



Ann Arbor Municipal Center – Courts and Police Addition

Ann Arbor, Michigan

GMP PROPOSAL

per article 5.2.1 Amendment No. 1

January 16, 2009



CLARK
Construction Company
Professional Construction Services

3535 Moores River Drive
P.O. Box 40087
Lansing, MI 48901
517.372.0940



AIA Document A121™CMc – 2003 Amendment No. 1

Amendment No. 1 to Agreement Between Owner and Construction Manager

Pursuant to Section 2.2 of the Agreement, dated April 08, 2008 between City of Ann Arbor (Owner) and Clark Construction Company (the Construction Manager), for Ann Arbor Municipal Center (the Project), the Owner and Construction Manager establish a Guaranteed Maximum Price and Contract Time for the Work as set forth below.

ARTICLE I GUARANTEED MAXIMUM PRICE

The Construction Manager's Guaranteed Maximum Price for the Work, including the estimated Cost of the Work as defined in Article 6 and the Construction Manager's Fee as defined in Article 5, is Thirty Eight Million One Hundred Forty Eight Thousand Seven Hundred Forty Four Dollars and 00/100 (\$38,148,744.00). This Price is for the performance of the Work in accordance with the Contract Documents listed and attached to this Amendment and marked Exhibits A through D, as follows:

- Exhibit A Drawings, Specifications, addenda and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based, pages 1 through 15 , dated 01/16/2009 .
- Exhibit B Assumptions and Clarifications made in preparing the Guaranteed Maximum Price, pages 1 through 5 , dated 01/16/2009 .
- Exhibit C Completion Schedule, page 1, dated 12/29/2008.
- Exhibit D Estimate Summary and Breakdown, pages 1 through 26, dated 01/15/2009.

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.

ARTICLE II CONTRACT TIME

The date of Substantial Completion established by this Amendment is:

OWNER

CONSTRUCTION MANAGER

(Signature)

John Hieftje, Mayor

(Printed name and title)

Date

(Rows deleted)

(Signature)

Jacqueline Beaudry, City Clerk

(Printed name and title)

Approved as to Substance

By _____

Roger W. Fraser, City Administrator

By _____

Sue F. McCormick, Public Services Administrator

Approved as to Form and Content

By _____

Stephen K. Postema, City Attorney

(Signature)

Ken G. Lawless, Executive Vice President

(Printed name and title)

Date

Init.

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LIST OF DRAWING SHEETS
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1.0 LIST OF DRAWINGS PREPARED BY QUINN EVANS ARCHITECTS

<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>
<u>GENERAL</u>		
G0.00	Cover Sheet Volume 1	12/02/08
G1.00	Life Safety – Basement and First Floor	12/02/08
G1.01	Life Safety – Second Floor	12/02/08
G1.01a	Life Safety – Second Floor Alternate	12/02/08
G1.02	Life Safety – Third Floor	12/02/08
G1.03	Life Safety – Fourth Floor	12/02/08
G1.04	Life Safety – Fifth Floor	12/02/08
G1.05	Life Safety – Sixth and Penthouse Floor	12/02/08
<u>CIVIL</u>		
C1.00	Cover Sheet DELETED – ADD 1	12/15/08
C2.00	Existing Conditions & Tree Survey	12/02/08
C3.00	Demolition & Natural Features Impact Plan	12/02/08
C4.00	Site Layout Plan	12/02/08
C4.10	Upper Level Layout Plan	12/02/08
C4.20	Detail Sheet DELETED – ADD 1	12/15/08
C5.00	Grading & Soil Erosion & Utility Plan	12/02/08
<u>ARCHITECTURAL</u>		
D0.50	Basement Demolition Plan – Larcom	12/02/08
D0.51	First Floor Demolition Plan – Larcom	12/02/08
D0.52	Second Floor Demolition Plan – Larcom	12/02/08
D0.52a	Alternate Second Floor Larcom – Demolition	12/02/08
D0.53	Third, Fourth & Fifth Floors Demolition Plan – Larcom	12/02/08
D0.56	Sixth & Seventh Floor Demolition Plan – Larcom	12/02/08
D0.57	Roof Demolition Plan – Larcom	12/02/08
AS0.00	Overall Site Plan	12/02/08
AS0.01	Overall Site Plan – Level 2	12/02/08
AS1.00	Partial Site Plan – South DELETED – ADD 1	12/15/08
AS1.10	Partial Site Plan – North DELETED – ADD 1	12/15/08
AS2.00	Site Details DELETED – ADD 1	12/15/08

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AS2.01	Site Details	12/02/08
AS2.02	Exterior Details	12/02/08
AS2.02a	Exterior Details – Alternate	12/02/08
AS2.03	Exterior Sections and Details	12/02/08
AS2.03a	Exterior Sections and Details DELETED – ADD 1	12/15/08
AS2.03b	Exterior Sections and Details	12/02/08
AS2.06	Site Details	12/02/08
AS3.00	Green Roof Plan – Promenade	12/02/08
AS3.01	Green Roof Plan – Promenade – Alternate	12/02/08
AS3.01a	Green Roof Details	12/02/08
AS3.10	Green Roof Plan – Meeting Room – Alternate	12/02/08
A0.01	Abbreviations and Symbols	12/02/08
A0.02	Standard Mounting Heights	12/02/08
A0.10	Overall Basement and First Floor Plans	12/02/08
A0.11	Overall Second and Third Floor Plans	12/02/08
A0.11a	Overall Second Floor Plan and Roof Plan – Alternate	12/02/08
A0.12	Overall Fourth and Fifth Floor Plans	12/02/08
A0.13	Overall Sixth/Penthouse and Roof Floor Plans	12/02/08
A0.20	Overall Exterior Elevations	12/02/08
A0.20a	Overall Exterior Elevations – Alternate	12/02/08
A0.21	Overall Exterior Elevations	12/02/08
A0.21a	Overall Exterior Elevations – Alternate	12/02/08
A0.22	Overall Exterior Elevations – Alternate	12/02/08
A0.22a	Overall Exterior Elevations – Alternate	12/02/08
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A1.02	Second Floor Plan – Courts and Police Addition	12/02/08
A1.03	Third Floor Plan – Courts and Police Addition	12/02/08
A1.04	Fourth Floor Plan – Courts and Police Addition	12/02/08
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A1.53	Third, Fourth & Fifth Floors – Larcom	12/02/08
A1.56	Sixth Floor Plan – Larcom	12/02/08
A1.57	Promenade Roof Plan – Larcom	12/02/08
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A2.50	Basement Reflected Ceiling Plan – Larcom	12/02/08
A2.51	First Floor Reflected Ceiling Plan – Larcom	12/02/08
A2.52	Second Floor Reflected Ceiling Plan – Larcom	12/02/08
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A2.56	Sixth Floor Reflected Ceiling Plan – Larcom	12/02/08
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A4.02	Exterior Elevations – Courts and Police Addition	12/02/08
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A4.13	Partial Plans, Exterior Elevations, and Sections – Courts and Police Addition	12/02/08
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A4.17	Wall Sections – Court and Police Addition	12/02/08
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A4.21	Exterior Elevations – Metal Panel Patterns	12/02/08
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A4.51	Partial Plans and Exterior Elevations – Larcom	12/02/08
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A4.53	Partial Plans and Exterior Elevations – Larcom	12/02/08
A4.54	Partial Plans, Exterior Elevations, and Sections – Larcom	12/02/08
A4.55	Partial Plans, Exterior Elevations, and Sections – Larcom	12/02/08
A4.56	Building Sections	12/02/08
A4.57a	Partial Plans and Exterior Elevations – Alternate	12/02/08
A4.58a	Partial Plans and Exterior Elevations – Alternate	12/02/08
A4.59	Building Section – DELETED – ADD 1	12/15/08
A4.59a	Building Sections – Alternate	12/02/08
A4.60a	Partial Plans and Exterior Elevations – Alternate	12/02/08
A6.01	Exterior Details – Courts and Police Addition	12/02/08
A6.02	Exterior Details – Courts and Police Addition	12/02/08
A6.11	Exterior Details – Courts and Police Addition	12/02/08
A6.12	Exterior Details – Courts and Police Addition	12/02/08
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A6.24	Typical Column Plan Details	12/02/08
A6.30	Exterior Roof Details DELETED – ADD 1	12/15/08
A6.31	Details – Existing to New DELETED – ADD 1	12/15/08
A6.55	Wall Sections and Enlarged Elevations – Larcom	12/02/08
A6.57	Section Details	12/02/08
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A7.03	Elevator Plans and Sections – Courts and Police Addition	12/02/08
A7.04	Elevator Details – Courts and Police Addition	12/02/08
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A7.11	Stairwell Plans and Sections – Courts and Police Addition	12/02/08
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A7.13	Stairwell Details – Courts and Police Addition	Not Issued
A7.50	Elevator Plans & Sections – Larcom	12/02/08
A7.52	Future Stair Section and Details	12/02/08
A7.53	Exterior Stairs Sections and Details	12/02/08
A7.61	Exterior Details	12/02/08
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A8.04	Courtroom Plan, RCP, and Interior Elevations – Courts and Police Addition	12/02/08
A8.05	Interior Elevations – Courts and Police Addition	12/02/08
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A13.03	Third Floor Finish Plan – Courts and Police Addition	12/02/08
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Ann Arbor Municipal Center – Courts and Police Addition
Bid Release No. 1

<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>
<u>FIRE PROTECTION</u> (Continued)		
FP1.03	Third Floor Fire Protection Plan – Courts and Police Addition	12/02/08
FP1.04	Fourth Floor Fire Protection Plan – Courts and Police Addition	12/02/08
FP1.05	Fifth Floor Fire Protection Plan – Courts and Police Addition	12/02/08
FP1.07	Penthouse Fire Protection Plan – Courts and Police Addition	12/02/08
FP1.50	Basement Fire Protection Plan – Larcom	12/02/08
FP1.51	First Floor Fire Protection Plan – Larcom	12/02/08
FP1.52	Second Floor Fire Protection Plan – Larcom	12/02/08
FP1.52a	Alternate Second Floor Fire Protection Plan – Larcom	12/02/08
FP1.56	Sixth Floor Fire Protection Plan – Larcom	12/02/08
FP1.57	Penthouse Fire Protection Plan – Larcom	12/02/08
FP5.00	Fire Protection Diagrams and Details	12/02/08
<u>ELECTRICAL</u>		
E0.01	Electrical Standards and Drawing Index	12/02/08
E0.02	Electrical Standard Schedules	12/02/08
E0.03	Electrical Notes	12/02/08
E0.04	Electrical Site Plan	12/02/08
E0.05	Electrical Site Plan – Level 2	12/02/08
ED1.50	Basement Electrical Demolition Plan – Larcom	12/02/08
ED1.51	First Floor Electrical Demolition Plan – Larcom	12/02/08
ED1.52	Second Floor Electrical Demolition Plan – Larcom	12/02/08
ED1.52a	Alternate Second floor Electrical Demolition Plan – Larcom	12/02/08
ED1.53	Third, Fourth and Fifth Floor Electrical Demolition Plan – Larcom	12/02/08
ED1.56	Sixth Floor Electrical Demolition Plan – Larcom	12/02/08
ED1.57	Penthouse Electrical Demolition Plan – Larcom	12/02/08
E2.00	Basement Lighting Plan – Courts and Police Addition	12/02/08
E2.01	First Floor Lighting Plan – Courts and Police Addition	12/02/08
E2.02	Second Floor Lighting Plan – Courts and Police Addition	12/02/08
E2.03	Third Floor Lighting Plan – Courts and Police Addition	12/02/08
E2.04	Fourth Floor Lighting Plan – Courts and Police Addition	12/02/08
E2.05	Fifth Floor Lighting Plan – Courts and Police Addition	12/02/08
E2.07	Penthouse Lighting Plan – Courts and Police Addition	12/02/08
E2.50	Basement Lighting Plan – Larcom	12/02/08

SECTION 000115
LIST OF DRAWING SHEETS
Ann Arbor Municipal Center – Courts and Police Addition
Bid Release No. 1

<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>
<u>ELECTRICAL</u> (Continued)		
E2.51	First Floor Lighting Plan – Larcom	12/02/08
E2.52	Second Floor Lighting Plan – Larcom	12/02/08
E2.52a	Alternate Second Floor Lighting Plan – Larcom	12/02/08
E2.53	Third, Fourth, Fifth Floor Lighting Plan – Larcom	12/02/08
E2.56	Sixth Floor Lighting Plan – Larcom	12/02/08
E2.57	Penthouse Lighting Plan – Larcom	12/02/08
E3.00	Basement Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.01	First Floor Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.02	Second Floor Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.03	Third Floor Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.04	Fourth Floor Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.05	Fifth Floor Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.07	Penthouse Power & Auxiliary Systems Plan – Courts and Police Addition	12/02/08
E3.50	Basement Power & Auxiliary Systems Plan – Larcom	12/02/08
E3.51	First Floor Power & Auxiliary Systems Plan – Larcom	12/02/08
E3.52	Second floor Power & Auxiliary Systems Plan – Larcom	12/02/08
E3.52a	Alternate Second Floor Power & Auxiliary Systems Plan – Larcom	12/02/08
E3.53	Third, Fourth, Fifth Floor Power & Auxiliary Systems Plan – Larcom	12/02/08
E3.56	Sixth Floor Power & Auxiliary Systems Plan – Larcom	12/02/08
E3.57	Penthouse Power & Auxiliary Systems Plan – Larcom	12/02/08
E5.00	One Line Diagram – Courts and Police Addition	12/02/08
E5.01	Panel Schedules – Courts and Police Addition	12/02/08
E5.02	Panel Schedules – Courts and Police Addition	12/02/08
E5.03	Panel Schedules – Courts and Police Addition	12/02/08

SECTION 000115
LIST OF DRAWING SHEETS
Ann Arbor Municipal Center – Courts and Police Addition
Bid Release No. 1

<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>
<u>ELECTRICAL</u> (Continued)		
E5.04	Lighting Control Schedules – Courts and Police Building	12/02/08
E5.50	One Line Diagram – Larcom	12/02/08
E5.51	Panel Schedules – Larcom	12/02/08
E5.52	Panel Schedules – Larcom	12/02/08
E5.53	Panel Schedules – Larcom	12/02/08
E5.54	Lighting Control Schedules – Larcom	12/02/08
E6.00	Enlarged Electrical Plans	12/02/08
E7.00	Electrical Details	12/02/08
E7.01	Electrical Details	12/02/08
E8.00	Lighting Control Diagram	12/02/08
E8.01	Fire Alarm Diagram and Event Matrix	12/02/08
E8.02	Auxiliary Systems Diagram	12/02/08

Ann Arbor Municipal Center – Courts and Police Addition
Bid Release No. 1

<u>ADDENDUM NO. 1</u>		
<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>
		12/15/08
C2.01	Temporary Staging Plan	12/15/08
C3.00	Demolition & Natural Features Impact Plan	12/15/08
C4.00	Site Plan	12/15/08
C5.00	Grading Soil Erosion & Utility Plan	12/15/08
C5.01	Sidewalk Grading Plan	12/15/08
L2.10	Rainwater Layout - Underground Piping and Storage	12/15/08
A7.04	Elevator Details	12/15/08
S0.1	General Notes	12/15/08
S0.2	Load Diagrams	12/02/08
S1.00	Courts and Police Addition - Lower Foundation Plan	12/15/08
S1.01	Courts and Police Addition - Foundation Plan	12/15/08
S1.02	Courts and Police Addition - Second Floor Framing Plan	12/15/08
S1.03	Courts and Police Addition - Third Floor Framing Plan	12/15/08
S1.04	Courts and Police Addition - Fourth Floor Framing Plan	12/15/08
S1.05	Courts and Police Addition - Fifth Floor Framing Plan	12/15/08
S1.06	Courts and Police Addition - Penthouse Framing Plan	12/02/08
S1.07	Courts and Police Addition - Roof Framing Plan	12/15/08
S1.08	Courts and Police Addition - Upper Roof Framing Plan	12/15/08
S1.51	Larcom Renovation - Foundation Plan	12/15/08
S2.01	Concrete Details and Sections	12/15/08
S2.02	Concrete Details and Sections	12/15/08
S2.03	Concrete Details and Sections	12/15/08
S2.04	Concrete Details and Sections	12/15/08
S3.01	Steel Details	12/15/08
S3.02	Steel Details - Column Schedule	12/15/08
S3.03	Steel Details	12/15/08
S3.04	Steel Details - Braced Frame Elevations	12/15/08
S3.05	Steel Details	12/15/08
S3.06	Steel Details and Sections	12/15/08
E5.00	One Line Diagram - Courts & Police Building	12/15/08
E5.01	Panel Schedules	12/15/08
E5.51	Panel Schedules - Larcom	12/15/08

Ann Arbor Municipal Center – Courts and Police Addition
Bid Release No. 1

ADDENDUM NO. 2

12/17/08

ADDENDUM NO. 3

12/19/08

<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>
S0.1	General Notes	12/19/08
S1.00	Courts and Police Addition - Lower Foundation Plan	12/19/08
S1.01	Courts and Police Addition - Foundation Plan	12/19/08
S1.02	Courts and Police Addition - Second Floor Framing Plan	12/19/08
S1.03	Courts and Police Addition - Third Floor Framing Plan	12/19/08
S1.04	Courts and Police Addition - Fourth Floor Framing Plan	12/19/08
S1.05	Courts and Police Addition - Fifth Floor Framing Plan	12/19/08
S1.06	Courts and Police Addition - Penthouse Framing Plan	12/19/08
S1.07	Courts and Police Addition - Roof Framing Plan	12/19/08
S1.08	Courts and Police Addition - Upper Roof Framing Plan	12/19/08
S2.01	Concrete Details and Sections	12/19/08
S2.02	Concrete Details and Sections	12/19/08
S3.01	Steel Details	12/19/08
S3.02	Steel Details - Column Schedule	12/19/08
S3.03	Steel Details	12/19/08
S3.05	Steel Details	12/19/08
S3.06	Steel Details and Sections	12/19/08

ASSUMPTIONS AND CLARIFICATIONS

INTRODUCTION

This GMP estimate was produced from drawings and other documentation provided by Quinn Evans Architects, OWP/P and their design team dated 12/2/08 including addendums 1 dated 12/15/08, 2 dated 12/17/08 and 3 dated 12/19/08. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

PROJECT OUTLINE

This project includes construction of a new approximately 113,000 square foot Courts and Police Building, renovation of select areas and additions to the Larcom Building with additive alternates for Council Chambers and additional second floor renovations.

BASIS OF COST ESTIMATE

This estimate is based on the measurement of quantities where possible. For the remainder, parametric measurements were used in conjunction with references from similar projects recently estimated by Clark Construction Company and input received from appropriate subcontractors.

Pricing is based on current market conditions. Design contingency is 3%.

Anticipated contractor markups and profit have been factored into the pricing.

This estimate assumes that the final bid documents will name several manufacturers whose products are acceptable for each section of work.

Estimate Clarifications/Exclusions

- Site surveys or investigations of existing conditions beyond those noted.
- Local utility benefit charges and/or tap fees by owner.
- Builders Risk Insurance by owner.
- No furnishings, fixtures or equipment (FFE).
- No building permit/plan review fees.
- Owner/Architect trailer allowance not included.
- Signage is not included except for an allowance for two exterior project signs.
- Value engineering memorandum dated 1/15/09 from QEA reflected in our GMP. The cost for these items has been deleted from the project budget.
- Additional items need to be reduced or eliminated from the project to maintain the project budget. These costs are reflected in the budget totaling -\$339,326 Some suggested additional VE savings are:
 - Porous paving system for north parking area.
 - Vegetated roof on Larcom building.
 - Mechanical and Electrical VE suggestions.
 - Re-building AHU #1 at Larcom.
 - LEED points resulting in a lower than Gold Rating.
- Any remaining contingency is to be returned to the owner.
- Larcom renovation schedule to occur in one phase. Schedule may change due to owner use requirements.

ASSUMPTIONS

Only specification sections with specific items impacting the estimate noted, not all sections listed below.

010111 Building Enclosure Performance and Testing

- Laboratory Mockup for any materials including metal panels, aluminum and glass window system, insulation, flashing, glazing gypsum board and sealants not included.
- Field quality-control water testing included.

011000 Summary

- Purchase contracts, Communications cabling and terminations by owner.
- Owner-Furnished products, Audio Visual and Security equipment installed by owner.

012100 Allowances

- Lump-Sum allowances, unused material may not be returnable to manufacturer for credit.
- Allowance No. 2 for \$356,000 is included in our GMP.
- Allowance No. 6 for \$100,000 is not included in our GMP.

013100 Project Management

- MEP coordination requirements (less stringent than Clark requirements)
- Project web site can be set up with the monthly fee to be reimbursed by the owner.

013200 Construction Progress Documentation

- Scheduling consultant is not included
- Cost loading and resource loading of the schedule is not included.

013233 Photographic Documentation

- Professional photographer is not included.

013300 Submittal Procedures

- Architects digital data files will need to be made available at no cost to the selected trade contractors for use in preparing the project shop drawings

014000 Quality Requirements

- Independent Testing services by Owner.

015000 Temporary Facilities and Controls

- Plan on using permanent HVAC system for temporary heat.
- Temporary utility usage fees by the owner.
- Pest control services not included

017900 Demonstration and Training

- Training requirements, facilitator, and video recording are included by the trade contractors.

019113 General Commissioning Requirements

- Outside third party commissioning by Owner.

024119 Selective Demolition

- Asbestos abatement; assumed entire building not abated. Abatement for the basement, first floor, second floor, and other areas as needed in Larcom is included.

036423 Epoxy Injection Grouting

- Estimate includes no allowance for repair of existing walls and slabs.

064023 Carpentry

- Blocking for architectural woodwork included. Casework as indicated on drawings at this date and as revised per memo 1/15/09 by QEA.

071413 Hot Fluid-Applied Waterproofing

- Assume only under the cell areas.

072119 Foamed-In-Place Insulation

- No foamed-in-place insulation included.

074213 Preformed Metal Panel System

- Would prefer more than just one manufacturer being listed for competitive bids.

074213 Insulated-Core Metal Panels

- Would prefer more than just one manufacturer being listed for competitive bids.

075400 Thermoplastic Membrane Roofing

- Larcom penthouse roofing plan/A158: new roofing at new elevators only (approximate column lines D-E/2-3). No demo/re-roof included.

081400 Wood Doors

- Oversize, Fire Rated wood doors (verify if this is a problem, 3' x 9' doors)
- No hardware specification, estimate will include an allowance.

089000 Glazed Canopy

- No canopy estimated.

092900 Gypsum Board Systems

- Metal stud wall framing at exterior walls behind metal panels, except first floor west elevation which is to be masonry backup.

096349 Stone Flooring

- None included.

096900 Access Flooring

- None shown on the drawings, so this is not included in the GMP.

102113 Toilet Compartments

- Spec lists baked enamel finish, drawings indicate stainless steel at cells. Estimate based on stainless.

105626 High Density Mobile Storage Shelving

- New system not included, only relocation of existing.

110105 Fall Protection System

- Anchors only, attached to building steel.

115213 Projection Screens

- Not indicated on the drawings, so this is not included in the GMP.

124949 Roller Shades

- Part of allowance.

142100 Traction Elevators

- Elevators as bid in current design release.

150000 Mechanical, Plumbing, Fire Systems

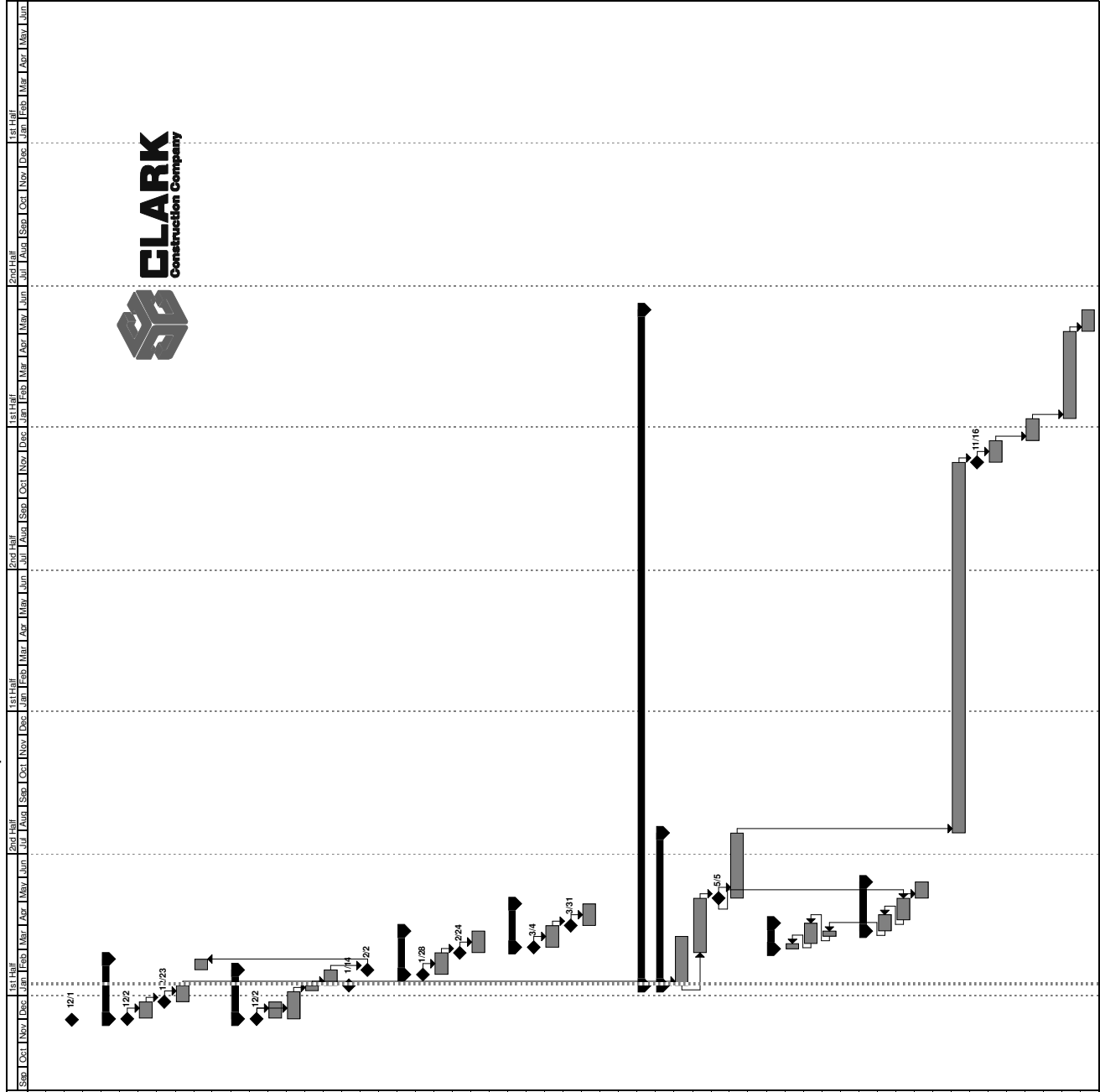
- Mechanical and plumbing systems as bid in current design release.
- Fire protection systems per current design release.

16000 Electrical

- Electrical system, site lighting, security as bid in current design release.
- UPS for courts-police addition provided by owner, installation included in GMP.

Ann Arbor Municipal Center

Exhibit "C"



ID	Task Name	Duration	Start	Finish
1				
2				
3	Project Review City Council	0 days	Mon 12/1/08	Mon 12/1/08
4				
5	BP 1 Site Civil/Steel/Foundations/Elevator/IEP	55 days	Tue 12/2/08	Mon 2/16/09
6	Issue BP 1 Documents	0 days	Tue 12/2/08	Tue 12/2/08
7	Bid Prebid	15 days	Wed 12/3/08	Tue 12/23/08
8	Receive Bids	0 days	Tue 12/23/08	Tue 12/23/08
9	Award LOI (Steel/Elevators)	15 days	Wed 12/24/08	Tue 1/13/09
10	Award Contracts	10 days	Tue 2/3/09	Mon 2/16/09
11				
12	Take off GMP	45 days	Tue 12/2/08	Mon 2/23/09
13	Receive GMP drawings	0 days	Tue 12/2/08	Tue 12/2/08
14	Bid Foundations/Structural/Elevators/ME	15 days	Wed 12/3/08	Tue 12/23/08
15	Develop GMP	25 days	Tue 12/2/08	Mon 1/5/09
16	Submit GMP to team for Approval	5 days	Wed 1/7/09	Tue 1/13/09
17	Place on Council Agenda For Mfg	14 days	Wed 1/14/09	Mon 2/2/09
18	Submit to City Attorney	0 days	Wed 1/14/09	Wed 1/14/09
19	City Council Approval of GMP Amendment	0 days	Mon 2/2/09	Mon 2/2/09
20				
21	BP 2 Courts/Police Building	40 days	Wed 1/28/09	Tue 3/24/09
22	Receive BP 2 Documents	0 days	Wed 1/28/09	Wed 1/28/09
23	Bid Prebid	20 days	Wed 1/28/09	Tue 2/24/09
24	Receive Bids	0 days	Tue 2/24/09	Tue 2/24/09
25	Review and Award Contracts	20 days	Wed 2/25/09	Tue 3/24/09
26				
27	BP 3 Larcom Renovations/Alternate/Site work	40 days	Wed 3/4/09	Tue 4/28/09
28	Receive BP 3 Documents	0 days	Wed 3/4/09	Wed 3/4/09
29	Bid Period	20 days	Wed 3/4/09	Tue 3/31/09
30	Receive Bids	0 days	Tue 3/31/09	Tue 3/31/09
31	Award Contracts	20 days	Wed 4/1/09	Tue 4/28/09
32				
33				
34	Construction of Courts Police Building	620 days	Wed 1/14/09	Tue 5/31/11
35	Steel	140 days	Wed 1/14/09	Tue 7/28/09
36	Shop Drawings	45 days	Wed 1/14/09	Tue 3/17/09
37	Steel Fabrication	50 days	Wed 2/25/09	Tue 5/5/09
38	Start of Steel Delivery	0 days	Tue 5/5/09	Tue 5/5/09
39	Steel Erection	3 mons	Wed 5/5/09	Tue 7/28/09
40				
41	Site Demolition/Utilities	25 days	Mon 3/2/09	Fri 4/3/09
42	Mobilize/Temporary Fence	5 days	Mon 3/2/09	Mon 3/9/09
43	Install New Utilities	20 days	Mon 3/9/09	Fri 4/3/09
44	Remove Existing Utilities in New Find Area	5 days	Wed 3/18/09	Wed 3/25/09
45				
46	Concrete Foundations	45 days	Wed 3/25/09	Tue 5/26/09
47	Foundations North Third	15 days	Wed 3/25/09	Tue 4/14/09
48	Foundations Middle Third	20 days	Wed 4/8/09	Tue 5/5/09
49	Foundations South Third	15 days	Wed 5/5/09	Tue 5/26/09
50				
51	Balance of Courts Police Building Construction	17 mons	Wed 7/29/09	Tue 11/18/10
52	Substantial Completion	0 days	Tue 11/18/10	Tue 11/18/10
53	Purchasal/ project commissioning	1 mon	Wed 11/17/10	Tue 12/14/10
54				
55	Move in of Police and other departments	1 mon	Wed 12/15/10	Tue 1/11/11
56				
57	Renovations of Larcom Building	4 mons	Wed 11/2/11	Tue 5/31/11
58	Commissioning Larcom Building	1 mon	Wed 5/4/11	Tue 5/31/11

Project: 12-29-08 Pre-construction
Date: Thu 1/15/09

Summary

Project Summary

External Tasks

External Milestone

Progress

Milestone

Task

Split

Deadline

