTIMEDIA / EXHIBITORY IN LEGACY ROOM	5	03-25-16	03-31-16											█ MULTIMEDIA / EXHIBITORY IN LEGACY ROOM									
3P440	FINISH SPECIALTIES	3	04-01-16	04-05-16											█ FINISH SPECIALTIES									
3P450	FINISH PAINT	2	04-01-16	04-04-16											█ FINISH PAINT									
3P470	FLOORING	3	04-05-16	04-07-16											█ FLOORING									
3P510	LEGACY ROOM COMPLETE	0		04-07-16											◆ LEGACY ROOM COMPLETE									
PHASE 4: LOBBY CONCIERGE / RESIDENCE CORNER																								
4P100	OWNER RELOCATION FOR PHASE 4	5	03-29-16	04-04-16											█ OWNER RELOCATION FOR PHASE 4									
4P110	TEMPORARY PARTITIONS	2	04-05-16	04-06-16											█ TEMPORARY PARTITIONS									
4P120	MOBILIZE	2	04-05-16	04-06-16											█ MOBILIZE									



Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016							
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct			
OPEN PUBLIC AREA																								
4P140	REMOVAL OF GLASS DIFFUSERS	5	04-11-16	04-15-16													■ REMOVAL OF GLASS DIFFUSERS							
4P180	REMOVAL OF OPEN SPACE LIGHT FIXTURES	5	04-18-16	04-22-16													■ REMOVAL OF OPEN SPACE LIGHT FIXTURES							
4P230	PATCHING OF JUNCTION BOXES	5	04-25-16	04-29-16													■ PATCHING OF JUNCTION BOXES							
4P290	PAINTING OF OPEN CEILINGS	5	05-02-16	05-06-16													■ PAINTING OF OPEN CEILINGS							
4P340	REINSTALL OPEN SPACE LIGHT FIXTURES	5	05-09-16	05-13-16													■ REINSTALL OPEN SPACE LIGHT FIXTURES							
4P350	PAINT COLUMNS	5	05-09-16	05-13-16													■ PAINT COLUMNS							
4P370	REINSTALL GLASS DIFFUSER	5	05-16-16	05-20-16													■ REINSTALL GLASS DIFFUSER							
4P410	FINAL CLEAN & PUNCHLIST	5	05-23-16	05-27-16													■ FINAL CLEAN & PUNCHLIST							
4P430	AREA COMPLETION	0		05-27-16													◆ AREA COMPLETION							
EMPLOYEE AREA																								
4P130	SELECTIVE DEMO OF EXISTING	5	04-07-16	04-13-16													■ SELECTIVE DEMO OF EXISTING							
4P150	OVERHEAD MEP ROUGH-IN	5	04-14-16	04-20-16													■ OVERHEAD MEP ROUGH-IN							
4P160	MILLWORK / IN-WALL LAYOUT & FRAMING	2	04-14-16	04-15-16													■ MILLWORK / IN-WALL LAYOUT & FRAMING							
4P170	MILLWORK / IN-WALL ROUGH-IN / REWORK	3	04-18-16	04-20-16													■ MILLWORK / IN-WALL ROUGH-IN / REWORK							
4P190	HANG, TAPE, & FINISH DRYWALL / PATCHING	5	04-19-16	04-25-16													■ HANG, TAPE, & FINISH DRYWALL / PATCHING							
4P200	CEILING GRID	3	04-21-16	04-25-16													■ CEILING GRID							
4P210	TERRAZZO	4	04-21-16	04-26-16													■ TERRAZZO							
4P220	PRIME PAINT & FIRST COAT	5	04-25-16	04-29-16													■ PRIME PAINT & FIRST COAT							
4P240	MEP FIXTURES	5	04-26-16	05-02-16													■ MEP FIXTURES							
4P250	MILLWORK / CASEWORK	5	04-26-16	05-02-16													■ MILLWORK / CASEWORK							
4P260	ELECTRICAL TRIM OUT	5	05-02-16	05-06-16													■ ELECTRICAL TRIM OUT							
4P270	FINISH PAINT	3	05-02-16	05-04-16													■ FINISH PAINT							
4P280	DOORS & HARDWARE	3	05-02-16	05-04-16													■ DOORS & HARDWARE							
4P300	FINISH SPECIALTIES	3	05-03-16	05-05-16													■ FINISH SPECIALTIES							
4P310	CEILING TILE	3	05-03-16	05-05-16													■ CEILING TILE							
4P320	FLOORING	4	05-05-16	05-10-16													■ FLOORING							
4P330	MULTIMEDIA / EXHIBITORY IN RESIDENTS CORNER	5	05-05-16	05-11-16													■ MULTIMEDIA / EXHIBITORY IN RESIDENTS CORNER							
4P360	AIR BALANCING*	5	05-16-16	05-20-16													■ AIR BALANCING*							
4P380	FINAL CLEAN & PUNCHLIST	5	05-23-16	05-27-16													■ FINAL CLEAN & PUNCHLIST							
4P390	FURNITURE & EQUIPMENT	5	05-23-16	05-27-16													■ FURNITURE & EQUIPMENT							
4P400	TESTING & INSPECTIONS	5	05-23-16	05-27-16													■ TESTING & INSPECTIONS							
4P420	AREA SUBSTANTIAL COMPLETION	0		05-27-16*													◆ AREA SUBSTANTIAL COMPLETION							
LOUIS STOKES WING - LEVEL 2																								
PHASE 1A: LSW 2ND FLOOR																								
1A100	PRELIMINARY RELOCATION OF LSW LEVEL 2	5	11-11-15	11-17-15													■ PRELIMINARY RELOCATION OF LSW LEVEL 2							
1A110	SELECTIVE DEMO OF EXISTING	5	12-08-15	12-14-15													■ SELECTIVE DEMO OF EXISTING							
1A120	MEP ROUGH-IN	5	12-15-15	12-21-15													■ MEP ROUGH-IN							

Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016							
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct			
1A130	WALL LAYOUT & FRAME WALLS	5	12-22-15	12-30-15													■ WALL LAYOUT & FRAME WALLS							
1A140	IN-WALL ROUGH-IN / REWORK	3	12-31-15	01-05-16													■ IN-WALL ROUGH-IN / REWORK							
1A150	DRYWALL PATCHING	8	01-06-16	01-15-16													■ DRYWALL PATCHING							
1A160	CEILING RENOVATION	5	01-18-16	01-22-16													■ CEILING RENOVATION							
1A170	PRIME PAINT & FIRST COAT	10	01-25-16	02-05-16													■ PRIME PAINT & FIRST COAT							
1A180	MEP FIXTURES	15	02-08-16	02-26-16													■ MEP FIXTURES							
1A190	DOORS & HARDWARE	5	02-08-16	02-12-16													■ DOORS & HARDWARE							
1A200	ELECTRICAL TRIM OUT	10	02-15-16	02-26-16													■ ELECTRICAL TRIM OUT							
1A210	MULTIMEDIA / EXHIBITORY	10	02-22-16	03-04-16													■ MULTIMEDIA / EXHIBITORY							
1A220	FLOORING	15	02-29-16	03-18-16													■ FLOORING							
1A230	FINISH PAINT	10	03-21-16	04-01-16													■ FINISH PAINT							
1A240	DIRTT SYSTEM	10	03-21-16	04-01-16													■ DIRTT SYSTEM							
1A250	FINISH SPECIALTIES	10	04-04-16	04-15-16													■ FINISH SPECIALTIES							
1A260	FINAL CLEAN & PUNCHLIST	5	04-18-16	04-22-16													■ FINAL CLEAN & PUNCHLIST							
1A270	FURNITURE & EQUIPMENT	5	04-18-16	04-22-16													■ FURNITURE & EQUIPMENT							
1A280	TESTING & INSPECTIONS	5	04-18-16	04-22-16													■ TESTING & INSPECTIONS							
1A290	AREA SUBSTANTIAL COMPLETION	0		04-22-16													◆ AREA SUBSTANTIAL COMPLETION							
WAYFINDING																								
W100	INSTALL WAYFINDING - MAIN BLDG.	15	03-17-16	04-06-16													■ INSTALL WAYFINDING - MAIN BLDG.							
W200	INSTALL WAYFINDING - LSW INTERIOR	15	04-07-16	04-27-16													■ INSTALL WAYFINDING - LSW INTERIOR							
W300	FINAL CLEAN & PUNCHLIST	10	04-28-16	05-11-16													■ FINAL CLEAN & PUNCHLIST							
W400	WAYFINDING SUBSTANTIAL COMPLETION	0		05-11-16													◆ WAYFINDING SUBSTANTIAL COMPLETION							
PROJECT COMPLETION																								
C100	OVERALL PROJECT SUBSTANTIAL COMPLETION	0		05-31-16*													◆ OVERALL PROJECT SUBSTANTIAL COMPLETION							

Exhibit 5. GMP Unit Prices

Construction Personnel

Below we include our GMP Unit Prices for construction personnel.

Construction Personnel	Regular	Overtime	Double Time
General Labor Foreman	\$63.68	\$95.52	\$127.36
Laborer Foreman	\$62.19	\$93.29	\$124.38
Laborer	\$59.08	\$88.62	\$118.16
Carpenter	\$65.90	\$98.85	\$131.80
Carpentry Foreman	\$69.19	\$103.79	\$138.38
General Carpentry Foreman	\$72.00	\$108.00	\$144.00
CSG Gen. Carpentry Foreman	\$86.05	\$129.08	\$172.10
Cement Finisher Foreman	\$68.00	\$102.00	\$136.00
Cement Finisher	\$66.04	\$99.06	\$132.08

Equipment Rentals

Below and on the following pages, we include our GMP Unit Prices for AMHigley equipment rentals.

Item Description	Type	Ext. Price	OTC Ext.
Miscellaneous Equipment			
Ardex Tools - drum,spreader,smoother,handles,round&egg p	R	\$150.00	
Banding Tools:			
Banding Cart (dispenser)	R	\$20.00	
Tensioner	R	\$20.00	
Crimper	R	\$20.00	
Bottle Jacks (all sizes)	R	\$10.00	
Rolling Magnet	R	\$20.00	
Two Ton Floor Jack	R	\$25.00	
Water Jug w/cup dispenser	OTC		\$20.00
Waterstop Splice Iron	R	\$15.00	
Weed Burner w/ 15' hose	R	\$10.00	
Skid Steer Loader			
Mustang Loader 2060 w/bucket	R	\$1,450.00	
Mustang Pallet Forks	R	\$75.00	
Mustang Gradall Bucket	R	\$75.00	
Mustang Street Sweeper	R	\$150.00	
Mustang Grappler Bucket	R	\$100.00	
Hepa Filter Machines			
Hepa Filter Machines - 3 microns	R	\$200.00	
Diesel Compressors			
185 C.F.M. Diesel Compressor	R	\$500.00	
Air Hose 3/4" x 50' w/chicago ftg.	R	\$15.00	
Air Hose "Y" 3/4"	OTC		\$5.00
Signage			
Danger Signs - 18 x 30 w/logo	OTC	\$25.00	
AMH Logo Signs - 10 x 14	OTC	\$20.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Air Tools			
Breaker Hammers			
Breaker Hammer 35lb.	R	\$170.00	
Breaker Hammer 60lb.	R	\$200.00	
Breaker Hammer 90lb.	R	\$210.00	
Breaker Hammer Bits (60-90lb.)			
Points & Chisels	OTC		\$8.00
Wide Chisels	OTC		\$15.00
Asphalt Cutter	OTC		\$20.00
Rock Drills			
Rock Drill MRD9 - 17lb.	R	\$80.00	
Rock Drill 35lb. (7/8" x 3 1/4" shank)	R	\$220.00	
Rock Drill 60lb. (1" x 4 1/4" shank)	R	\$240.00	
Rock Drill Steels			
Short 7/8" x 3 1/4" (12"-18")	OTC		\$10.00
Long 7/8" x 3 1/4" (24"-36)	OTC		\$20.00
Short 1" x 4 1/4" (12"-18")	OTC		\$15.00
Long 1" x 4 1/4" (24"-36")	OTC		\$30.00
Air Chipping Hammer			
Chipping Hammer 18lb.	R	\$90.00	
Chipping Hammer Bits			
Points & Chisels	OTC		\$5.00
Wide Chisel	OTC		\$10.00
Bushing Tool	OTC		\$20.00
Rivet Busters			
	R	\$180.00	
Rivet Buster Bits			
Points & Chisels	OTC		\$5.00
Miscellaneous			
Air Scraper (floor scraper)	R	\$50.00	
Air Spade	R	\$100.00	
Blow Pipe	R	\$10.00	
Impact Wrench (pneumatic)	R	\$40.00	
Oiler (in line, 3/4")	R	\$20.00	
Tanner De-Icer 3/4"	R	\$30.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Electric Chipping & Rotary Hammers			
Electric Rotary Hammer (Milwaukee)	R	\$75.00	
Electric Chipping/Rotary Hammer (DeWalt)	R	\$90.00	
Hilti Chipping/Rotary Hammer (TE55)	R	\$150.00	
Electric Chipping Hammer Bits			
Points & Chisels	OTC		\$5.00
Wide Chisels	OTC		\$15.00
Bushing Tools	OTC		\$20.00
Hilti TE70ATC Combination Hammer	R		\$330.00
Hilti Points & Chisels	OTC		\$10.00
Hilti Wide Chisels	OTC		\$18.00
Hilti SDS Max Bit	OTC		Call for pricing
Hilti Electric Breaker Hammer 60lb.	R		\$360.00
Hilti Points & Chisels	OTC		\$15.00
Hilti Wide Chisels	OTC		\$20.00
Pressure Washers			
Pressure Washer w/3000-3500 psi	R	\$550.00	
Steam Cleaner w/2100 psi, 250 deg.	R	\$500.00	
Weather Protection Equipment			
Tarps 16' x 20'	R	\$45.00	
Cutting Torches			
Cutting Torch Set includes: cart, gauges, hose, torch, tip, striker, glasses, wrench	R	\$150.00	
Cutting Torch - 4' (acetylene)	R	\$65.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Electric Power Tools			
Adjustable Clutch Screwguns	R	\$35.00	
Autofeed Screwgun	R	\$40.00	
Belt Sander 4" x 24"	R	\$40.00	
Circular Saw 7 1/4"	R	\$40.00	
Close Quarters Drill - 1/2"	R	\$30.00	
Cordless Drill Kit w/2 batteries	R	\$50.00	
Cordless Impact Only Kit	R	\$40.00	
Detail Sander	R	\$20.00	
Drill Motor 3/8" (electric)	R	\$35.00	
Drywall Cut-Out Tool	R	\$30.00	
Drywall Sander - P/C	R	\$90.00	
Drywall Screwguns	R	\$30.00	
Dustless Grinder Vac - Sawtec, 4 1/2"	R	\$85.00	
Grinder 4 1/2"	R	\$10.00	
Grinder 4 1/2" Metabo Dustless w/shroud	R	\$55.00	
Grinder 5" Hilti w/cutting shroud	R	\$85.00	
Grinder 5" Hilti w/grinding Shroud	R	\$65.00	
Grinder 6"	R	\$40.00	
Grinder 7" - 9"	R	\$35.00	
Grinder 7" Metabo Dustless w/shroud	R	\$75.00	
Hammer Drill 1/2"	R	\$40.00	
Heat Gun	R	\$20.00	
Hole Hawg Drill	R	\$60.00	
Hole Hawg Drill Paddle Bit	OTC		\$10.00
Impact Wrench (electric, 1/2")	R	\$50.00	
Impact Wrench (electric, 3/4")	R	\$60.00	
Jigsaw / Bayonet Saw	R	\$35.00	
Laminate Trimmer	R	\$30.00	
Metal Shear	R	\$50.00	
Palm Sander 1/4" (sheet sander)	R	\$35.00	
Pneumatic Ratchet 3/8"	OTC		\$25.00
QuickDrive Screwgun	R	\$60.00	
Random Orbit Sander 5"	R	\$30.00	
Right Angle Drill	R	\$40.00	
RotoZip Tool	R	\$15.00	\$45.00
Router w/ 1 1/2 h.p.	R	\$35.00	
Router w/ 3 h.p.	R	\$45.00	
Sander/Grinder 7"-9"	R	\$30.00	
Sawzall	R	\$50.00	
Surface Planer - Hand Held, Makita	R	\$10.00	
Tap Guns (metal)	R	\$40.00	
Worm Drive Skil Saw	R	\$40.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Finish Trowel Machines			
Combination Blades - 36" (8" x 14")	OTC	\$40.00	
Combination Blades - 48" (8" x 18")	R	\$50.00	
Finish Blades 36"	R		
Finish Blades 48"	R		
Float Shoes New 36"	R	\$60.00	
Float Shoes New 48"	R	\$60.00	
Float Shoes Used 36"	R	\$20.00	
Float Shoes Used 48"	R	\$20.00	
Trowel Machine 36"	R	\$330.00	
Trowel Machine 48"	R	\$350.00	
Trowel Machine Float Pan - 36"	R	\$50.00	
Fans and Lights			
Box Fans 48" (large)	R	\$80.00	
Circular Floor Fans 36"	R	\$60.00	
Floor Carpet Fan/Dryer	R	\$35.00	
Pedestal Fans	R	\$60.00	
Double 500wt. w/tripod	R	\$5.00	\$30.00
Single 500wt. Quartz (no stand)	OTC		\$20.00
Heaters			
Propane Salamander (torpedo)			
200,000 b.t.u. - no fan	R	\$50.00	
Universal Propane			
100,000 - 120,000 b.t.u. w/fan	R	\$65.00	
Tank Mount Radiant Heater	OTC		\$30.00
Office Heater (750 / 1500 wt.)	OTC		\$25.00
Standard Cycle Generators			
L.C. 4500	R	\$300.00	
H.P. 4500 - Pow'r Gard 6000	R	\$400.00	
H.P. 9500 - key start	R	\$500.00	
Full Power Cord Box	R	\$10.00	
Hi-Cycle Generators			
Generator (runs 2 vibrators)	R	\$350.00	
Hi-Cycle Cords 50'	R	\$20.00	
Electrical Cords & Boxes - 12/3 - P/S			
Cords 50'	OTC		\$30.00
Cords 100'	OTC		\$55.00
G.F.C.I. Box	OTC		\$30.00

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Power Buggies			
Power Buggy 16 cu. ft.	R	\$600.00	
Power Buggy 16 cu. ft. (with scrubber)	R	\$680.00	
Nailing Equipment			
Bostitch Crown Stapler	R	\$20.00	
Extra Air Holding Tank (120 gal)	R	\$20.00	
Gas Operated Comp. (2-3 guns)	R	\$100.00	
LS1 Pinner (18ga 1/2, 3/4, 1")	R	\$30.00	
M II Stapler	R	\$50.00	
Micro Pinner FP10 (23 ga., 1/2" - 1" pins)	R	\$25.00	
Micro Pinner FP11 (23 ga., 1" - 2" pins)	R	\$25.00	
Nail Gun Air Hose "T" (3/8")	OTC		\$5.00
Nail Gun Air Hoses 3/8" x 50'	R	\$5.00	
Nail Gun Compressor	R	\$75.00	
Paslode Finish Nailgun (18ga., air)	R	\$60.00	
Senco Micro Pinner	R	\$25.00	
SFN 40 Nailgun (same as SFNI & IIB)	R	\$40.00	
SFN, I, II-B Finish Nailgun	R	\$40.00	
SKS Finish Staple Gun	R	\$50.00	
SLP-20 Brad Nailgun	R	\$35.00	
SN IV Spiker	R	\$60.00	
SNII Nailgun or 325	R	\$60.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Shoring, Scaffolding & Accessories			
Man Scaffold			
Aluminum Stages, Pics (per foot)	R	\$2.00	
Baseplates	R	\$1.00	
Casters	R	\$5.00	
Guard Rail Posts	R	\$2.00	
Guard Rails 5'	R	\$1.00	
Guard Rails 7'	R	\$1.00	
Outriggers	R	\$3.00	
Plank 16' (OSHA)	R	\$5.00	
Plank 8' (OSHA)	R	\$3.00	
Scaffold Frames 5' step type	R	\$4.00	
Scaffold Frames 6'-6" walk thru	R	\$4.00	
Scaffold Pins (2" L-Pins)	R	\$0.50	
Screwjacks	R	\$2.00	
Side Arm Brackets	R	\$2.00	
Stair Sections w/rails	R	\$25.00	
Wood/Aluminum Pics 7'	R	\$10.00	
X-Braces	R	\$1.00	
Baker Scaffolding: set includes: 2 frames w/casters, 2 side rails	R	\$50.00	
Baker Guard Rail (hinged set)	R	\$12.00	
Guard Rail Stanchions (slab mount)	R	\$4.00	
Stair Tower			
Steps w/ in & outside rails	R	\$40.00	
Platform	R	\$40.00	
Hi-Load Scaffolding			
Beam Clamps	OTC	\$0.75	\$1.50
Bottom Plates (base plates)	R	\$1.00	
Braces, 2 hole, X-Type	R	\$1.00	
C-Clamps 6"-8"	R	\$1.00	
Connectors	R	\$0.50	
I-Beams (jr. beams 6' - 12')	R	\$3.00	
J-Heads (top plates)	R	\$1.00	
Scaffold Frames 3' & 4' x 4'	R	\$6.00	
Scaffold Frames 5' & 6' x 4'	R	\$7.00	
Scaffold Pins (and t-lock)	R	\$0.50	
Screwjacks	R	\$2.00	
Post Shores			
Long 8'-13' , Short 6'-11' staff w/base	R	\$6.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Trash Chutes			
Steel Lined Hopper	R	\$40.00	
Center Chute (unlined)	R	\$30.00	
Center Chute (lined)	R	\$35.00	
Bottom Chute (steel lined)	R	\$35.00	
Outriggers Set (slab or parapet mt.)	R	\$20.00	
Ladders			
Extension Ladder 16'	R	\$35.00	
Extension Ladder 24'	R	\$40.00	
Extension Ladder 32'	R	\$50.00	
Extension Ladder 36'	R	\$55.00	
Extension Ladder 40'	R	\$60.00	
Fiberglass Stepladder 4'	R	\$15.00	
Fiberglass Stepladder 6'	R	\$18.00	
Fiberglass Stepladder 8'	R	\$20.00	
Fiberglass Stepladder 10'	R	\$25.00	
Fiberglass Stepladder 12'	R	\$30.00	
Ladder Extension Safety System	R	\$30.00	
Portable Radios			
Radio	R	\$50.00	
Charger (single)	R	\$5.00	
Multi Charger	R	\$25.00	
Organizers (TK360 & HT750)	R	\$25.00	
Microphones	R	\$5.00	
Gas Water Pumps			
Gas Water Pump 1 1/2" to 2"	R	\$250.00	
Gas Water Pump 3"	R	\$350.00	
Electric Pumps			
Garden Hose Pump (zero clearance)	R	\$25.00	
Handy Pump 2" (submersible)	R	\$50.00	
Plug in Float Switch	R	\$20.00	
Submersible 2" w/built in float	R	\$70.00	
Hoses			
Garden Hose 5/8" x 50'	OTC		\$15.00
Discharge Hose 2" x 50'	R	\$20.00	
Discharge Hose 3" x 50'	R	\$30.00	
Strainers 2" - 3"	R	\$4.00	
Suction Hose 2" x 10'	R	\$15.00	
Suction Hose 3" x 10'	R	\$25.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Concrete Floor Saws			
Electric Floor Saw Cable 10-3x50'	R	\$30.00	
Electric Walk Behind 14" (norton clipper)	R	\$350.00	
Gas Walk Behind 14"	R	\$300.00	
Gas Walk Behind 16"	R	\$400.00	
Microcon Mini Soft Cut 8"	R	\$225.00	
Gas Demo & Chain Saws			
Electric Demo Saw 14" (Husquvarna)	R	\$350.00	
Gas Demo Saw 14"	R	\$300.00	
Chain Saws 16" - 18"	R	\$130.00	
Air Demo Saw - 14" (sawtec)	R	\$300.00	
Concrete Chain Saw (ics)	R	\$200.00	
Surveying Equipment			
Additional Target/Receiver	R	\$50.00	
Auto Levels (Topcon Wild)	R	\$50.00	
Column Clamps - beam/post mount	R	\$10.00	
Hilti Laser Range Finder PD4	R	\$40.00	
Laser Level w/ target/receiver	R	\$400.00	
Laser Line Level (Bosch, DeWalt)	R	\$35.00	
Philadelphia Rods (extra)	R	\$10.00	
Pipe Laser w/receiver	R	\$575.00	
Rotary Level (cabinets)	R	\$80.00	
Total Station - Trimmel	R	\$6,000.00	
Total Station Tribrack - #NH0183	R	\$0.00	
Transits	R	\$325.00	
Tripods (extra)	R	\$15.00	
Security System			
Tattletale Alarm System	R		\$700.00
Motion Detector	R		\$150.00
Warning Signs	OTC		\$4.00
Trailers			
Guard Shack 8' x 8'	R	\$125.00	
Laborer's Trailer 8' x 36' (w/storage)	R	\$100.00	
Office Trailer 10' x 50'	R	\$240.00	
Office Trailer 12' x 50'	R	\$270.00	
Office Trailer 12' x 60'	R	\$310.00	
Office Trailer Steps	R	\$30.00	\$200.00
Steel Storage Container 8' x 20'	R	\$100.00	
Trailer Auger Tie Downs w/bolts	OTC		\$5.00
Trailer Jackstands	OTC		\$5.00

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Vacuum Cleaners			
Single Upright Vacuum	R	\$40.00	\$140.00
Dustless Hepa Shop Vac - Metabo, Fein	R	\$100.00	
Wet/Dry Shop Vac w/accessories - Ridgid	R	\$30.00	\$100.00
Standard Cycle Vibrators			
Backpack Vibrator	R	\$100.00	
Vibrator 3 h.p., 2" head, 110vt.	R	\$220.00	
Vibrator 2 h.p., 1 3/8" head, flex shaft	R	\$190.00	
Pencil Head Vibrator 1 h.p.	R	\$170.00	
Hi-Cycle Vibrators			
Hi-Cycle Vibrator	R	\$240.00	
Hi-Cycle Vibrator w/no spring - 1 7/8" head	R	\$200.00	
Hi-Cycle Cord 50'	R	\$20.00	
Welders			
Gas Welder w/leads	R	\$400.00	
Additional Cable (25')	R	\$15.00	
Welding Hood	R	\$10.00	
Welding Hood - speedglas, automatic	R	\$40.00	
Mig Welder - Millermatic 130XP	R	\$100.00	
Diamond Blades			
Diamond Blade - 8" (SD5+, barracuda)	R	\$20.00	
Diamond Blade - 12" & 14"	R	\$35.00	
Confined Space Ventilator			
Blower Motor	R	\$75.00	
Additional Hose - 35'	R	\$30.00	
Carts			
Drum Stand	R	\$8.00	
Drywall Cart	R	\$50.00	
Flat Cart w/handle	R	\$40.00	
Furniture Mover	R	\$10.00	
Pallet Jack	R	\$80.00	
Rubbermaid Dumpster 1 1/2 yard	R	\$80.00	
Rubbermaid Dumpster 1 yard	R	\$60.00	
Rubbermaid Dumpster 1/2 yard	R	\$50.00	
Steel Tilt Dumpster 2 yard	R	\$100.00	
Two Wheel Dolly	R	\$15.00	
Two Wheel Dolly - convertible	R	\$30.00	
Wheelbarrow	R	\$25.00	
Wheelbarrow Sling	R	\$45.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Mortar Mixers			
Electric Mortar Mixer	R	\$300.00	
Mortar Mixer (8 cu/ft. for stone)	R	\$300.00	
Cable	R	\$20.00	
Office Furniture			
Blueprint Rack w/sticks (mobile)	OTC		\$200.00
Blueprint Rack w/sticks (wall mt.)	OTC		\$150.00
Blueprint Rack Sticks (included with rack)	OTC		nc
Blueprint Rack Sticks (in addition to 12)	OTC		\$30.00
Bookshelf (4')	OTC		\$40.00
Chairs (metal folding)	OTC		\$10.00
Chairs (stackable w/arms)	OTC		\$20.00
Desk Top 3' x 5' w/file cabinets	OTC		\$225.00
Desk Chair (on casters)	OTC		\$125.00
File Cabinet (2 drawer)	OTC		\$90.00
File Cabinet (4 drawer)	OTC		\$120.00
Folding Table (6')	OTC		\$25.00
Folding Table (8')	OTC		\$40.00
Moisture Meter			
Delmhorst BD2100	R	\$65.00	
Digital Gram Scale			
Ohaus CL5000	R	\$25.00	
Safety Equipment			
Beam Straps	R	\$5.00	
Full Body Harness	R	\$20.00	
Positioning Hook w/chain assembly	R	\$8.00	
Retractable Lifelines 11' (miller-minilite)	R	\$25.00	
Retractable Lifelines 20' & 30'	R	\$60.00	
Retractable Lifelines 50'	R	\$75.00	
Roof Anchors	OTC		\$20.00
Rope Grabs	OTC		\$15.00
Shock Absorb Lanyards 6'	R	\$10.00	
Plate/Jumping Jack Tampers			
Jumping Jack Tamper	R	\$275.00	
Plate Tamper	R	\$250.00	
Traffic Barrels & Barricades			
A-Frame Barricades w/8' cross bar	R	\$10.00	
Traffic Barrels w/bases	R	\$5.00	
Concrete Road Barricades 8' - 10'	R	\$10.00	
Cones	R	\$5.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Gang Boxes			
Large Cabinet Style Boxes (upright)	R	\$80.00	
Medium Gang Boxes	R	\$45.00	
Small Gang Boxes	R	\$35.00	
Front Opening - for trailers	R	\$30.00	
Electrical Office Equipment			
Fax Machine	OTC		\$140.00
Telephones (2 lines)	OTC		\$50.00
Cleaning Equipment & Supplies			
Mop Bucket & Wringer Set	OTC		\$30.00
Floor Squeegees 24"	OTC		\$15.00
Fuel Cans			
Fuel Cans (5 gallon)	OTC		\$10.00
Fuel Cans (1-2 gallon)	OTC		\$5.00
Glass Suction Cups			
Glass Suction Cups (Phipps)	R	\$80.00	
Fire Hose & Hydrant Accessories			
Fire Hose - 1 1/2" x 50'	R	\$25.00	\$75.00
Hydrant Adapter	OTC		\$10.00
Hydrant Wrench	OTC		\$15.00
Hoisting Equipment			
Cable Come Along (2 ton, 20')		\$20.00	
Well Wheels	OTC		\$10.00
Chain Hoist (2 - 3 ton)	R	\$15.00	
Chain Hoist - 2 ton (electric)	R	\$200.00	
Cable Clamps (wire rope 3/8"-1/2"-5/8"-3/4")	OTC		\$1.50
Concrete Forms & Accessories			
Nail Stakes 18" - 24"	OTC		\$1.50
Nail Stakes 30" - 36"	OTC		\$2.00
Nail Stakes 42" - 48"	OTC		\$2.50
Nail Stake Puller	OTC		\$25.00
Pipe Wrench 24"	OTC		\$10.00
Pipe Wrench 36"	OTC		\$15.00
Pipe Wrench 48"	OTC		\$20.00
Curb Forms			
All 10' straight or flex. 15"-18"	R	\$15.00	
Curb Form Spreader	R	\$5.00	
Connector Pins (radius forms)	R	\$1.00	

Item Description	Type	Ext. Price	OTC Ext.
Saws - Mitre, Table, & Radial Arm			
Compound Mitre Box Saw 12"	R	\$50.00	
Cut-Off Saw 14" (chop saw)	R	\$35.00	
Festool Plunge Panel Saw (w/long & short guides)	R	\$100.00	
Mitre Box Saw 10"	R	\$30.00	
Porta-Band Saw	R	\$40.00	
Portable Table Saw (Ridgid)	R	\$90.00	
Portable Table Saw (table top)	R	\$15.00	
Radial Arm Saw 10"	R	\$110.00	
Radial Arm Saw 16"	R	\$200.00	
Slide Compound Mitre Box 8"-10"	R	\$50.00	
Table Saw 10"	R	\$100.00	
Fire Extinguishers			
All Sizes	OTC		\$40.00
Extra FE Brackets	OTC		\$3.00
Spray Cans			
Chapin Spray Can (3/5 gal. #1949)	R	\$20.00	
Trombone Sprayer	R	\$15.00	
Powder Actuated Tools			
Autofeed Hilti DX460MX	R	\$108.00	
Heavy Duty (Hilti or HD Ramset)	R	\$80.00	
Ramset Trakfast Gun - TF1100, TF1200	R	\$80.00	
Standard (Ramset AS270)	R	\$60.00	
Carpentry Tools			
Aluminum Straight Edge	R	\$10.00	
Door Buck-Ups	R	\$5.00	
Hinge Butt Template Kit	R	\$30.00	
Plate Joiner	R	\$35.00	
Porta-Plane	R	\$35.00	
Leaf Blowers			
Back Pack Leaf Blower	R	\$70.00	
Snow Blower			
Snow Blower	R	\$130.00	

Exhibit 5. GMP Unit Prices

Item Description	Type	Ext. Price	OTC Ext.
Concrete Tools / Wood Forming Acc.			
Bolt Cutters 18" - 24"	R	\$5.00	
Bolt Cutters 36"	R	\$10.00	
Bolt Cutters 48"	R	\$15.00	
Bull Float Handles 6'	R	\$5.00	
Bull Float Hustler Head	R	\$0.00	
Bull Floats (all sizes)	R	\$10.00	
Cat Head Puller (set screw)	OTC		\$25.00
Cat Head Puller (spring type)	OTC		\$50.00
Cat Heads	OTC		\$1.50
Coil Rod Extenders	OTC		\$1.00
Column Clamp Set (2pc, any size)	R	\$10.00	
Concrete Come-Along	OTC		\$16.00
Concrete Finish Broom - 36", fine	R	\$15.00	
Ellis Shore Brackets	OTC		\$0.80
Ellis Shore Jack	OTC		\$20.00
Fresno Floats (all sizes)	R	\$10.00	
Hairpins (5 gal bucket = 110)	OTC		\$0.80
Jahn Clamps	OTC		\$0.40
Jahn Scaffold Brackets	R	\$4.00	
Plate Washers	OTC		\$0.30
Rebar Caps (flat plate type)	OTC		\$0.70
Tie Extenders (long & Short)	OTC		\$0.25
Tumbuckles	OTC		\$3.00
Concrete Chutes			
All Aluminum 10' - 16'	R	\$40.00	
Concrete Hopper 6" (orange)	R	\$50.00	
Concrete Hopper 8" (orange)	R	\$45.00	
Concrete Hopper Collar 6" w/chain	R	\$10.00	
Concrete Hopper Collar 8" w/chain	R	\$8.00	
Concrete Buckets			
Up to 1 Yard	R	\$125.00	
1 Yard to 1 1/2 Yards	R	\$175.00	
Over 1 1/2 Yards	R	\$250.00	
Straight Edges			
Straight Edge 8', 10', 12'	R	\$20.00	
Straight Edge 14' - 16'	R	\$25.00	
Straight Edge Bump Cutter	R	\$50.00	
Yard Trucking & Labor			
Trucking (Pick-Up Truck per/hr inc driver)	R	\$65.00	
Trucking (Flatbed Truck per/hr inc driver)	R	\$75.00	
Mechanic's Labor (price per hour)	R	\$80.00	

One-Time Charge Items Only

Below we include our GMP Unit Prices for one-time charge items.

Item Description	Type	Ext. Price	OTC Ext.
Digging Tools			
Digger Tamper Bars	OTC		\$30.00
Drain Spade	OTC		\$30.00
Mortar Hoe	OTC		\$20.00
Pick/Mattock	OTC		\$20.00
Pinch Bar 1 1/4" x 60"	OTC		\$20.00
Post Hole Digger	OTC		\$40.00
Railroad Pick	OTC		\$15.00
Scoop Shovels	OTC		\$20.00
Shovels (long handle, coal)	OTC		\$25.00
Shovels (round point)	OTC		\$10.00
Shovels (square point)	OTC		\$10.00
Rakes and Scrapers			
Landscape Rake (aluminum)	OTC		\$27.00
Road & Stone Rake	OTC		\$30.00
Sidewalk Scraper	OTC		\$20.00
Sledge Hammers			
Sledge Hammers (8lb., 10lb., 12lb.)	OTC		\$6.00
Wrecking Bars			
Higley Bars 36" x 1"	OTC		\$40.00
Small Ripping Bars	OTC		\$10.00
Miscellaneous			
Caulk Guns (large)	OTC		\$5.00
Caulk Guns (small)	OTC		\$10.00
Epoxy Gun (2 part, Rawl)	OTC		\$8.00
Fence Post Driver	OTC		\$10.00
Fence Posts (all sizes)	OTC		\$1.00
Propane Pigtails & "T's"	OTC		\$5.00
Saw Horses	OTC		\$35.00
Squeegees 24"	OTC		\$15.00

Exhibit 6. GMP Assumptions and Clarifications

Foreword

Below and on the following pages, we include our GMP Assumptions and Clarifications.

1. The existing utilities and services are assumed to be adequate for the renovation work.
2. The owner will pay for the cost of onsite utility consumption used for construction. (I.E. power, gas, and water).
3. No site work is included.
4. The existing roof will be patched by a certified roofer to maintain existing roof warranty.
5. The cost of any “swing” space due to construction phasing is not included.
6. Existing flooring is to remain unless otherwise noted in the drawings. This includes the existing marble floor tiles in Lewis Stokes Wing’s 1st and 2nd floor. The GMP includes the cost for cleaning the existing marble floors of Lewis Stokes Wing 1st and 2nd floors using standard detergents and floor machines. Extensive restoration of the marble floor is not included.
7. There is no work in the following areas:
 - a. Existing stairwells or elevators
 - b. Areas noted on the drawings as outside of this renovation phase.
8. The GMP does not include window treatments.
9. The GMP does not include flat screens.
10. Construction workers will have access to the existing facilities restrooms. Cleaning of the 2nd floor restrooms are a part of the GMP
11. The drawings dated September 30, 2015 and the addendum drawings dated October 16, 2015 are assumed to be for construction and are the basis of the GMP proposal. No further design development, except as clarified in the assumptions, is included.
12. The refrigeration piping and electrical conduit for the new rooftop chiller unit are assumed to be routed through the stairwell. The piping and conduit will be enclosed in a rated drywall shaft way per code.
13. It is assumed that the location of the chiller is structurally sound and can support the new chiller without any additional structural support.
14. The perimeter lighting for Brett Hall is included as an allowance until we can determine the best routing of power lines through the existing space. Testing will be done once construction has begun.
15. Glass doors and frames are as specified in the GMP. A Kawneer storefront system has been submitted as a substitution but still needs confirmation by Architect.

Exhibit 6. GMP Assumptions and Clarifications

16. Owner will be responsible for contacting elevator contractor for confirmation that moving elevator control panel will not disrupt elevator operation. Any work for the elevator, except for the control panel relocation, is not a part of this GMP.
17. Only the sprinkler heads will be replaced in the existing ceilings of the 1st and 2nd floor Lewis Stokes. There will be no work done to the existing piping.
18. Due to all information not being complete for the AV system, exhibits, signage and wayfinding, and the final use of Brett Hall, the schedule completion dates will need to be reviewed once the scope of work for these items has been finalized.
19. Further development of the Brett Hall (Superman Exhibit) is not included in the GMP.
20. Furniture will be the responsibility of the owner to furnish and install.
21. The owner will be responsible for the payment of the plan review fees, building permit, and the certificate of occupancy fees.
22. The GMP does not include plumbing work. No plumbing work was shown on the GMP documents.
23. The projector and screen are provided by the owner.
24. The Library will be responsible for submitting prevailing wage reports, as necessary.
25. This estimate does not provide for the following, if required, unless specifically noted herein:
 - a. Financing costs
 - b. Relocation of existing facilities, including furniture and equipment
 - c. Professional fees and expenses
 - d. Utility capacity, connection, or consumption charges
 - e. Owner's contingency
 - f. Separate commissioning by an independent commissioning agent
 - g. Risk Insurance
 - h. Loose furniture, furnishings, and equipment
 - i. Maintenance equipment
 - j. Preventative maintenance contracts
 - k. Overtime allowance

Exhibit 7. (Not Applicable)

Foreword

Per the Cleveland Public Library documents, Exhibit 7 is not applicable to our GMP Proposal submission.

Exhibit 8. GMP Add Alternates Schedule

Foreword

Below, we include our GMP Add Alternates Schedule.

1. Remove specified carpet in Brett Hall: Deduct (\$32,700)
2. Clean and Polish Brett Hall floor: Add \$11,500
3. Keep existing sprinkler heads in undisturbed ceilings in LSW 1st and 2nd floor: Deduct (\$10,850)