

BUILDING TOGETHER

CITY OF GAHANNA

CIVIC CENTER



GMP1 - Exhibit 1
March 22, 2024





March 22, 2024

Kevin Schultz
City of Gahanna
200 South Hamilton Road
Columbus, Ohio 43230

Re: City of Gahanna - Civic Center

Dear Mr. Schultz:

We appreciate the opportunity to submit our **GMP1** for the above referenced project. Our costs are based on the attached Budget Comparison Spreadsheet, Clarifications and Document List. Based on the above listed documents, our **GMP1** for this project is as follows:

Construction Cost of Work	\$ 17,319,266.00
Construction Contingency – 2.00% of Cost of Work	\$ 346,385.00
CM Staff and General Conditions	\$ 1,608,929.00
Commercial Activity Tax	\$ 8,337.00
General Insurance – 0.80% of Contract Value	\$ 162,621.00
Bond – 0.70% of Contract Value	\$ 142,293.00
CM Fee – 2.50% of Contract Value	\$ 391,757.00
Cost Paid Via Preconstruction Fee	\$ 1,640.00
Owner Contingency – 2.00% of Cost of Work	\$ <u>346,385.00</u>
TOTAL GMP	\$20,327,613.00

If you have any questions, or if further discussion is required, please contact this office.

Sincerely

A handwritten signature in blue ink, appearing to read "Dexter Housman", with a horizontal line underneath.

ELFORD, INC.

Dexter Housman
Senior Director of Estimating

Attachment or Enclosure

dwh/jsm

Copy To: Chris Conrad, David Ault, Brandt Quinn, Tyler Marshall, Shana Koenig

City of Gahanna - Civic Center	GMP1				
	03/22/2024				
	135,279	square feet			
CONSTRUCTION COSTS	\$/sq. ft.	Total \$	Anticipated Subcontractor	Union Subcontractor	Subcontractor Bids Received
000000 - Project Allowances	\$3.84	\$520,000.00	-	-	-
010000 - General Requirements	\$1.67	\$225,400.00	-	-	-
024100 - Selective Demolition	\$7.37	\$997,600.00	O'Rourke Wrecking *	No	3
033000 - Cast-In-Place Concrete	\$15.32	\$2,072,115.00	Lithko Contracting *	No	2
041000 - Masonry	\$10.18	\$1,377,444.00	Leidal and Hart	Yes	3
050100 - Structural Steel	\$20.04	\$2,711,100.00	To Be Determined *	Yes	4
054000 - Cold-Formed Metal Framing	\$4.89	\$661,270.00	Valley Interior Systems	Yes	4
055000 - Miscellaneous Metals	\$4.63	\$626,700.00	cHc Manufacturing	Yes	3
074213 - Metal Panel Siding	\$2.91	\$393,310.00	Valley Interior Systems	Yes	4
074600 - Limestone Rainscreen	\$8.26	\$1,117,550.00	Valley Interior Systems	Yes	3
075423 - Roofing	\$8.33	\$1,126,400.00	Kalkreuth Roofing	Yes	3
088000 - Aluminum Glass and Glazing	\$8.80	\$1,190,665.00	To Be Determined	To Be Determined	4
111800 - Firing Range Equipment	\$11.27	\$1,525,000.00	Range Systems	No	3
142000 - Elevators	\$1.06	\$144,000.00	KONE	Yes	4
262050 - Electrical Distribution Equipment	\$1.18	\$159,880.00	Loeb Electric	N/A	2
265050 - Generator Equipment	\$2.77	\$374,432.00	Ohio CAT	N/A	5
312000 - Earthwork and Utilities	\$15.50	\$2,096,400.00	To Be Determined	To Be Determined	3
SUBTOTAL CONSTRUCTION COSTS	\$128.03	\$17,319,266.00	-	-	-
CONTINGENCIES & FEES					
Construction Contingency (2.00% of COW)	\$2.56	\$346,385.00			
CM Staff and GCs	\$11.89	\$1,608,929.00			
CAT Tax (0.26\$ Non-Subcontractor Cost)	\$0.06	\$8,337.00			
General Insurance (0.80% of Contract Value)	\$1.20	\$162,621.00			
Construction Bond (0.70% of Contract Value)	\$1.05	\$142,293.00			
CM Fee (2.00% of Contract Value)	\$2.90	\$391,757.00			
Cost Paid Via Preconstruction Fee	\$0.01	\$1,640.00			
Owner Contingency (2.00% of COW)	\$2.56	\$346,385.00			
TOTAL CONTINGENCIES & FEES	\$22.24	\$3,008,347.00			
TOTAL ADMINISTRATION COSTS	\$0.00	\$0.00			
TOTAL GMP1	\$150.26	\$20,327,613.00			

* GMP includes an estimated DE&I participation of 14.36% of the cost of work or \$2,486,970 of DE&I participation.



City of Gahanna - Civic Center	GMP1 03/22/2024		Balance of Work Based on 60% Budget 01/12/2024		Total Project 03/22/2024	
	135,279	square feet	135,279	square feet	135,279	square feet
CONSTRUCTION COSTS	\$/sq. ft.	Total \$	\$/sq. ft.	Total \$	\$/sq. ft.	Total \$
000000 - Project Allowances	\$3.84	\$520,000.00	\$0.00	\$0.00	\$3.84	\$520,000.00
010000 - General Requirements	\$1.67	\$225,400.00	\$0.00	\$0.00	\$1.67	\$225,400.00
024100 - Selective Demolition	\$7.37	\$997,600.00	\$0.00	\$0.00	\$7.37	\$997,600.00
033000 - Cast in Place Concrete	\$15.32	\$2,072,115.00	\$0.00	\$0.00	\$15.32	\$2,072,115.00
033075 - Site Concrete	\$0.00	\$0.00	\$2.46	\$332,511.00	\$2.46	\$332,511.00
041000 - Masonry	\$10.18	\$1,377,444.00	\$0.00	\$0.00	\$11.12	\$1,503,982.00
050100 - Structural Steel	\$20.04	\$2,711,100.00	\$0.00	\$0.00	\$20.04	\$2,711,100.00
055000 - Miscellaneous Metals	\$4.63	\$626,700.00	\$0.00	\$0.00	\$4.63	\$626,700.00
060001 - General Trades	\$0.00	\$0.00	\$21.78	\$2,945,815.00	\$21.78	\$2,945,815.00
064100 - Custom Millwork & Architectural Woodwork	\$0.00	\$0.00	\$5.05	\$683,320.00	\$5.05	\$683,320.00
074213 - Metal Panel Siding	\$2.91	\$393,310.00	\$0.00	\$0.00	\$2.91	\$393,310.00
074600 - Limestone Rainscreen		\$1,117,550.00	\$0.00	\$0.00	\$8.26	\$1,117,550.00
075423 - Roofing	\$8.33	\$1,126,400.00	\$0.00	\$0.00	\$8.33	\$1,126,400.00
078100 - Fireproofing	\$0.00	\$0.00	\$0.77	\$104,270.00	\$0.77	\$104,270.00
088000 - Aluminum, Glass & Glazing	\$8.80	\$1,190,665.00	\$9.46	\$1,279,252.00	\$18.26	\$2,469,917.00
092700 - Drywall & Acoustical	\$4.89	\$661,270.00	\$29.67	\$4,013,550.00	\$34.56	\$4,674,820.00
096800 - Resilient Flooring & Carpet	\$0.00	\$0.00	\$13.24	\$1,790,453.00	\$13.24	\$1,790,453.00
099100 - Painting & Wall Covering	\$0.00	\$0.00	\$2.91	\$393,938.00	\$2.91	\$393,938.00
101400 - Signage	\$0.00	\$0.00	\$1.48	\$200,000.00	\$1.48	\$200,000.00
105600 - High Density Storage Shelving & Lockers	\$0.00	\$0.00	\$6.84	\$925,000.00	\$6.84	\$925,000.00
111900 - Detention Equipment	\$0.00	\$0.00	\$6.64	\$898,805.00	\$6.64	\$898,805.00
119150 - Firing Range Equipment	\$11.27	\$1,525,000.00	\$0.00	\$0.00	\$11.27	\$1,525,000.00
122000 - Window Treatments	\$0.00	\$0.00	\$1.43	\$192,790.00	\$1.43	\$192,790.00
134950 - Special Construction	\$0.00	\$0.00	\$4.80	\$649,000.00	\$4.80	\$649,000.00
142000 - Elevators	\$1.06	\$144,000.00	\$0.00	\$0.00	\$1.06	\$144,000.00
211300 - Fire Suppression	\$0.00	\$0.00	\$5.00	\$675,975.00	\$5.00	\$675,975.00
221000 - Plumbing	\$0.00	\$0.00	\$18.35	\$2,482,175.00	\$18.35	\$2,482,175.00
230500 - HVAC	\$0.00	\$0.00	\$32.10	\$4,342,967.00	\$32.10	\$4,342,967.00
262000 - Electrical	\$3.95	\$534,312.00	\$57.28	\$7,749,327.00	\$61.23	\$8,283,639.00
312000 - Earthwork, Utilities & Clearing	\$15.50	\$2,096,400.00	\$0.00	\$0.00	\$15.50	\$2,096,400.00
321200 - Asphalt Paving & Striping	\$0.00	\$0.00	\$2.98	\$403,105.00	\$2.98	\$403,105.00
323113 - Fencing	\$0.00	\$0.00	\$1.67	\$226,500.00	\$1.67	\$226,500.00
329000 - Landscaping	\$0.00	\$0.00	\$6.95	\$939,871.00	\$6.95	\$939,871.00
SUBTOTAL CONSTRUCTION COSTS	\$128.03	\$17,319,266.00	\$230.85	\$31,228,624.00	\$359.81	\$48,674,428.00
CONTINGENCIES & FEES						
Estimate Contingency	\$0.00	\$0.00	\$9.22	\$1,247,866.00	\$9.22	\$1,247,866.00
Construction Contingency (2.00% of COW)	\$2.56	\$346,385.00	\$4.62	\$624,572.00	\$7.18	\$970,957.00
CM Staff and GCs	\$11.89	\$1,608,929.00	\$0.00	\$0.00	\$11.89	\$1,608,929.00
CAT Tax (0.26\$ Non-Subcontractor Cost)	\$0.06	\$8,337.00	\$0.09	\$11,746.00	\$0.15	\$20,083.00
General Insurance (0.80% of Contract Value)	\$1.20	\$162,621.00	\$2.02	\$273,175.00	\$3.22	\$435,796.00
Construction Bond (0.70% of Contract Value)	\$1.05	\$142,293.00	\$1.77	\$239,028.00	\$2.82	\$381,321.00
CM Fee (2.00% of Contract Value)	\$2.90	\$391,757.00	\$6.16	\$832,850.00	\$9.05	\$1,224,607.00
Cost Paid Via Preconstruction Fee	\$0.01	\$1,640.00	\$0.00	\$0.00	\$0.01	\$1,640.00
Owner Contingency (2.00% of COW)	\$2.56	\$346,385.00	\$4.62	\$624,572.00	\$7.18	\$970,957.00
TOTAL CONTINGENCIES & FEES	\$22.24	\$3,008,347.00	\$28.49	\$3,853,809.00	\$50.73	\$6,862,156.00
TOTAL ADMINISTRATION COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL GMP	\$150.26	\$20,327,613.00	\$259.33	\$35,082,433.00	\$410.53	\$55,536,584.00



City of Gahanna

Civic Center

GMP1 2024-03-22

Project name	City of Gahanna - Civic Center GMP1 2024-03-22 825 Tech Center Drive Gahanna OH 43230
Job size	135279 SF
Report format	Sorted by 'Elford JC/Group phase/Phase' 'Detail' summary Allocate addons

Spreadsheet Level	Phase	Takeoff Quantity	Total Cost/Unit	Total Amount
006016 Exterior Envelope Consultant (NR)				
000000 PROCUREMENT AND CONTRACTING REQUIREMENTS				
Exterior Envelope Consultant	006016	1.00 LS	26,400.00 /LS	26,400
Exterior Envelope Consultant			/LS	26,400
PROCUREMENT AND CONTRACTING REQUIREMENTS				26,400
006016 Exterior Envelope Consultant (NR)				26,400
012101 Allowance #1 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #1 - Weather Conditions	012101	1.00 LS	100,000.00 /LS	100,000
Allowance (AO) #1			/LS	100,000
GENERAL REQUIREMENTS				/LS 100,000
012101 Allowance #1 (AO)				100,000
012102 Allowance #2 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #2 - Miscellaneous Demolition	012102	1.00 LS	50,000.00 /LS	50,000
Allowance (AO) #2			/LS	50,000
GENERAL REQUIREMENTS				/LS 50,000
012102 Allowance #2 (AO)				50,000
012103 Allowance #3 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #3 - Abandoned Penetrations Patching	012103	1.00 LS	10,000.00 /LS	10,000
Allowance (AO) #3			/LS	10,000
GENERAL REQUIREMENTS				/LS 10,000
012103 Allowance #3 (AO)				10,000
012104 Allowance #4 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #4 - Tuckpointing and Brick Repair	012104	1.00 LS	60,000.00 /LS	60,000
Allowance (AO) #4			/LS	60,000
GENERAL REQUIREMENTS				/LS 60,000
012104 Allowance #4 (AO)				60,000
012105 Allowance #5 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #5 - Roof Equipment Support Steel	012105	1.00 LS	35,000.00 /LS	35,000
Allowance (AO) #5			/LS	35,000
GENERAL REQUIREMENTS				/LS 35,000
012105 Allowance #5 (AO)				35,000
012106 Allowance #6 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #6 - Miscellaneous Angles on AE Drawings	012106	1.00 LS	15,000.00 /LS	15,000
Allowance (AO) #6			/LS	15,000
GENERAL REQUIREMENTS				/LS 15,000
012106 Allowance #6 (AO)				15,000
012107 Allowance #7 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #7 - Temporary Bracing for Demolition of Existing Brace Frame	012107	1.00 LS	60,000.00 /LS	60,000
Allowance (AO) #7			/LS	60,000
GENERAL REQUIREMENTS				/LS 60,000
012107 Allowance #7 (AO)				60,000
012108 Allowance #8 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #8 - ICC 500 Floor Hatch at Storm Shelter	012108	1.00 LS	5,000.00 /LS	5,000
Allowance (AO) #8			/LS	5,000
GENERAL REQUIREMENTS				/LS 5,000
012108 Allowance #8 (AO)				5,000
012109 Allowance #9 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #9 - RTU Metal Framing Infill	012109	1.00 LS	30,000.00 /LS	30,000
Allowance (AO) #9			/LS	30,000
GENERAL REQUIREMENTS				/LS 30,000
012109 Allowance #9 (AO)				30,000
012110 Allowance #10 (AO)				
010000 GENERAL REQUIREMENTS				

Spreadsheet Level	Phase	Takeoff Quantity	Total Cost/Unit	Total Amount
Owner Allowance (AO) #10 - Existing Parapet Blocking Replacement Allowance (AO) #10	012110	1.00 LS	10,000.00 /LS	<u>10,000</u> 10,000
GENERAL REQUIREMENTS			/LS	10,000
012110 Allowance #10 (AO)				10,000
012111 Allowance #11 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #11 - Existing Elevator Finishes Upgrades Allowance (AO) #11	012111	1.00 LS	100,000.00 /LS	<u>100,000</u> 100,000
GENERAL REQUIREMENTS			/LS	100,000
012111 Allowance #11 (AO)				100,000
012112 Allowance #12 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #12 - ASME 2019 Incorporation Allowance (AO) #12	012112	1.00 LS	20,000.00 /LS	<u>20,000</u> 20,000
GENERAL REQUIREMENTS			/LS	20,000
012112 Allowance #12 (AO)				20,000
012113 Allowance #13 (AO)				
010000 GENERAL REQUIREMENTS				
Owner Allowance (AO) #13 - Rock Excavation Allowance (AO) #13	012113	1.00 LS	25,000.00 /LS	<u>25,000</u> 25,000
GENERAL REQUIREMENTS			/LS	25,000
012113 Allowance #13 (AO)				25,000
012300 First Aid Supplies (NR)				
010000 GENERAL REQUIREMENTS				
First Aid Kit (NR) First Aid Supplies (NR)	012300	20.00 MN	60.00 /MN /LS	<u>1,200</u> 1,200
GENERAL REQUIREMENTS			/LS	1,200
012300 First Aid Supplies (NR)				1,200
012600 Temporary Fire Extinguishers (NR)				
010000 GENERAL REQUIREMENTS				
Temporary Fire Extinguishers (NR) Temporary Fire Extinguishers (NR)	012600	46.00 EA	125.00 /EA /EA	<u>5,750</u> 5,750
GENERAL REQUIREMENTS			/LS	5,750
012600 Temporary Fire Extinguishers (NR)				5,750
012901 General Safety Items (NR)				
010000 GENERAL REQUIREMENTS				
General Safety Items (NR) General Safety Items (NR)	012901	1.00 LS	10,000.00 /LS	<u>10,000</u> 10,000
GENERAL REQUIREMENTS			/LS	10,000
012901 General Safety Items (NR)				10,000
013000 Office Supplies				
010000 GENERAL REQUIREMENTS				
Office Supplies Office Supplies	013000	20.00 MN	125.00 /MN /LS	<u>2,500</u> 2,500
GENERAL REQUIREMENTS			/LS	2,500
013000 Office Supplies				2,500
013200 Blueprints				
010000 GENERAL REQUIREMENTS				
Prints/ Specs/ Front Ends Blueprints	013200	1.00 LS	3,000.00 /LS	<u>3,000</u> 3,000
GENERAL REQUIREMENTS			/LS	3,000
013200 Blueprints				3,000
013300 Delivery Services				
010000 GENERAL REQUIREMENTS				
Delivery/Courier Services Delivery Services	013300	1.00 LS	1,000.00 /LS	<u>1,000</u> 1,000
GENERAL REQUIREMENTS			/LS	1,000
013300 Delivery Services				1,000
013800 Water/Coffee/Ice				
010000 GENERAL REQUIREMENTS				
Water/Coffee/Ice	013800	20.00 MN	70.00 /MN	1,400

Spreadsheet Level	Phase	Takeoff Quantity	Total Cost/Unit	Total Amount
Water/Ice/Coffee			/LS	1,400
GENERAL REQUIREMENTS			/LS	1,400
013800 Water/Coffee/Ice				1,400
015140 Jobsite Internet Connectivity				
010000 GENERAL REQUIREMENTS				
Jobsite Internet Connectivity	015140	20.00 MN	250.00 /MN	5,000
Jobsite Internet Connectivity			/MN	5,000
GENERAL REQUIREMENTS			/LS	5,000
015140 Jobsite Internet Connectivity				5,000
015153 BIM Coordination (NR)				
010000 GENERAL REQUIREMENTS				
3D Scanning of Existing Structure	015153	1.00 LS	5,000.00 /LS	5,000
3D Scanning of Existing Structure			/MN	5,000
GENERAL REQUIREMENTS			/LS	5,000
015153 BIM Coordination (NR)				5,000
015200 Office Trailers				
010000 GENERAL REQUIREMENTS				
Office Trailer, 10'x40'	015200	20.00 MN	1,900.00 /MN	38,000
Set Up and Dismantle	015200	1.00 LS	15,000.00 /LS	15,000
Office Trailers			/MN	53,000
GENERAL REQUIREMENTS			/LS	53,000
015200 Office Trailers				53,000
015220 Heat and Light For Trailers				
010000 GENERAL REQUIREMENTS				
Heat & Light for Office Trailer	015220	20.00 MN	120.00 /MN	2,400
Heat and Light for Trailers			/MN	2,400
GENERAL REQUIREMENTS			/LS	2,400
015220 Heat and Light For Trailers				2,400
015800 Project Identification Signage				
010000 GENERAL REQUIREMENTS				
Construction Signage	015800	1.00 LS	10,000.00 /LS	10,000
Project Identification Signage			/LS	10,000
GENERAL REQUIREMENTS			/LS	10,000
015800 Project Identification Signage				10,000
017000 Initial Site Survey				
010000 GENERAL REQUIREMENTS				
Layout Verification	017000	1.00 LS	20,000.00 /LS	20,000
Layout Verification			/LS	20,000
GENERAL REQUIREMENTS			/LS	20,000
017000 Initial Site Survey				20,000
017300 Dumpsters				
010000 GENERAL REQUIREMENTS				
Dump Fees	017300	175.00 EA	450.00 /EA	78,750
Dumpsters			/CY	78,750
GENERAL REQUIREMENTS			/LS	78,750
017300 Dumpsters				78,750
024100 Selective Demolition				
020000 EXISTING CONDITIONS				
Selective Demolition	024100	1.00 LS	997,600.00 /LS	997,600
Selective Demolition			/LS	997,600
EXISTING CONDITIONS			/LS	997,600
024100 Selective Demolition				997,600
033000 Cast in Place Concrete				
030000 CONCRETE				
Cast-In-Place Concrete	033000	1.00 LS	2,072,115.00 /LS	2,072,115
Cast-In-Place Concrete			/LS	2,072,115
CONCRETE			/LS	2,072,115
033000 Cast in Place Concrete				2,072,115
041000 Masonry				
040000 MASONRY				
Masonry	041000	1.00 LS	1,377,444.00 /LS	1,377,444
Masonry			/LS	1,377,444
MASONRY			/LS	1,377,444

Spreadsheet Level	Phase	Takeoff Quantity	Total Cost/Unit	Total Amount
041000 Masonry				1,377,444
050100 Structural Steel				
050000 Structural & Misc. Metals				
Structural Steel	050100	1.00 LS	2,711,100.00 /LS	2,711,100
Structural Steel			/LS	2,711,100
Structural & Misc. Metals			/LS	2,711,100
050100 Structural Steel				2,711,100
054000 Cold-Formed Metal Framing				
050000 Structural & Misc. Metals				
Cold-Formed Metal Framing	054000	1.00 LS	661,270.00 /LS	661,270
Cold-Formed Metal Framing			/SF	661,270
Structural & Misc. Metals			/LS	661,270
054000 Cold-Formed Metal Framing				661,270
055000 Steel Restoration				
050000 Structural & Misc. Metals				
Miscellaneous Metals	055000	1.00 LS	626,700.00 /LS	626,700
Miscellaneous Metals			/LS	626,700
Structural & Misc. Metals			/LS	626,700
055000 Steel Restoration				626,700
074213 Metal Panel Siding				
070000 THERMAL AND MOISTURE PROTECTION				
Metal Panel Siding	074213	1.00 LS	393,310.00 /LS	393,310
Metal Panel Siding			/LS	393,310
THERMAL AND MOISTURE PROTECTION			/LS	393,310
074213 Metal Panel Siding				393,310
074600 Limestone Rainscreen				
070000 THERMAL AND MOISTURE PROTECTION				
Limestone Rainscreen	074243	1.00 LS	1,117,550.00 /LS	1,117,550
Limestone Rainscreen			/LS	1,117,550
THERMAL AND MOISTURE PROTECTION			/LS	1,117,550
074600 Limestone Rainscreen				1,117,550
075423 Roofing				
070000 THERMAL AND MOISTURE PROTECTION				
Roofing	075000	1.00 LS	1,126,400.00 /LS	1,126,400
Roofing			/LS	1,126,400
THERMAL AND MOISTURE PROTECTION			/LS	1,126,400
075423 Roofing				1,126,400
088000 Aluminum, Glass & Glazing				
080000 OPENINGS				
Aluminum Glass and Glazing	084400	1.00 LS	1,190,665.00 /LS	1,190,665
Aluminum Glass and Glazing			/LS	1,190,665
OPENINGS			/LS	1,190,665
088000 Aluminum, Glass & Glazing				1,190,665
111800 Firing Range Equipment				
110000 EQUIPMENT				
Firing Range Equipment	111800	1.00 LS	1,525,000.00 /LS	1,525,000
Firing Range Equipment			/LS	1,525,000
EQUIPMENT			/LS	1,525,000
111800 Firing Range Equipment				1,525,000
142000 Elevators				
140000 CONVEYING EQUIPMENT				
Elevators	142000	1.00 LS	144,000.00 /LS	144,000
Elevators			/LS	144,000
CONVEYING EQUIPMENT			/LS	144,000
142000 Elevators				144,000
262050 Electrical Distribution Equipment				
260000 ELECTRICAL				
Electrical Distribution Equipment	262050	1.00 LS	159,880.00 /LS	159,880
Electrical Distribution Equipment			/LS	159,880
ELECTRICAL				159,880
262050 Electrical Distribution Equipment				159,880
265050 Generator Equipment				

Spreadsheet Level	Phase	Takeoff Quantity	Total Cost/Unit	Total Amount
260000 ELECTRICAL				
Generator Equipment	265050	1.00 LS	374,432.00 /LS	374,432
Generator			/LS	374,432
ELECTRICAL				374,432
265050 Generator Equipment				374,432
312000 Earthwork, Utilities & Clearing				
310000 EARTHWORK				
Earthwork and Utilities	312000	1.00 LS	2,096,400.00 /LS	2,096,400
Earthwork and Utilities			/LS	2,096,400
EARTHWORK				2,096,400
312000 Earthwork, Utilities & Clearing				2,096,400

Estimate Totals				
Description	Amount	Totals	Rate	
Construction Cost Subtotal	17,519,266	17,519,266		
Construction Contingency (2.00% COW)	346,385	17,665,651	2.000 %	
CM Staff & GC's	1,608,929			
CAT Tax (0.26% Non-Subcontractor Cost)	8,337			
General Insurance (0.80% Contract Value)	162,621		0.800 %	
Bond (0.70% Contract Value)	142,293		0.700 %	
	1,922,180	19,587,831		144.796 /SF
CM Fee (2.00% Contract Value)	391,757		2.000 %	
Cost Paid Via Precon Fee	1,640			0.012 /SF
	393,397	19,981,228		
Owner Contingency (2.00% COW)	346,385			2.561 /SF
	346,385	20,327,613		150.264 /SF
Total		20,327,613		150.264 /SF



Clarifications & Assumptions

Division 1

1. This GMP pricing is valid until the end of the day on April 12, 2024. Elford reserves the right to provide updated pricing if the GMP is executed after this date. Prevailing wage rates have been included for this project.
2. Prevailing wage rates have been included for this project.
3. All sales tax is excluded except for temporary facility items.
4. We exclude all repair, relocation, and remediation of unidentified existing underground utilities.
5. The following items are excluded and assumed to be by the Owner:
 - a. Building Permit and Inspections
 - b. Electric, Gas and Telecom Aid-to-Construction
 - c. Tap and Capacity Fees
 - d. Third-Party Testing
6. All work is to be done during normal business hours.
7. Temporary utility consumption charges for construction activities are excluded and anticipated to be paid for by the Owner.
8. Owner soft costs have not been included.
9. FF&E is excluded and assumed to be by the Owner.
10. Testing, handling, and removal of any materials deemed to be hazardous is excluded.
11. Elford has excluded any costs or responsibility related to testing for, mitigating against, or treating, any microorganisms within any existing water service or the water service that Elford ties into as part of the Project.
12. Costs related to a gas service or future provisions for gas services have not been included.
13. Comments or changes associated with a consultant review of the envelope on the construction drawings have not been included.
14. We have included window and curtain wall testing per the glazing specification.
15. Autodesk constructability review 'Issue' numbers: 3, 6, 18, 27, 44, 45, 57, 77, 78, 80, 87, 88, 91, 103, 104, 116, 117, & 143 have not been answered or require additional information and have been excluded from this GMP.
16. Bidding RFIs: B23, B27, B31, B40, B42, B44, B45, B46, & B47 have not been answered or require additional information and have been excluded from this GMP.

Division 2

17. Selective demolition of the interior drywall and insulation at the existing to remain exterior walls has been included to prepare existing wall cavities for the new spray foam insulation per detail WA-EX.
18. Mold remediation associated with water intrusion of the existing exterior wall is not included.
19. We have included a miscellaneous demolition allowance for unforeseen conditions during the demolition process.
20. Brick veneer demolition between columns H.5 and H on 2/A1.51 has been included.
21. Provisions or allowances for removing existing furniture, fixtures, and equipment located within the building have not been included.



Clarifications & Assumptions

22. We have included demolition of the 2nd and 3rd floor restroom finishes including drywall board, floors finishes and ceilings finishes. Existing wall framing and in-wall plumbing shall remain in place. Demolition or modification of in-wall plumbing or toilet and urinal carriers for new fixtures has not been included.

Division 3

23. A 2'-0"x2'-0"x3'-0" concrete sump pit at the elevator has been included with grating and shelf angles to support the grating at the drawings do not make reference to a sump pit.
24. Architectural sheet A2.01 shows an updated wider area well which is not reflected on structural sheet S2.01. We have included the sizing and foundation layout as shown on structural sheet S2.01.
25. This GMP does not include the concrete platform associated with the dais at Council Room 120. This scope of work will be included in GMP2.

Division 4

26. We assume all interior CMU walls will extend to the underside of deck.
27. Masonry restoration and repair is excluded. An allowance has been included for selective tuckpointing and repair of the existing brick veneer.
28. Granite base at the base of the ground level aluminum systems, included curtain wall and exterior storefront, are excluded.

Division 5

29. We have not included any structural or miscellaneous steel in accordance with Architecturally Exposed Structural Steel (AESS) performance requirements.
30. The glass guardrail system has been included as Livers Bronze Belmont Railing System.
31. The handrail at stair ST4 has been included as a single-line handrail.
32. We have included an allowance for miscellaneous metals and steel shown on the architectural and MEP drawings and specs, but not on structural drawings.
33. An allowance has been included for the ICC 500 emergency escape hatch at the level 1 slab on deck as no specification was provided at time of bidding.
34. Area well grating is included as galvanized ¼" x 1-½" 19W4.
35. We have included an allowance for miscellaneous roof deck infills and steel framing for roof equipment and penetrations.
36. Support steel for the baffles at the firing range is excluded and shall be included within GMP2.

Division 6

37. We did not include replacement of existing deteriorated or damaged parapet blocking or sheathing at the existing roof or parapets. We have included an allowance in the GMP for unforeseen conditions at the existing roof.



Clarifications & Assumptions

Division 7

38. A mechanically fastened TPO roofing system with mechanically fastened cover board and vapor barrier to meet the performance requirements of the structural drawings has been included. The roof warranty has been included as a 20-year, standard wind speed (55mph) warranty.
39. An FM insured roofing assembly or changes as result of FM review of plans and specifications have been excluded from this GMP.
40. The air and water barrier system is included as GE Elemax 2600, which was not included as an acceptable product in the specifications.
41. All roof hatches have been included as Bilco model number S-20, 30"x36" in size.
42. We have included a traditional coping extending beyond the limestone rainscreen cladding and capping the face of the building in lieu of the coping tying into the kerf of the stone rainscreen shown on 7/A5.21. The proposed detail will not be warranted by the roofing manufacturer.
43. We have included a separate coping cap and ACM panel in lieu of a single assembly shown on detail 5/A5.20. The proposed detail will not be warranted by the roofing manufacturer.
44. We have included the coping cap as 22ga galvanized coping with standard 2-coat Kynar finish and 26ga stainless counter-flashings and trim. All existing coping caps have been included as being replaced.
45. We have included a new coping cap on the existing and new mechanical screen walls.
46. We did not include the vertical water blocker rails at the Limestone Rainscreen where vertical joints will be open. This was conveyed as an optional application by the manufacturer.
47. We did not include caulking vertical and horizontal joints at the Limestone Rainscreen assembly. Caulking within kerfs and adjacent materials is included. The Gridworks Girt system will be provided in black finish where visible from the exterior side of the joints.
48. We did not include ¼"/1'-0" tapered insulation in-between column lines X13 and 12.5 on 3/A5.11 as the built-up insulation would exceed 12" at the far west end near CL 12.5. We suggest adding roof drain at the far end of this roof to reduce the overall tapered insulation thickness.
49. The rooftop screen wall is included as Centria Super Rib in standard 2 coat Kynar finish.
50. Waterproofing and drainage mat are included at the retaining wall and basement areas only. Shallow foundations waterproofing and drainage mater have been excluded.
51. The basement perimeter drainage is anticipated to tie into the basement sump pit.
52. The perimeter drain has been included at the basement retaining walls only. Shallow foundations and elevator sump pit drainage have been excluded.
53. The GMP1 includes American Soil as the manufacturer for the Limestone Rainscreen Assembly. American Soil requires a downpayment of 50% prior to fabrication of materials. With each applicable Application for Payment, Elford shall provide backup documentation evidencing the services to be provided as well as price and schedule guarantees made in exchange for such downpayments. The Owner may approve and pay these payments in order to maintain the project schedule, even though it is not consistent with the typical payments contemplated in the Agreement between Elford and the city of Gahanna. Elford shall provide the City with written proof of payment(s) to the manufacturer.



Clarifications & Assumptions

Division 8

- 54. Elford reserves the right to modify the details associated with the exterior curtainwall and storefront systems in regards to the water-tightness of the system. Details will be provided within the shop drawings and approved by the AE and/or Envelope Consultant. Elford requests that all contract documents be updated to reflect the approved shop drawings.
- 55. Door operators have been included as Dormakaba D-4990 Low Energy Operators as no specifications were provided at time of bidding. One operator will be provided at one of the door leaves, per opening identified.
- 56. The exterior curtain wall system has been included as a two-coat, 70% PVDF finish, Kawneer Permafluor, in Charcoal color. Custom colors are excluded.
- 57. The shadow box has been included to match the color and finish of the curtain wall.

Division 14

- 58. Currently, none of the elevator subcontractors in the construction industry in central Ohio are willing to accept potential liability for the full amount of liquidated damages as included in the Prime Contract between Owner and Elford. This is an industry-wide issue over which Elford has no control. As a result, to the extent a delay occurs due to the acts and/or omissions of the elevator subcontractor or those parties for which the elevator subcontractor is liable, which would otherwise subject Elford to liability for liquidated damages under the Prime Contract, the Owner agrees to accept in full satisfaction of that delay the amount of liquidated damages that per the agreement between Elford and the Owner, up to a total amount not to exceed \$144,000.00. However, such liquidated damages cap is applicable to delays of the elevator subcontractor's scope of work only and Elford is responsible for mitigating any delays to the critical path, however caused.
- 59. The recommended elevator manufacturer (Kone) will require the payment of approximately \$39,600.00 (30% of the subcontract value) associated with engineering and shop drawings in order to release the elevators into fabrication. Upon receipt of the down payment, pricing and delivery dates will be locked in. With each applicable Application for Payment, Elford shall provide back-up documentation evidencing the services to be provided as well as price and schedule guarantees made in exchange for such downpayment(s). The Owner may approve and pay these payments in order to maintain the project schedule, even though it is not consistent with the typical payments contemplated in the Agreement between Elford and the city of Gahanna. Elford shall provide the City with written proof of its payment(s) to the manufacturer.
- 60. The elevator has been included with generator backup power and no battery backup. We exclude any emergency power modifications to the existing elevators.
- 61. We assume the existing elevators will be available for construction use. We have included an allowance for repairs and maintenance during construction.

Division 26

- 62. The proposal for the generator is secured through 4/30/24, and submittals and shop drawings must be approved for it to be ordered by this date or the generator will be requoted.
- 63. The bollards and equipment pad for the generator will be included in GMP #2.



Clarifications & Assumptions

Division 31

- 64. Demolition and removal of all asphalt in the front parking lot in lieu of selective removal has been included. The replacement of all asphalt in the front lot will be covered by GMP2.
- 65. We have included excavation of the basement with a coating of bituminous material over the shale as recommended by the geotechnical report. No over excavation of the basement is included.
- 66. Over-excavation or bituminous coatings applied over shale at site utility excavations are excluded.
- 67. Unforeseen rock busting or hydraulic hammering found during excavations is excluded.
- 68. Mounding at the front and rear of the building are included as structural clay fill topped with 4" of topsoil.
- 69. Our approach to supporting the existing foundation of the building is to install steel H-Piles and Shotcrete lagging walls while excavating the basement. The H-Piles would be drilled and set into the shale. This system would be left in place as a permanent application.
- 70. We have included the Stormwater Pollution Prevention Plan as identified and included an allowance for additional SWPPP allowance for unforeseen requests and requirements of the inspector.
- 71. Basement backfill has been included as a 2'-0" gravel seem around the perimeter with the remainder of the backfill being on site suitable soils.

daa/jsm



Alternates

Description	Value	Selection Deadline	Comments
Alternate No. 1: Eliminate Second Floor Patio	(\$135,113.00)	4/11/2024	Value includes GMP1 trades only. Cost associated with GMP2 trades will be provide at GMP2 submission.
Alternate No. 2: Reduce Construction Scope of Sallyport	(\$163,016.00)	4/11/2024	Value includes GMP1 trades only. Cost associated with GMP2 trades will be provide at GMP2 submission.



Allowances

Owner Allowance No. 01: Weather Conditions	\$ 100,000.00
Owner Allowance No. 02: Miscellaneous Demo	\$ 50,000.00
Owner Allowance No. 03: Abandoned Penetrations Patching	\$ 10,000.00
Owner Allowance No. 04: Selective Tuckpointing and Repair of Existing Brick	\$ 60,000.00
Owner Allowance No. 05: Roof Equipment Support Steel	\$ 35,000.00
Owner Allowance No. 06: Miscellaneous Angles on AE Drawings	\$ 15,000.00
Owner Allowance No. 07: Temporary Bracing for Demolition of Existing Brace Frame	\$ 60,000.00
Owner Allowance No. 08: ICC 500 Floor Hatch at Storm Shelter	\$ 5,000.00
Owner Allowance No. 09: RTU Metal Framing Infill	\$ 30,000.00
Owner Allowance No. 10: Existing Parapet Blocking Replacement	\$ 10,000.00
Owner Allowance No. 11: Existing Elevator Finish Upgrades	\$ 100,000.00
Owner Allowance No. 12: ASME 2019 Incorporation	\$ 20,000.00
Owner Allowance No. 13: Rock Excavation	\$ 25,000.00

daa/jsm

Act ID	Act Name	Org Dur	Start	Finish	2024												2025												2026		
					Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	Design Assist - Firing Range		34	08-Jan-24 A	22-Feb-24 A																										
	A4480	DA - Solicit Bids	10	08-Jan-24 A	23-Jan-24 A	DA - Solicit Bids																									
	A4490	DA - Bid Reviews	10	22-Jan-24 A	06-Feb-24 A	DA - Bid Reviews																									
	A4500	DA - Recommendation to Award	5	06-Feb-24 A	12-Feb-24 A	DA - Recommendation to Award																									
	A4820	DA - NTP	0	13-Feb-24 A		DA - NTP																									
	A4830	DA - Issue Preconstruction Subcontract	5	16-Feb-24 A	22-Feb-24 A	DA - Issue Preconstruction Subcontract																									
	Core and Shell GMP1		77	02-Jan-24 A	17-Apr-24																										
	A1400	GMP #1 - Bidding Project Manual	20	02-Jan-24 A	06-Feb-24 A	GMP #1 - Bidding Project Manual																									
	A1380	GMP #1 - Solicit Bids	15	31-Jan-24 A	21-Feb-24 A	GMP #1 - Solicit Bids																									
	A1410	GMP #1 - Bid Reviews	15	22-Feb-24 A	13-Mar-24 A	GMP #1 - Bid Reviews																									
	A1420	GMP #1 - Estimating Bid Turnover	1	22-Feb-24 A	22-Feb-24 A	GMP #1 - Estimating Bid Turnover																									
	A1390	GMP #1 - Prepare Submit GMP	6	13-Mar-24 A	20-Mar-24 A	GMP #1 - Prepare Submit GMP																									
	A1430	GMP #1 - Review with Gahanna + MSA	0	14-Mar-24 A		GMP #1 - Review with Gahanna + MSA																									
	A1060	GMP #1 - City Council & Bond Review	17	25-Mar-24	10-Apr-24	GMP #1 - City Council & Bond Review																									
	A4720	Committee Meeting - GMP1 Presentation	0	25-Mar-24*		Committee Meeting - GMP1 Presentation																									
	A4540	Council Meeting - GMP1 First Reading and Adoption	0	01-Apr-24*		Council Meeting - GMP1 First Reading and Adoption																									
	A4680	GMP #1 - Bond Closing	0		10-Apr-24*	GMP #1 - Bond Closing																									
	A1070	GMP #1 - Execute GMP Amendment	5	11-Apr-24	17-Apr-24	GMP #1 - Execute GMP Amendment																									
	A2460	GMP #1 - Subcontracts Issue/Execute	5	11-Apr-24	17-Apr-24	GMP #1 - Subcontracts Issue/Execute																									
	A4710	GMP #1 - NTP	0	11-Apr-24		GMP #1 - NTP																									
	Remaining Construction GMP2		92	06-Feb-24 A	13-Jun-24																										
	A1490	GMP #2 - Bidding Project Manual	20	06-Feb-24 A	21-Mar-24 A	GMP #2 - Bidding Project Manual																									
	A2350	GMP #2 - Solicit Bids	15	14-Mar-24 A	04-Apr-24	GMP #2 - Solicit Bids																									
	A2370	GMP #2 - Bid Reviews	20	05-Apr-24	02-May-24	GMP #2 - Bid Reviews																									
	A2360	GMP #2 - Estimating Bid Turnover	1	05-Apr-24	05-Apr-24	GMP #2 - Estimating Bid Turnover																									
	A2380	GMP #2 - Prepare Submit GMP	6	01-May-24	08-May-24*	GMP #2 - Prepare Submit GMP																									
	A4840	GMP #2 - Review with Gahanna + MSA	0	02-May-24		GMP #2 - Review with Gahanna + MSA																									
	A2400	GMP #2 - City Council & Bond Review	15	13-May-24	03-Jun-24	GMP #2 - City Council & Bond Review																									
	A4750	Committee Meeting - GMP2 Introduction	0	13-May-24*		Committee Meeting - GMP2 Introduction																									
	A4580	Council Meeting - GMP2 - First Reading & Adoption	0	20-May-24*		Council Meeting - GMP2 - First Reading & Adoption																									
	A2410	GMP #2 - Execute GMP Amendment	5	04-Jun-24	10-Jun-24	GMP #2 - Execute GMP Amendment																									
	A4690	GMP #2 - Bond Closing	0		05-Jun-24*	GMP #2 - Bond Closing																									
	A4700	GMP #2 - NTP	0	06-Jun-24		GMP #2 - NTP																									
	A2450	GMP #2 - Subcontracts Issue/Execute	5	07-Jun-24	13-Jun-24	GMP #2 - Subcontracts Issue/Execute																									
	Permitting		145	07-Feb-24 A	03-Jun-24																										
	Building Permitting and Plan Review		145	07-Feb-24 A	03-Jun-24																										
	A1820	Planning Commission Review/Approve	30	07-Feb-24 A	20-Mar-24	Planning Commission Review/Approve																									
	A4790	Civil Permitting	40	07-Feb-24 A	26-Apr-24	Civil Permitting																									
	A1320	Building Permitting	20	20-Feb-24 A	26-Apr-24	Building Permitting																									
	A1460	Demolition Permitting	20	20-Feb-24 A	19-Apr-24	Demolition Permitting																									
	A2520	Electric Service Design and Coordination	40	04-Mar-24 A	03-Jun-24	Electric Service Design and Coordination																									
	A1470	Demolition Permit Issued	0		19-Apr-24	Demolition Permit Issued																									
	A5020	EPA Notificatoin	10	22-Apr-24	03-May-24	EPA Notificatoin																									
	A1810	Building Permit Issued	0		26-Apr-24	Building Permit Issued																									
	A4730	NOI Permitting (Stormwater)	5	29-Apr-24	03-May-24	NOI Permitting (Stormwater)																									
	A2390	Plumbing Permit	5	29-Apr-24	03-May-24	Plumbing Permit																									
	A4770	HVAC Permit	5	29-Apr-24	03-May-24	HVAC Permit																									
A4780	Electrical Permit	5	29-Apr-24	03-May-24	Electrical Permit																										
Construction		455	11-Apr-24	23-Jan-26																											
Milestones		406	01-May-24	03-Dec-25																											
A2200	Construction Start	0	01-May-24		Construction Start																										
A2170	Building Dry-In	0		05-Feb-25	Building Dry-In																										

Act ID	Act Name	Org Dur	Start	Finish	2024												2025												2026		
					Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	A4740	Concrete Cold Weather Provisions End	0		14-Apr-25*																										
	A2150	Permanent Power	0	25-Apr-25																											
	A2160	HVAC Operational	0	02-May-25																											
	A2140	Substantial Completion	0		04-Nov-25*																										
	A2750	Final Completion	0		03-Dec-25*																										
BIM		70	28-Jun-24	07-Oct-24																											
A5030	BIM Kickoff Meeting	1	28-Jun-24	28-Jun-24																											
A4620	BIM Coordination Level 1	23	01-Jul-24	01-Aug-24																											
A4630	BIM Coordination Level 2	23	02-Aug-24	04-Sep-24																											
A4640	BIM Coordination Level 3	23	05-Sep-24	07-Oct-24																											
Procurement		315	11-Apr-24	07-Jul-25																											
Submittals		70	11-Apr-24	19-Jul-24																											
A2260	Generator/ATS	10	11-Apr-24	24-Apr-24																											
A2240	Switchboards	10	25-Apr-24	08-May-24																											
A2250	Elevators	10	25-Apr-24	08-May-24																											
A2280	Structural Steel	10	25-Apr-24	08-May-24																											
A2300	Range Equipment	10	25-Apr-24	08-May-24																											
A2320	TPO Roof	10	25-Apr-24	08-May-24																											
A2440	Doors Frames Hardware (Storefront)	20	25-Apr-24	22-May-24																											
A2430	Storm Sewer	10	25-Apr-24	08-May-24																											
A2680	Concrete Shop Drawings	20	25-Apr-24	22-May-24																											
A3360	Panelboards	10	25-Apr-24	08-May-24																											
A3390	Metal Stair / Misc Metals Shop Drawings	20	25-Apr-24	22-May-24																											
A2860	Limestone Rainscreen	20	25-Apr-24	22-May-24																											
A3870	ACM Panels	10	25-Apr-24	08-May-24																											
A4290	Curtain Wall and Engineering	60	25-Apr-24	19-Jul-24																											
A4310	Waterproofing	10	25-Apr-24	08-May-24																											
A4330	Masonry Shop Drawings	20	25-Apr-24	22-May-24																											
A4340	Masonry Submittals	10	25-Apr-24	08-May-24																											
A4370	CFMF Shop Drawings	10	25-Apr-24	08-May-24																											
A4390	Sanitary Sewer	10	25-Apr-24	08-May-24																											
A4400	Water Service	10	25-Apr-24	08-May-24																											
A4960	Mineral Wool Insulation	10	25-Apr-24	08-May-24																											
A4990	Joist and Deck	10	25-Apr-24	08-May-24																											
A2270	HVAC Rooftop Units (RTU)	10	14-Jun-24	27-Jun-24																											
A2290	Detention Electronic Control System (DECS)	10	14-Jun-24	27-Jun-24																											
A2890	Sewage Ejectors/Pumps	10	14-Jun-24	27-Jun-24																											
A4600	Range Ventilation	10	14-Jun-24	27-Jun-24																											
A2310	HVAC Ductwork	10	21-Jun-24	05-Jul-24																											
A3350	Transformers	10	21-Jun-24	05-Jul-24																											
A2850	Terrazzo/ Terrazzo Tile	10	21-Jun-24	05-Jul-24																											
A2940	Drains and Fittings	10	21-Jun-24	05-Jul-24																											
A3130	HVAC Fans, VAVs	10	21-Jun-24	05-Jul-24																											
A3200	BAS DDC System	10	21-Jun-24	05-Jul-24																											
A3230	Fire Alarm Shop Drawings	10	21-Jun-24	05-Jul-24																											
A3250	Fire Suppression Shop Drawings	10	21-Jun-24	05-Jul-24																											
A3280	Light Fixtures	10	21-Jun-24	05-Jul-24																											
A3430	Light Poles	10	21-Jun-24	05-Jul-24																											
A3480	Access Control	10	21-Jun-24	05-Jul-24																											
A3510	Door Frames	10	21-Jun-24	05-Jul-24																											
A3610	Doors and Hardware	10	21-Jun-24	05-Jul-24																											
A3800	Lockers	10	21-Jun-24	05-Jul-24																											
A3810	Casework and Millwork, Finish Carpentry	10	21-Jun-24	05-Jul-24																											

- Data Date 20-Mar-24
- Run Date 20-Mar-24
- Page Number 3 of 8
- Filter Name TASK filter: All Activities

Gahanna Civic Center - Precon
GMP-1 Schedule
3/22/24

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone
- ◆ Milestone

Act ID	Act Name	Org Dur	Start	Finish	2024												2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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- Data Date 20-Mar-24
- Run Date 20-Mar-24
- Page Number 4 of 8
- Filter Name TASK filter: All Activities

Gahanna Civic Center - Precon
GMP-1 Schedule
3/22/24

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone

[illegible]

- Data Date 20-Mar-24
- Run Date 20-Mar-24
- Page Number 5 of 8
- Filter Name TASK filter: All Activities

**Gahanna Civic Center - Precon
GMP-1 Schedule
3/22/24**

-  Remaining Level of Effort ◆ ◆ Milestone
 Actual Level of Effort
 Actual Work
 Remaining Work
 Critical Remaining Work

Act ID	Act Name	Org Dur	Start	Finish	2024												2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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	A5000	Demo Interior Walls for Structural Bracing	5	29-Apr-24	03-May-24				▼ Demo Interior Walls for Structural Bracing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

- Data Date 20-Mar-24
- Run Date 20-Mar-24
- Page Number 6 of 8
- Filter Name TASK filter: All Activities

**Gahanna Civic Center - Precon
GMP-1 Schedule
3/22/24**

-  Remaining Level of Effort ◆ ◆ Milestone
 Actual Level of Effort
 Actual Work
 Remaining Work
 Critical Remaining Work

[illegible]

- Data Date 20-Mar-24
- Run Date 20-Mar-24
- Page Number 7 of 8
- Filter Name TASK filter: All Activities

**Gahanna Civic Center - Precon
GMP-1 Schedule
3/22/24**

-  Remaining Level of Effort ◆ ◆ Milestone
 Actual Level of Effort
 Actual Work
 Remaining Work
 Critical Remaining Work

Act ID		Act Name	Org Dur	Start	Finish	2024												2025												2026		
						Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	Level 2		281	30-Sep-24	04-Nov-25																											
	A4920	HVAC Overhead (Existing Building)	25	30-Sep-24	01-Nov-24																											
	A2000	HVAC Overhead Rough-In	45	03-Dec-24	05-Feb-25																											
	A3120	Plumbing Overhead Rough-In	25	17-Dec-24	22-Jan-25																											
	A1990	Layout and Frame Walls	25	02-Jan-25	05-Feb-25																											
	A3270	Door Frames	10	16-Jan-25	29-Jan-25																											
	A2910	Electric Overhead Rough-In	45	23-Jan-25	26-Mar-25																											
	A3580	Plumbing In-Wall	30	06-Feb-25	19-Mar-25																											
	A3590	Electric In-Wall	30	06-Feb-25	19-Mar-25																											
	A2930	Hang/Finish Drywall	50	20-Mar-25	29-May-25																											
	A3500	Prime and First Coat	15	30-May-25	19-Jun-25																											
	A3190	Acoustic Ceilings	30	20-Jun-25	01-Aug-25																											
	A3240	Wall Finishes	20	20-Jun-25	18-Jul-25																											
	A3220	Lights and Diffusers	26	04-Aug-25	09-Sep-25																											
	A3440	Flooring	20	10-Sep-25	07-Oct-25																											
	A3470	Contractor Punch List	20	08-Oct-25	04-Nov-25																											
	Level 3		256	04-Nov-24	04-Nov-25																											
	A4930	HVAC Overhead (Existing Building)	25	04-Nov-24	09-Dec-24																											
	A3660	HVAC Overhead Rough-In	35	02-Jan-25	19-Feb-25																											
	A3670	Plumbing Overhead Rough-In	25	17-Jan-25	20-Feb-25																											
	A3690	Electric Overhead Rough-In	40	31-Jan-25	27-Mar-25																											
	A3680	Layout and Frame Walls	25	03-Feb-25	07-Mar-25																											
	A3710	Plumbing In-Wall	25	11-Feb-25	17-Mar-25																											
	A3700	Door Frames	10	17-Feb-25	28-Feb-25																											
	A3720	Electric In-Wall	30	10-Mar-25	18-Apr-25																											
	A3730	Hang/Finish Drywall	45	21-Apr-25	23-Jun-25																											
	A3740	Wall Finishes	20	24-Jun-25	22-Jul-25																											
	A3750	Prime and First Coat	15	24-Jun-25	15-Jul-25																											
	A3760	Acoustic Ceilings	20	16-Jul-25	12-Aug-25																											
	A3770	Lights and Diffusers	30	13-Aug-25	24-Sep-25																											
	A3780	Flooring	20	25-Sep-25	22-Oct-25																											
	A3790	Contractor Punch List	20	08-Oct-25	04-Nov-25																											
	Closeout		20	05-Nov-25	03-Dec-25																											
	A2740	Owner Training	15	05-Nov-25	25-Nov-25																											
	A3320	Architect Punch and Correction	20	05-Nov-25	03-Dec-25																											

- Data Date 20-Mar-24
- Run Date 20-Mar-24
- Page Number 8 of 8
- Filter Name TASK filter: All Activities

Gahanna Civic Center - Precon

GMP-1 Schedule

3/22/24

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone
- Milestone



Document List

This GMP1 was based upon the following documents, as prepared by **MSA Design**:

<u>Dwg. #</u>	<u>Description</u>	<u>Date</u>
G0.00A	COVER SHEET- BID PACKAGE 1	1/29/2024
G0.10	ARCHITECTURAL STANDARDS & GENERAL NOTES	1/29/2024
G0.11	ADA STANDARDS	1/29/2024
G0.21	CODE ANALYSIS & PLANS	1/29/2024
G0.22	CODE PLANS CONT'D	1/29/2024
G0.23	COMCHECK	1/29/2024
G0.30	STORM SHELTER PLAN	1/29/2024
G0.41	UL ASSEMBLIES U415, D710	1/29/2024
G0.42	UL ASSEMBLY U419	1/29/2024
G0.43	UL ASSEMBLY W433, U905,1 HR HORIZONTAL MEMBRANE	1/29/2024
C1.00	GENERAL NOTES	8/29/2023
C1.10	EXISTING CONDITIONS	8/29/2023
C2.00	DETAILS	8/29/2023
C2.10	DIMENSION PLAN	8/29/2023
C3.10	UTILITY PLAN	8/29/2023
C4.10	GRADING PLAN	8/29/2023
C5.00	STORM PROFILES	
C6.10	EROSION& SEDIMENT CONTROL PLAN	8/29/2023
C7.00	EROSION& SEDIMENT CONTROL NOTES& DETAILS	8/29/2023
A0.10	ARCHITECTURAL SITE PLAN	1/29/2024
A0.11	SITE DETAILS	1/29/2024
A1.10	FIRST FLOOR DEMOLITION PLAN- OVERALL	1/29/2024
A1.11	FIRST FLOOR DEMOLITION PLAN- AREA A	1/29/2024
A1.12	FIRST FLOOR DEMOLITION PLAN- AREA B	1/29/2024
A1.20	SECOND FLOOR DEMOLITION PLAN- OVERALL	1/29/2024
A1.21	SECOND FLOOR DEMOLITION PLAN- AREA A	1/29/2024
A1.22	SECOND FLOOR DEMOLITION PLAN- AREA B	1/29/2024
A1.30	THIRD FLOOR DEMOLITION PLAN- OVERALL	1/29/2024
A1.31	THIRD FLOOR DEMOLITION PLAN- AREA A	1/29/2024
A1.32	THIRD FLOOR DEMOLITION PLAN- AREA B	1/29/2024
A1.40	ROOF DEMOLITION PLAN- OVERALL	1/29/2024
A1.50	EXTERIOR DEMO ELEVATIONS	1/29/2024
A1.51	EXTERIOR DEMO ELEVATIONS	1/29/2024
A1.60	DEMO SECTIONS	1/29/2024
A1.81	FIRST FLOOR DEMOLITION RCP	1/29/2024
A1.82	SECOND FLOOR DEMOLITION RCP	1/29/2024
A1.83	THIRD FLOOR DEMOLITION RCP	1/29/2024
A2.01	BASEMENT LEVEL CONSTRUCTION PLAN	1/29/2024
A2.10	FIRST FLOOR CONSTRUCTION PLAN- OVERALL	1/29/2024



Document List

<u>Dwg. #</u>	<u>Description</u>	<u>Date</u>
A2.11	FIRST FLOOR CONSTRUCTION PLAN- AREA A	1/29/2024
A2.12	FIRST FLOOR CONSTRUCTION PLAN- AREA B	1/29/2024
A2.13	FIRST FLOOR CONSTRUCTION PLAN- AREA C	1/29/2024
A2.20	SECOND FLOOR CONSTRUCTION PLAN- OVERALL	1/29/2024
A2.21	SECOND FLOOR CONSTRUCTION PLAN- AREA A	1/29/2024
A2.22	SECOND FLOOR CONSTRUCTION PLAN- AREA B	1/29/2024
A2.30	THIRD FLOOR CONSTRUCTION PLAN- OVERALL	1/29/2024
A2.31	THIRD FLOOR CONSTRUCTION PLAN- AREA A	1/29/2024
A2.32	THIRD FLOOR CONSTRUCTION PLAN- AREA B	1/29/2024
A2.40	OVERALL ROOF PLAN	1/29/2024
A2.41	LOWER ROOF PLAN- MULTIPURPOSE & DETAILS	1/29/2024
A2.42	LOWER ROOF PLAN- LOBBY & COUNCIL CHAMBER	1/29/2024
A2.43	LOWER ROOF PLAN- POLICE	1/29/2024
A2.44	HIGHER ROOF- AREA A & B	1/29/2024
A2.45	ROOF DETAILS	1/29/2024
A3.00	EXTERIOR 3D VIEWS	1/29/2024
A3.01	EXTERIOR 3D VIEWS	1/29/2024
A3.10	EXTERIOR ELEVATIONS	1/29/2024
A3.11	EXTERIOR ELEVATIONS	1/29/2024
A3.12	EXTERIOR ELEVATIONS	1/29/2024
A3.20	BUILDING SECTIONS	1/29/2024
A3.21	BUILDING SECTIONS	1/29/2024
A3.22	BUILDING SECTIONS	1/29/2024
A4.00	EXTERIOR ENVELOPE ASSEMBLIES	1/29/2024
A4.10	WALL SECTIONS	1/29/2024
A4.11	WALL SECTIONS	1/29/2024
A4.12	WALL SECTIONS	1/29/2024
A4.13	WALL SECTIONS	1/29/2024
A4.14	WALL SECTIONS	1/29/2024
A4.15	WALL SECTIONS	1/29/2024
A4.16	WALL SECTIONS	1/29/2024
A4.17	WALL SECTIONS	1/29/2024
A4.18	WALL SECTIONS	1/29/2024
A4.19	WALL SECTIONS	1/29/2024
A5.00	VERTICAL CIRCULATION PLANS AND DETAILS	1/29/2024
A5.01	VERTICAL CIRCULATION PLANS AND DETAILS	1/29/2024
A5.02	VERTICAL CIRCULATION PLANS AND DETAILS	1/29/2024
A5.03	ENLARGED STAIR AND RAILING DETAILS	1/29/2024
A5.10	MAIN ENTRY VESTIBULE PLAN & DETAILS	1/29/2024
A5.11	CANOPY ROOF PLAN	1/29/2024
A5.12	CANOPY RCP	1/29/2024
A5.13	CANOPY DETAILS	1/29/2024



Document List

<u>Dwg. #</u>	<u>Description</u>	<u>Date</u>
A5.14	REAR DECK PLANS & DETAILS	1/29/2024
A5.20	SECTION DETAILS	1/29/2024
A5.21	SECTION DETAILS	1/29/2024
A5.31	DETAILS	1/29/2024
A6.00	PARTITION TYPES	1/29/2024
A6.01	PARTITION TYPES	1/29/2024
A6.10	DOOR & WINDOW SCHEDULES & DETAILS	1/29/2024
A6.11	DOOR & WINDOW SCHEDULES & DETAILS	1/29/2024
A6.12	DOOR OPENING DETAILS	1/29/2024
A6.20	EXTERIOR GLAZING ELEVATIONS	1/29/2024
A6.21	INTERIOR GLAZING ELEVATIONS	1/29/2024
A6.22	INTERIOR GLAZING ELEVATIONS	1/29/2024
A6.23	INTERIOR GLAZING ELEVATIONS	1/29/2024
A6.24	INTERIOR GLAZING ELEVATIONS	1/29/2024
A6.25	GLAZING DETAILS	1/29/2024
A6.26	GLAZING DETAILS	1/29/2024
A6.31	OPENING DETAILS	1/29/2024
S0.01	STRUCTURAL COVER SHEET	1/29/2024
S0.11	GENERAL NOTES	1/29/2024
S0.21	SPECIAL INSPECTIONS	1/29/2024
S0.31	UPLIFT DIAGRAMS	1/29/2024
S0.41	SCHEDULES	1/29/2024
S0.42	GRAPHICAL COLUMN SCHEDULE	1/29/2024
S1.10	OVERALL FIRST FLOOR FRAMING DEMOLITION PLAN	1/29/2024
S1.20	OVERALL SECOND FLOOR FRAMING DEMOLITION PLAN	1/29/2024
S1.30	OVERALL THIRD FLOOR FRAMING DEMOLITION PLAN	1/29/2024
S1.40	OVERALL ROOF FRAMING DEMOLITION PLAN	1/29/2024
S1.50	OVERALL SCREEN WALL DEMOLITION PLAN	1/29/2024
S2.01	LOWER LEVEL FOUNDATION PLAN	1/29/2024
S2.01D	LOWER LEVEL FOUNDATION DIMENSION PLAN	1/29/2024
S2.11	PARTIAL FOUNDATION PLAN- AREA A	1/29/2024
S2.11D	PARTIAL FOUNDATION DIMENSION PLAN- AREA A	1/29/2024
S2.12	PARTIAL FOUNDATION PLAN- AREA B	1/29/2024
S2.12D	PARTIAL FOUNDATION DIMENSION PLAN- AREA B	1/29/2024
S2.13	PARTIAL FOUNDATION & 1ST FLOOR FRAMING PLAN- AREA C	1/29/2024
S2.13D	PARTIAL FOUNDATION DIMENSION PLAN- AREA C	1/29/2024
S2.21	PARTIAL SECOND FLOOR AND LOW FRAMING PLAN- AREA A	1/29/2024
S2.22	PARTIAL SECOND & LOW ROOF FLOOR FRAMING PL- AREA B	1/29/2024
S2.23	PARTIAL SECOND & LOW ROOF FLOOR FRAMING PL- AREA C	1/29/2024
S2.31	PARTIAL THIRD FLOOR FRAMING PLAN- AREA A	1/29/2024
S2.32	PARTIAL THIRD FLOOR FRAMING PLAN- AREA B	1/29/2024
S2.41	PARTIAL ROOF FRAMING PLAN- AREA A	1/29/2024



Document List

<u>Dwg. #</u>	<u>Description</u>	<u>Date</u>
S2.42	PARTIAL ROOF FRAMING PLAN- AREA B	1/29/2024
S2.50	OVERALL SCREENWALL PLAN	1/29/2024
S3.01	BRACED FRAMING ELEVATIONS & DETAILS	1/29/2024
S4.00	SECTIONS- TYPICAL FOUNDATION	1/29/2024
S4.01	SECTIONS- FOUNDATION- BASEMENT/STORM SHELTER	1/29/2024
S4.10	SECTIONS- FOUNDATION	1/29/2024
S4.11	SECTIONS- FOUNDATION	1/29/2024
S4.20	SECTIONS- SECOND FLOOR FRAMING AND LOW ROOF	1/29/2024
S4.21	SECTIONS- SECOND FLOOR FRAMING AND LOW ROOF	1/29/2024
S4.22	SECTIONS- SECOND FLOOR FRAMING AND LOW ROOF	1/29/2024
S4.30	SECTIONS- THIRD FLOOR FRAMING AND LOW ROOF	1/29/2024
S4.40	SECTIONS- ROOF	1/29/2024
S4.41	SECTIONS- ROOF	1/29/2024
S4.50	SECTIONS- SCREEN WALL	1/29/2024
F0.1	GENERAL INFORMATION- FIRE PROTECTION	1/29/2024
F1.11	FIRST FLOOR PLAN- FIRE PROTECTION- DEMOLITION	1/29/2024
F1.12	SECOND FLOOR PLAN- FIRE PROTECTION- DEMOLITION	1/29/2024
F1.13	THIRD FLOOR PLAN- FIRE PROTECTION- DEMOLITION	1/29/2024
P0.1	GENERAL INFORMATION- PLUMBING	1/29/2024
P1.01	UNDERSLAB FLOOR PLAN- AREA A- PLUMBING- DEMOLITION	1/29/2024
P1.02	UNDERSLAB FLOOR PLAN- AREA B- PLUMBING- DEMOLITION	1/29/2024
P1.11	FIRST FLOOR PLAN- AREA A- PLUMBING- DEMOLITION	1/29/2024
P1.12	FIRST FLOOR PLAN- AREA B- PLUMBING- DEMOLITION	1/29/2024
P1.21	SECOND FLOOR PLAN- AREA A- PLUMBING- DEMOLITION	1/29/2024
P1.22	SECOND FLOOR PLAN- AREA B- PLUMBING- DEMOLITION	1/29/2024
P1.31	THIRD FLOOR PLAN- AREA A- PLUMBING- DEMOLITION	1/29/2024
P1.32	THIRD FLOOR PLAN- AREA B- PLUMBING- DEMOLITION	1/29/2024
P1.41	ROOF PLAN- AREA A- PLUMBING- DEMOLITION	1/29/2024
P1.42	ROOF PLAN- AREA B- PLUMBING- DEMOLITION	1/29/2024
P6.1	SCHEDULES- PLUMBING	1/29/2024
H0.1	GENERAL INFORMATION- MECHANICAL	1/29/2024
H1.11	FIRST FLOOR PLAN- AREA A- HVAC- DEMOLITION	1/29/2024
H1.12	FIRST FLOOR PLAN- AREA B- HVAC- DEMOLITION	1/29/2024
H1.21	SECOND FLOOR PLAN- AREA A- HVAC- DEMOLITION	1/29/2024
H1.22	SECOND FLOOR PLAN- AREA B- HVAC- DEMOLITION	1/29/2024
H1.31	THIRD FLOOR PLAN- AREA A- HVAC- DEMOLITION	1/29/2024
H1.32	THIRD FLOOR PLAN- AREA B- HVAC- DEMOLITION	1/29/2024
H1.42	ROOF PLAN- AREA B- HVAC- DEMOLITION	1/29/2024



Document List

<u>Dwg. #</u>	<u>Description</u>	<u>Date</u>
H6.1	SCHEDULES- MECHANICAL	1/29/2024
E0.10	GENERAL INFORMATION- ELECTRICAL	1/29/2024
E1.00	SITE PLAN- ELECTRICAL DEMOLITION	1/29/2024
E1.11	FIRST FLOOR PLAN- AREA A- ELECTRICAL- DEMOLITION	1/29/2024
E1.12	FIRST FLOOR PLAN- AREA B- ELECTRICAL- DEMOLITION	1/29/2024
E1.21	SECOND FLOOR PLAN- AREA A- ELECTRICAL- DEMOLITION	1/29/2024
E1.22	SECOND FLOOR PLAN- AREA B- ELECTRICAL- DEMOLITION	1/29/2024
E1.31	THIRD FLOOR PLAN- AREA A- ELECTRICAL- DEMOLITION	1/29/2024
E1.32	THIRD FLOOR PLAN- AREA B- ELECTRICAL- DEMOLITION	1/29/2024
E1.41	ROOF PLAN- AREA A- ELECTRICAL- DEMOLITION	1/29/2024
E1.42	ROOF PLAN- AREA B- ELECTRICAL- DEMOLITION	1/29/2024
E6.41	SCHEDULES- ELECTRICAL PANELS	1/29/2024
E7.1	DIAGRAMS- ELECTRICAL	1/29/2024
T0.10	GENERAL INFORMATION- TELECOMMUNICATIONS	1/29/2024
T1.11	1st FL PLAN- AREA A- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.12	1st FL PLAN- AREA B- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.21	2nd FL PLAN- AREA A- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.22	2nd FL PLAN- AREA B- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.31	3rd FL PLAN- AREA A- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.32	3rd FL PLAN- AREA B- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.41	ROOF PLAN- AREA A- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
T1.42	ROOF PLAN- AREA B- TELECOMMUNICATIONS- DEMOLITION	1/29/2024
	SPECIFICATIONS	1/20/2024
	INVITATION TO BID	
	BID CLARIFICATION NO. 1	2/7/2024
	STRUCTURAL NARRATIVE	
	ELFORD, INC. PROJECT MANUAL	1/30/2024
	BID CLARIFICATION NO. 2	2/16/2024
	ADDENDUM NO. 1	2/14/2024
	BID CLARIFICATION NO. 3	2/19/2024
	POST BID ADDENDUM NO. 2	2/28/2024
	RFI LOG	2/1/2024

daa/jsm

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