



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0023-2024

File Number: ORD-0023-2024

AN ORDINANCE TO AMEND ORD-0009-2023 AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED AGREEMENT WITH ELFORD, INC. FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE TO INCLUDE SERVICES IN CONSTRUCTION CONTRACT 1; WAIVING SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, on February 20, 2023, City Council adopted ORD-0009-2023 to authorize the Mayor to enter into an agreement with Elford, Inc. for Construction Manager At Risk services for the 825 Tech Center Drive project, a project which will serve the residents of Gahanna for decades to come as the location and future home of City Hall, Police Headquarters, and the Senior Center; and

WHEREAS, the City has proceeded judiciously with both the design and the financing aspects of the 825 Tech Center Drive project; and

WHEREAS, bids to construct the project have been released for Construction Contract #1 (Guaranteed Maximum Price, or "GMP" 1), consisting of 16 disciplines as follows: general requirements, demolition, concrete, masonry, structural steel, metal framing, miscellaneous metals, rainscreen, roofing, glass and glazing, firing range equipment, elevators, electrical equipment, generators, and earth and utility work; and

WHEREAS, a total of 50 bids were received and reviewed by the City, Elford, and MSA Architects to select the subcontractors who will work to construct this portion of the project; and

WHEREAS, the total cost for GMP 1 is \$20,327,613, representing 29 percent of the overall projected cost for the project and \$367,997 under the projected budget established in January 2024; and

WHEREAS, approximately 14.36 percent of the total contract awards for GMP 1 have been awarded to diverse contractors and 69 percent are union-based employers; and

WHEREAS, the Administration recommends passage of the Ordinance by waiving second reading and declaring an emergency as necessary for the preservation of public peace, safety, health, and welfare of the city; to wit: locking in construction contract prices and issuing Notice to Proceed on or around April 11, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Council authorizes the Mayor to enter into an amended agreement with Elford, Inc., whose primary offices are located at 1220 Dublin Road, Columbus, OH 43215, for Construction Contract 1 in accordance with the terms attached hereto as EXHIBITS A & B and made a part herein.

Section 2. That funds associated with this request were already approved in ORD-0005-2024.

Section 3. That for the reasons set forth in the preamble above, the second reading is hereby waived and this Ordinance is declared an emergency measure which shall be in full force and effect immediately upon passage by this Council and on date of signature of approval by the Mayor.

At a regular meeting of the City Council on April 1, 2024, a motion was made by Renner, seconded by Jones, that the second reading of this Ordinance be Waived. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

A motion was made by Renner, seconded by Schnetzer, that this Ordinance be Adopted as an Emergency. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

President Merisa K Bowers
Merisa K. Bowers

Date 4/1/24

Attest by Jeremy A. Van Meter
Jeremy A. VanMeter
Clerk of Council

Date 4/1/2024

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 4.1.24

Approved as to Form PDTZ
Priya D. Tamilarasan
City Attorney

Date 4/1/24

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the First day of April in the year Two Thousand and Twenty-four, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 27th day of February in the year 2023 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

Building Renovations and Expansion of 825 Tech Center Drive
825 Tech Center Drive
Gahanna, OH 43230

THE OWNER:
(Name, legal status, and address)

City of Gahanna
200 South Hamilton
Gahanna, OH 43230

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Elford, Inc.
1220 Dublin Road
Columbus, Ohio 43215

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price #1

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price, which will consist of the sum of Guaranteed Maximum Price #1 and #2. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 For Guaranteed Maximum Price #1, the Contract Sum is guaranteed by the Construction Manager not to exceed Twenty Million Three-Hundred Twenty-seven Thousand Six-Hundred Thirteen dollars (\$ 20,327,613.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See Exhibit 1, Elford GMP1, dated 3/20/2024

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:
See Exhibit 1, Elford GMP1, dated 3/20/2024

Item	Price
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§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See Exhibit 1, Elford GMP1, dated 3/20/2024		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
See Exhibit 1, Elford GMP1, dated 3/20/2024		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

April 29, 2024

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

Init.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents or as provided in GMP#2, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: November 4, 2025

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit 1, Elford GMP1, dated 3/20/2024

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Exhibit 1, Elford GMP1, dated 3/20/2024

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

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User Notes:

Init.

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See Exhibit 1, Elford GMP1, dated 3/20/2024	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit 1, Elford GMP1, dated 3/20/2024

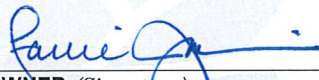
§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit 1, Elford GMP1, dated 3/20/2024

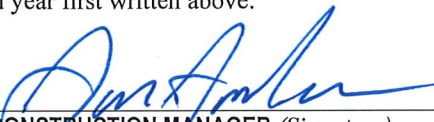
ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.



OWNER (Signature)
Laurie Jadwin Mayor
(Printed name and title)



CONSTRUCTION MANAGER (Signature)
Don Anderson Chief Operating Officer
(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:27:28 ET on 04/01/2024.

PAGE 1

This Amendment dated the First day of April in the year Two Thousand and Twenty-four, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 27th day of February in the year 2023 (the "Agreement")

...

(Name and address or location)

Building Renovations and Expansion of 825 Tech Center Drive
825 Tech Center Drive
Gahanna, OH 43230

...

(Name, legal status, and address)

City of Gahanna
200 South Hamilton
Gahanna, OH 43230

...

(Name, legal status, and address)

Elford, Inc.
1220 Dublin Road
Columbus, Ohio 43215

...

§ A.1.1 Guaranteed Maximum Price #1

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a ~~Guaranteed Maximum Price~~. Guaranteed Maximum Price, which will consist of the sum of Guaranteed Maximum Price #1 and #2. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 ~~The For~~ Guaranteed Maximum Price #1, the Contract Sum is guaranteed by the Construction Manager not to exceed Twenty Million Three-Hundred Twenty-seven Thousand Six-Hundred Thirteen dollars (\$ 20,327,613.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

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...

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

[X] Established as follows:

...

April 29, 2024

PAGE 3

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract ~~Documents~~, Documents or as provided in GMP#2, the Construction Manager shall achieve Substantial Completion of the entire Work:

...

[X] By the following date: November 4, 2025

...

N/A

...

N/A

...

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

N/A
PAGE 4

See Exhibit 1, Elford GMP1, dated
3/20/2024

...

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

See Exhibit 1, Elford GMP1, dated 3/20/2024

...

Laurie Jadwin Mayor

Don Anderson Chief Operating Officer

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Melissa Krajewski, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:27:28 ET on 04/01/2024 under Order No. 4104243505 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

FISCAL OFFICER'S STATEMENT OF AVAILABILITY

(Section 5705.41, R.C)

I Joann Bury, hereby certify that I am the Director of Finance for the City of Gahanna, Ohio and that the amount of money to wit \$20,327,613 required to meet the cost of the attached Contract between the City of Gahanna, Ohio and Elford Inc. has been or will be, prior to the ordering of any materials lawfully appropriated for the purpose of said Contract and the money so appropriated is on deposit or in the process of collection to the credit of the appropriate fund free from any previous encumbrances. Moneys due in excess of the Contract Sum and any Contingency amount assigned thereto shall require an additional and separate Fiscal Officer's Statement of Availability which shall not be given unless the Contract adjustment is directly attributable to one of the express methods for increasing the Contract Sum under the Contract Documents; and, such process is completed in the manner required by the Contract Documents.

Date: 4/10/2024

Signed: 

By: Joann Bury

Title: Director of Finance

BUILDING TOGETHER

ORD-0023-2024
EXHIBIT B

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 /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 /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 /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 /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 /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 /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 /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	
Gahanna Civic Center - Precon		820	18-Oct-22 A	23-Jan-26																											
Milestones		380	18-Oct-22 A	02-May-24																											
A1800	AE Selection	0	18-Oct-22 A																												
A1780	CMR RFP Submission	0	04-Nov-22 A																												
A1790	CMR Interviews & Selection	0	28-Nov-22 A																												
A2210	Project Kickoff Meeting	0	21-Feb-23 A																												
A2640	Planning Commission Meeting July #1	0	12-Jul-23 A																												
A2650	Planning Commission Meeting July #2	0	26-Jul-23 A																												
A2660	Planning Commision Meeting August #1	0	09-Aug-23 A																												
A2670	Planning Commision Meeting August #2	0	23-Aug-23 A																												
A1480	Council Meeting - 11/27	0		27-Nov-23 A																											
A4520	Council Meeting - Permission to Bid	0	16-Jan-24 A																												
A4530	Council Meeting - Permission to Bond	0	05-Feb-24 A																												
A4550	Planning Comission Meeting 1	0	14-Feb-24 A																												
A4590	Council Meeting - Permission to Bond 2nd Reading	0	19-Feb-24 A																												
A4560	Planning Comission Meeting 2	0	28-Feb-24 A																												
A4570	Planning Comission Meeting 3	0	20-Mar-24*																												
A4800	Groundbreaking (Demo) Ceremony	0	02-May-24																												
Design (Preconstruction)		256	25-Jan-23 A	21-Mar-24																											
SD Phase		116	25-Jan-23 A	11-Aug-23 A																											
A1050	Programming and Massing Study	30	25-Jan-23 A	19-Apr-23 A																											
A1000	Schematic Design	14	21-Mar-23 A	06-Jun-23 A																											
A1030	Programming Estimates	66	21-Mar-23 A	19-Apr-23 A																											
A1150	SD Estimate	15	07-Jun-23 A	05-Jul-23 A																											
A1710	Elford Internal SD Budget Review	1	05-Jul-23 A	05-Jul-23 A																											
A1720	SD Budget Review and Reconciliation	15	06-Jul-23 A	11-Aug-23 A																											
A1140	SD Approval	0	10-Aug-23 A																												
DD Phase		121	07-Jun-23 A	02-Jan-24 A																											
A1010	Design Development Documents	38	07-Jun-23 A	29-Aug-23 A																											
A1040	DD Construction Estimate	15	30-Aug-23 A	19-Sep-23 A																											
A1450	Elford Internal DD Budget Review	2	18-Sep-23 A	19-Sep-23 A																											
A1370	DD Budget Review and Reconciliation	30	26-Sep-23 A	31-Oct-23 A																											
A2340	DD Page Turn	5	09-Oct-23 A	09-Oct-23 A																											
A1500	Bid Documents Range Equipment	15	12-Oct-23 A	02-Jan-24 A																											
A1440	DD Approval	0	13-Oct-23 A																												
CD Phase (Bid Package 1)		72	10-Oct-23 A	20-Mar-24																											
A2420	Bidding Documents GMP1	54	10-Oct-23 A	29-Jan-24 A																											
A4450	Issue 60% Progress Set	0		14-Nov-23 A																											
A1550	CM Constructability Review	10	15-Nov-23 A	29-Nov-23 A																											
A2770	Issue 90% Progress Set	0		14-Dec-23 A																											
A4660	Temporary Bracing Design	11	24-Jan-24 A	20-Mar-24																											
CD Phase (Bid Package 2)		78	10-Oct-23 A	08-Mar-24 A																											
A1020	Bidding Documents GMP2	70	10-Oct-23 A	08-Mar-24 A																											
A4460	Issue 60% Progress Set	0		14-Dec-23 A																											
A1540	CM Constructability Review	10	15-Dec-23 A	02-Jan-24 A																											
A4670	60% CD Construction Estimate	10	28-Dec-23 A	15-Jan-24 A																											
A4470	Issue 90% Progress Set	0		29-Jan-24 A																											
A2510	CD Approval	0		08-Mar-24 A																											
Delegated Design		20	23-Feb-24 A	21-Mar-24																											
A4810	Firing Range Drawings & Coordination	20	23-Feb-24 A	21-Mar-24																											
Bidding and GMP (Preconstruction)		117	02-Jan-24 A	13-Jun-24																											

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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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<div></div>	A4740	Concrete Cold Weather Provisions End	0		14-Apr-25*																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

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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

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	
A4100	A4100	Lockers	50	08-Jul-24	16-Sep-24																										
	A4110	Casework and Millwork, Finish Carpentry	50	08-Jul-24	16-Sep-24																										
	A4120	Overhead Coiling Doors	30	08-Jul-24	16-Aug-24																										
	A4130	Guardrail Systems	80	08-Jul-24	28-Oct-24																										
	A4140	Toilet Compartments	30	08-Jul-24	16-Aug-24																										
	A4150	Plumbing Fixtures	20	08-Jul-24	02-Aug-24																										
	A4160	Screen Wall	40	08-Jul-24	30-Aug-24																										
	A4180	Wall Coverings	20	08-Jul-24	02-Aug-24																										
	A4190	Operable Partitions	60	08-Jul-24	30-Sep-24																										
	A4200	Roller Window Shades	30	08-Jul-24	16-Aug-24																										
	A4210	Solid Surface / Countertops	30	08-Jul-24	16-Aug-24																										
	A4220	Wood Ceilings	40	08-Jul-24	30-Aug-24																										
	A4230	AV (Projection Screens, Projectors, TVs)	100	08-Jul-24	25-Nov-24																										
	A4240	Ceramic and Porcelain Tile	40	08-Jul-24	30-Aug-24																										
	A4250	Resilient Flooring	30	08-Jul-24	16-Aug-24																										
	A4260	Carpet	40	08-Jul-24	30-Aug-24																										
	A4280	Detention Door Frames and Ceiling	70	08-Jul-24	14-Oct-24																										
	A2110	Curtain Wall	40	22-Jul-24	16-Sep-24																										
	A3400	Metal Stairs (After FM)	40	16-Aug-24	11-Oct-24																										
	A3980	Limestone Rainscreen	70	21-Nov-24	03-Mar-25																										
	Sitework and Utilities			366	26-Apr-24	02-Oct-25																									
	A3520	Temporary Fence	3	26-Apr-24	30-Apr-24																										
	A2840	Erosion and Sediment Control	3	01-May-24	03-May-24																										
	A1900	Site Clearing	5	08-May-24	14-May-24																										
	A2700	Demo Utilities	5	15-May-24	21-May-24																										
	A2050	Grading and Earthwork	10	22-May-24	05-Jun-24																										
	A2630	Storm Sewer	15	14-Jun-24	05-Jul-24																										
	A4430	Sanitary Sewer	8	08-Jul-24	17-Jul-24																										
	A4440	Domestic Water / Fire Service	8	18-Jul-24	29-Jul-24																										
	A2540	Secondary Service Conduits and Feeders	10	30-Jul-24	12-Aug-24																										
	A2550	AEP Coordination (Meter Install and XFMR Shutc	40	13-Aug-24	08-Oct-24																										
	A2710	Communication Ductbank	10	13-Aug-24	26-Aug-24																										
	A4610	Misc Grading	5	27-Aug-24	03-Sep-24																										
	A2060	Electric Underground (Site)	40	07-Oct-24	02-Dec-24																										
	A3530	Curbs	5	15-Apr-25	21-Apr-25																										
	A2070	Asphalt Paving Base Course	10	22-Apr-25	05-May-25																										
	A2720	Fiber Coordination and Installation	20	25-Apr-25	22-May-25																										
	A2080	Hardscapes	40	06-May-25	01-Jul-25																										
	A3540	Carports	25	02-Jul-25	06-Aug-25																										
	A4760	Landscaping	20	02-Jul-25	30-Jul-25																										
	A5040	Generator Pad	5	02-Jul-25	09-Jul-25																										
	A2950	Generator/ATS	5	10-Jul-25	16-Jul-25																										

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Gahanna Civic Center - Precon
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- Remaining Level of Effort

Actual Level of Effort

Actual Work

Remaining Work

Critical Remaining Work
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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	
1	A5000	Demo Interior Walls for Structural Bracing	5	29-Apr-24	03-May-24																										
	A4650	Temporary Bracing	5	01-May-24	07-May-24																										
	A2610	Structural Demolition - Area C	10	08-May-24	21-May-24																										
	A1880	Basement Excavation and H-Pile Lagging	25	22-May-24	26-Jun-24																										
	A2780	Structural Demolition - Area B	15	22-May-24	12-Jun-24																										
	A2040	Underpin Existing Foundations	5	22-May-24	29-May-24																										
	A2790	Structural Demolition - Area A	10	13-Jun-24	26-Jun-24																										
	A1920	Foundations & Retaining Walls - Basement	35	27-Jun-24	15-Aug-24																										
	A2810	Grade/Establish Building Pad	5	27-Jun-24	03-Jul-24																										
	A2730	Stair & Elevator Shaft - ST-3	15	26-Jul-24	15-Aug-24																										
	A5010	Structural Steel Reinforcing	10	30-Jul-24	12-Aug-24																										
	A1930	Underslab Plumbing - Basement	10	16-Aug-24	29-Aug-24																										
	A2480	CMU Foundation Walls - Basement	10	16-Aug-24	29-Aug-24																										
	A2830	Concrete Foundations - Level 1	10	16-Aug-24	29-Aug-24																										
	A1940	Prep/Pour Slab on Grade - Basement	5	30-Aug-24	06-Sep-24																										
	A2900	Underslab Plumbing - Area B	25	30-Aug-24	04-Oct-24																										
	A3150	CMU Foundations - Area A	3	30-Aug-24	04-Sep-24																										
	A1950	Structural Steel - Area C	15	09-Sep-24	27-Sep-24																										
	A2190	Prep/Pour Slab on Deck - Area C	5	30-Sep-24	04-Oct-24																										
	A3040	Structural Steel - Area B	25	30-Sep-24	01-Nov-24																										
	A3140	Underslab Plumbing - Area C	10	30-Sep-24	11-Oct-24																										
	A2920	Prep/Pour Slab on Grade (A and B)	10	07-Oct-24	18-Oct-24																										
	A2960	Waterproofing and Underdrain at Retaining Wall	5	07-Oct-24	11-Oct-24																										
	A2880	Prep/Pour Slab on Grade - Area C	5	14-Oct-24	18-Oct-24																										
	A5090	Backfill Retaining Walls	5	14-Oct-24	18-Oct-24																										
	A2870	CMU Walls - Level 1	10	15-Oct-24	28-Oct-24																										
	A2800	Structural Steel - Area A	20	04-Nov-24	02-Dec-24																										
	A2820	Prep/Pour Slab on Deck - Area B	7	04-Nov-24	12-Nov-24																										
	A3030	Prep/Pour Slab on Deck - Area A	7	03-Dec-24	11-Dec-24																										
	Area C		0																												
	Area B		0																												
	Area A		0																												
	Enclosure		278	12-Jul-24	13-Aug-25																										
	A2580	AHU Demolition	8	12-Jul-24	23-Jul-24																										
	A2560	Roof Demolition and Replacement	30	25-Nov-24	08-Jan-25																										
	A1960	Roof Installation - Expansion	25	09-Jan-25	12-Feb-25																										
	A3160	Roof Detailing	20	13-Feb-25	12-Mar-25																										
	A2090	Set RTUs	5	14-Feb-25	20-Feb-25																										
	A3180	Dry In	0	06-Mar-25																											
	A2990	Screen Walls	10	13-Mar-25	26-Mar-25																										
	A3170	Coping Cap and Trim	20	13-Mar-25	09-Apr-25																										
	Area C (Police)		193	14-Oct-24	16-Jul-25																										
	A3050	CFMF Installation	20	14-Oct-24	08-Nov-24																										
	A2530	Sheathing and Air Barrier	8	11-Nov-24	20-Nov-24																										
	A2970	Masonry Veneer Installation	40	21-Nov-24	20-Jan-25																										
	A4940	Glazing Installation	15	21-Nov-24	12-Dec-24																										
	A5080	Limestone Rainscreen - Field Measure	0	21-Nov-24																											
	A2980	Exterior Overhead Doors	5	21-Jan-25	27-Jan-25																										
	A4900	Caulking and Sealants	5	28-Jan-25	03-Feb-25																										
	A1980	Limestone Rainscreen	20	04-Mar-25	31-Mar-25																										
A3020	Exterior Storefront	10	02-Jul-25	16-Jul-25																											
Area B (Central)		191	13-Nov-24	13-Aug-25																											
A3060	CFMF Installation	20	13-Nov-24	11-Dec-24																											

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GMP-1 Schedule

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- Remaining Level of Effort
- Actual Level of Effort
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- Milestone
- Milestone

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	
A4860	Sheathing and Air Barrier	8	12-Dec-24	23-Dec-24																											
	A2020	Curtain Wall Installation	30	24-Dec-24	05-Feb-25																										
	A3000	ACM Panels at Canopy	10	20-Jan-25	31-Jan-25																										
	A3010	Wood Planks at Canopy	8	03-Feb-25	12-Feb-25																										
	A5070	Limestone Rainscreen	20	01-Apr-25	28-Apr-25																										
	A4300	Entry Vestibules	15	02-Jul-25	23-Jul-25																										
	A3640	Exteiror Security and Controls	20	17-Jul-25	13-Aug-25																										
	Area A (Senior Center)		116	12-Dec-24	27-May-25																										
	A3070	CFMF Installation	20	12-Dec-24	10-Jan-25																										
	A3080	Electrical Rough-In	5	13-Jan-25	17-Jan-25																										
	A4870	Sheathing and Air Barrier	10	13-Jan-25	24-Jan-25																										
	A4890	Curtain Wall Installation	20	06-Feb-25	05-Mar-25																										
	A4880	Limestone Rainscreen	20	29-Apr-25	27-May-25																										
	Interiors		401	27-Jun-24	23-Jan-26																										
	A1850	Interior Demolition	22	27-Jun-24	29-Jul-24																										
	A3380	Metal Stairs (West)	15	21-Oct-24	08-Nov-24																										
	A3410	Metal Stairs (Police)	10	11-Nov-24	22-Nov-24																										
	A3420	Metal Stairs (Range)	5	25-Nov-24	02-Dec-24																										
	Vertical Construction		0																												
	West Stair		0																												
	Police Stair		0																												
	Range Stair		0																												
	Level 1		391	12-Jul-24	23-Jan-26																										
	A3090	Underground Plumbing (Existing Building)	30	12-Jul-24	22-Aug-24																										
	A4910	HVAC Overhead (Existing Building)	25	23-Aug-24	27-Sep-24																										
	A1860	HVAC Overhead Rough-In	45	21-Oct-24	23-Dec-24																										
	A3110	Plumbing Overhead Rough-In	40	11-Nov-24	08-Jan-25																										
	A1870	Layout and Frame Walls	25	17-Dec-24	22-Jan-25																										
	A3100	Electric Overhead Rough-In	25	17-Dec-24	22-Jan-25																										
	A3260	Door Frames	5	02-Jan-25	08-Jan-25																										
	A3370	Plumbing In-Wall	40	09-Jan-25	05-Mar-25																										
	A3570	Electric In-Wall	25	23-Jan-25	26-Feb-25																										
	A2010	Hang/Finish Drywall	45	06-Mar-25	07-May-25																										
	A2100	Power Distribution Equipment	10	11-Apr-25	24-Apr-25																										
	A2030	Detention Securty System	60	25-Apr-25	21-Jul-25																										
	A2180	Refurbish Existing Elevators	15	25-Apr-25	15-May-25																										
	A2760	Elevator Install	30	25-Apr-25	06-Jun-25																										
	A2600	Firing Range Equipment/Systems	50	02-May-25	14-Jul-25																										
	A3490	Prime and First Coat	15	08-May-25	29-May-25																										
	A3620	Lobby Finishes, Terrazzo Flooring, Specialty Ceili	70	08-May-25	15-Aug-25																										
A2570	Wall Finishes	30	30-May-25	11-Jul-25																											
A1970	Acoustic Ceiling	25	30-May-25	03-Jul-25																											
A3630	Casework and Millwork	40	30-May-25	25-Jul-25																											
A3290	Elevator Hoistway Work	15	09-Jun-25	27-Jun-25																											
A3210	Light Fixtures and Diffusers	40	20-Jun-25	15-Aug-25																											
A3300	Elevator Pre-Test	10	30-Jun-25	14-Jul-25																											
A3310	Elevator Inspection / Final	5	17-Jul-25	23-Jul-25																											
A3450	Flooring	45	04-Aug-25	06-Oct-25																											
A2120	Commissioning, Programming, Balancing	30	19-Aug-25	30-Sep-25																											
A3460	Contractor Punch List	20	07-Oct-25	03-Nov-25																											
A3650	Final Clean	10	07-Oct-25	20-Oct-25																											
A2490	Testing and Inspections	30	22-Oct-25	03-Dec-25																											
A2590	Owner FFE	35	04-Dec-25	23-Jan-26																											

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- Remaining Level of Effort

Actual Level of Effort

Actual Work

Remaining Work

Critical Remaining Work
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- ◆ Milestone

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	
<div></div>	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



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<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

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