



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Final Amendment dated the 21st day of March in the year 2023, 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 2nd day of July in the year 2022 (the "Agreement").
(In words, indicate day, month, and year.)

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

Renovation and Construction of Hillcrest Elementary and Medary Elementary
Medary Elementary GMP

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

Brookings School District 5-1
2130 8th Street S.
Brookings, SD 57006

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

Hausmann & Clark Drew, a Joint Venture
2108 Taylor Avenue #850
Norfolk, NE 68701

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

ARTICLE A.1 FINAL GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price for the Medary Elementary portion of the Project only. Hillcrest Elementary will operate under its own GMP. 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, Construction Manager's Reimbursable General Conditions Costs, Construction Manager's Staff General Conditions, plus the Cost of the Work, as those terms are defined in Article 6 of the Agreement. This Final Guaranteed Maximum Price Amendment supersedes and replaces the first and second Partial Guaranteed Maximum Price Amendment previously executed on this Project.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty-Three Million One Hundred Thirty-Four Thousand Eight Hundred Fifty-Five and

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.

Init.

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User Notes:

(1800160371)

no/100ths (\$ 33,134,855.00), subject to additions and deductions by Change Order as provided in the Contract Documents. The Contract Sum includes line items for Management Staff General Conditions and Reimbursable General Conditions Allowance. Notwithstanding anything else in the Agreement, Contractor and Owner agree that an overage on the Management Staff General Conditions or Reimbursable General Conditions Allowance may be paid for out of any remaining funds in the other line item. Thus, the line items should be viewed together to comprise a "General Conditions" line item totaling the sum of both line items. For clarity, the combining of these two items in the GMP does not create a line item GMP.

§ 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.)

Please see Exhibit A1.1, which is attached hereto and incorporated by this reference as if fully set forth herein.

§ 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:

Item	Price
None	

§ 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
n/a		

§ 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)
None		

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.)

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.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, 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: September 20, 2024

§ 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
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§ 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
None			

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

Please see Exhibit A1.2, which is attached hereto and incorporated by this reference as if fully set forth herein.

(Table deleted)

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

Please see Exhibit A1.2.

(Table deleted)

§ 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
None		

Other identifying information:

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

Item

Price

See Exhibit A1.2

§ A.3.1.6 Assumptions, inclusions, exclusions, and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

Please see Exhibit A1.2.

§ 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.)

Exhibit A.1.3: The Owner and Construction Manager acknowledge and agree that the Exhibit A.1.3 shall supersede and replace the Exhibit E from the AIA A133-2019.

OWNER *(Signature)*

(Printed name and title)

DocuSigned by:

Steve Thiele

386234A8122A46C

CONSTRUCTION MANAGER *(Signature)*

Steve Thiele Executive Committee

(Printed name and title)

Init.

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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 15:31:09 CT on 03/21/2023.

PAGE 1

This Final Amendment dated the 21st day of March in the year 2023, 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 2nd day of July in the year ~~(the "Agreement")~~2022 (the "Agreement").

...

Renovation and Construction of Hillcrest Elementary and Medary Elementary
Medary Elementary GMP

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Brookings School District 5-1
2130 8th Street S.
Brookings, SD 57006

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Hausmann & Clark Drew, a Joint Venture
2108 Taylor Avenue #850
Norfolk, NE 68701

...

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~~

ARTICLE A.1 FINAL GUARANTEED MAXIMUM PRICE

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum ~~Price.~~Price for the Medary Elementary portion of the Project only. Hillcrest Elementary will operate under its own GMP. 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.~~Construction Manager's Fee, Construction Manager's Reimbursable General Conditions Costs, Construction Manager's Staff General Conditions, plus the Cost of the Work, as ~~that term is those terms are~~ defined in Article 6 of the Agreement. This Final Guaranteed Maximum Price Amendment supersedes and replaces the first and second Partial Guaranteed Maximum Price Amendment previously executed on this Project.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty-Three Million One Hundred Thirty-Four Thousand Eight Hundred Fifty-Five and no/100ths (\$ 33,134,855.00), subject to additions and deductions by Change Order as provided in the Contract Documents. The Contract Sum includes line items for

Management Staff General Conditions and Reimbursable General Conditions Allowance. Notwithstanding anything else in the Agreement, Contractor and Owner agree that an overage on the Management Staff General Conditions or Reimbursable General Conditions Allowance may be paid for out of any remaining funds in the other line item. Thus, the line items should be viewed together to comprise a "General Conditions" line item totaling the sum of both line items. For clarity, the combining of these two items in the GMP does not create a line item GMP.

PAGE 2

Please see Exhibit A1.1, which is attached hereto and incorporated by this reference as if fully set forth herein.

...

None

...

n/a

...

None

...

[] The date of execution of this Amendment.

PAGE 3

[] By the following date: September 20, 2024

...

None

...

Please see Exhibit A1.2, which is attached hereto and incorporated by this reference as if fully set forth herein.

Section	Title	Date	Pages
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...

Please see Exhibit A1.2.

Number	Title	Date
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...

None

...

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum ~~Price~~:Price
PAGE 4

See Exhibit A1.2

§ A.3.1.6 ~~Assumptions~~ Assumptions, inclusions, exclusions, and clarifications, if any, upon which the Guaranteed Maximum Price is based:

...

Please see Exhibit A1.2.

...

Exhibit A.1.3: The Owner and Construction Manager acknowledge and agree that the Exhibit A.1.3 shall supersede and replace the Exhibit E from the AIA A133-2019.

OWNER *(Signature)*

(Printed name and title)

OWNER *(Signature)*

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Steve Thiele Executive Committee
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

(Printed name and title)

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.~~

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, 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 15:31:09 CT on 03/21/2023 under Order No. 4104237581 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)



3/17/2023

**Brookings School District
Medary Elementary - GMP**

Division	Description	Takeoff	Cost/Unit	Cost	Cost	Cost
					Detail	Detail
Division 02000	SITWORK					Div. Subtotal
	A. Earthwork					\$784,768
1	Site Earthwork					
1 a	Earthwork & Grading - BP #2	1 LS	\$ 784,768.00	\$784,768	\$784,768	
	B. Building Demolition					\$390,000
1	Building Demolition					
1 a	Building Demolition & Foundation Removal - BP #2	1 LS	\$ 390,000.00	\$390,000	\$390,000	
	C. Utilities					\$335,450
1	Site Utilities					
1 a	Site Utilities - BP #2	1 LS	\$ 335,450.00	\$335,450	\$335,450	
	D. Surveying					\$31,418
1	Surveying					
1 a	Surveying - BP #2	1 LS	\$ 31,418.00	\$31,418	\$31,418	
	E. Erosion Control & Site Access/Maintenance					\$324,950
1	Erosion Control & Site Access/Maintenance					
1 a	Erosion Control & Site Access/Maintenance - BP #2	1 LS	\$ 324,950.00	\$324,950	\$324,950	
	F. Concrete/Asphalt Paving & Walkways					\$850,881
1	Sidewalks & Pads					
1 a	5" Concrete Sidewalk	36,455 SF	\$ 5.95	\$216,907	\$216,907	
1 b	6" Concrete Playground	29,175 SF	\$ 6.40	\$186,720	\$186,720	
1 c	Playground CIP Curbs	294 LF	\$ 44.00	\$12,936	\$12,936	
2	Paving					\$317,715
2 a	Asphalt Surfacing	1,700 TN	\$ 142.50	\$242,250	\$242,250	
2 b	Curb & Gutter	2,705 LF	\$ 25.00	\$67,625	\$67,625	
2 c	Valley Gutter	980 LF	\$ 8.00	\$7,840	\$7,840	
3	Equipment					\$37,500
3 a	Equipment	3 MO	\$ 12,500.00	\$37,500	\$37,500	
4	Pavement Striping					\$6,603
4 a	Curb & Gutter Painting	541 LF	\$ 2.50	\$1,353	\$1,353	
4 b	Stall Striping	80 EA	\$ 15.00	\$1,200	\$1,200	
4 c	Painted Handicap Logo	4 EA	\$ 75.00	\$300	\$300	
4 d	Traffic & Parking Signage	25 EA	\$ 150.00	\$3,750	\$3,750	
5	Bollards					\$38,400
5 a	Cast-in-Place Bollards	18 EA	\$ 2,000.00	\$36,000	\$36,000	
5 b	Steel Bollards	2 EA	\$ 1,200.00	\$2,400	\$2,400	
6	Pavement Sealants					\$27,500
6 a	Pavement Sealants	2,750 LF	\$ 10.00	\$27,500	\$27,500	
7	Site Accessories					\$6,600
7 a	Bike Loops	6 EA	\$ 1,100.00	\$6,600	\$6,600	
	G. Landscaping - By Owner					\$0
	H. Seeding - By Owner					\$0
	I. Irrigation - By Owner					\$0
	J. Site Fencing					\$21,060
1	Site Fencing					
1 a	4' Chain Link	585 LF	\$ 36.00	\$21,060	\$21,060	
1 b	Single Walk Gates	- EA	\$ 1,250.00	\$0	\$0	
Division 02500	EXISTING INTERIOR CONSTRUCTION					\$109,587
	A. Interior Demolition					\$109,587
1	Selective Demolition					
1 a	Flooring Demo	11,140 SF	\$ 3.45	\$38,433	\$38,433	
1 b	Partition Demo	2,760 SF	\$ 2.65	\$7,314	\$7,314	
1 c	SOG Removals	4,080 SF	\$ 4.65	\$18,972	\$18,972	
1 d	Removal and Salvaging of Large Equipment	1 LS	\$ 11,500.00	\$11,500	\$11,500	
1 e	Demo Layout & Phasing	11,140 SF	\$ 1.20	\$13,368	\$13,368	
1 f	Protection of Adjacent Surfaces	1 LS	\$ 14,600.00	\$14,600	\$14,600	
2	Equipment					\$5,400
2 a	Dumpsters	12 EA	\$ 450.00	\$5,400	\$5,400	
Division 03000	CONCRETE					\$2,933,865
	A. Footings/CIP Walls					\$1,546,000
1	Footings/CIP Walls					
1 a	Footings/CIP Walls - BP #2	1 LS	\$ 1,546,000.00	\$1,546,000	\$1,546,000	
	B. Concrete Flatwork					\$754,509
1	Slab on Grade					
1 a	4" SOG	91,235 SF	\$ 6.29	\$573,868	\$573,868	



Division	Description	Takeoff	Cost/Unit	Cost	Cost	Cost	
					Detail	Detail	Div. Subtotal
	1 b Thickened Edge	561 LF	\$ 15.25	\$8,555			
	1 c Poly Vapor Barrier	91,235 SF	\$ 0.20	\$18,247			
	1 d Equipment Pads	1,650 SF	\$ 6.65	\$10,973			
	1 e Sub Base	2,377 TN	\$ 26.00	\$61,802			
	2 Elevated Slabs					\$81,064	
	2 a 3" Topping	9,686 SF	\$ 5.83	\$56,469			
	2 b Slab Edge Forming	765 LF	\$ 32.15	\$24,595			
	C. Precast Concrete Wall Panels						\$484,220
	1 Insulated Panels						\$484,220
	1 a 12" Panels (4-4-4) - BP #1	1 LS	\$ 484,220.00	\$484,220			
	D. Hollow Core Concrete						\$149,136
	1 Hollow Core Supply						\$149,136
	1 a Hollow Core Supply - BP #2	1 LS	\$ 134,136.00	\$134,136			
	1 b Precast - 100% CD Modification Allowance	1 LS	\$ 15,000.00	\$15,000			
Division 04000	MASONRY						\$1,356,746
	A. CMU/Brick						\$1,335,000
	1 Masonry					\$1,335,000	
	1 a Masonry - BP #2	1 LS	\$ 1,300,000.00	\$1,300,000			
	1 b Masonry - 100% CD Modification Allowance	1 LS	\$ 35,000.00	\$35,000			
	B. Grouting						\$21,746
	1 Grouting					\$21,746	
	1 a Precast Panel Grouting	372 LF	\$ 2.20	\$818			
	1 b Hollow Core Grouting	9,686 SF	\$ 1.25	\$12,108			
	1 c Baseplate Grouting	196 EA	\$ 45.00	\$8,820			
Division 05000	METALS						\$3,068,467
	A. Structural steel						\$2,070,686
	1 Steel Supply					\$2,070,686	
	1 a Steel Supply - BP #2	1 LS	\$ 2,050,686.00	\$2,050,686			
	1 b Steel Supply - 100% CD Modification Allowance	1 LS	\$ 20,000.00	\$20,000			
	B. Steel/Precast Erection						\$997,781
	1 Steel/Precast Erection					\$997,781	
	1 a Steel & Precast Erection - BP #2	1 LS	\$ 987,781.00	\$987,781			
	1 b Erection - 100% CD Modification Allowance	1 LS	\$ 10,000.00	\$10,000			
Division 06000	WOODS, PLASTICS, & COMPOSITES						\$1,259,859
	A. Rough Carpentry						\$620,309
	1 Roof Curb					\$152,280	
	1 a 2x4's	5,241 LF	\$ 7.40	\$38,783			
	1 b 2x12's	5,241 LF	\$ 9.25	\$48,479			
	1 c 3/4" Plywood	6,989 SF	\$ 7.55	\$52,767			
	1 d Hardware	1 LS	\$ 12,250.00	\$12,250			
	2 In-Wall Backing					\$42,809	
	2 a 2x6's	3,707 LF	\$ 7.80	\$28,915			
	2 b 3/4" Plywood	847 SF	\$ 7.55	\$6,395			
	2 c Hardware	1 LS	\$ 7,500.00	\$7,500			
	3 Material Handling					\$71,955	
	3 a Material Handling	102,793 SF	\$ 0.70	\$71,955			
	4 Opening Prep					\$150,655	
	4 a 2x12's Bucks	7,714 LF	\$ 9.25	\$71,355			
	4 b Hollow Metal Frame Prep	194 EA	\$ 275.00	\$53,350			
	4 c Hollow Metal Frame Install (CMU)	18 EA	\$ 900.00	\$16,200			
	4 d Hardware	1 LS	\$ 9,750.00	\$9,750			
	5 Temporary Walls					\$22,047	
	5 a Stud Walls	1,980 SF	\$ 10.15	\$20,097			
	5 b Temp Doors	2 EA	\$ 975.00	\$1,950			
	6 Temp Flooring					\$19,773	
	6 a Builders Board	8,867 SF	\$ 2.23	\$19,773			
	7 Temp Railings					\$6,600	
	7 a Temp Railings	110 LF	\$ 60.00	\$6,600			
	8 Cleaning					\$154,190	
	8 a Phase Cleaning	102,793 SF	\$ 0.90	\$92,514			
	8 b Final Cleaning	102,793 SF	\$ 0.60	\$61,676			
	B. Finish Carpentry Labor						\$309,925
	1 Cabinets					\$185,870	
	1 a Uppers	392 LF	\$ 75.00	\$29,400			
	1 b Lowers	830 LF	\$ 65.00	\$53,950			
	1 c Wardrobes	251 LF	\$ 105.00	\$26,355			
	1 d P-lam Lockers (EC & Kintergarten)	143 EA	\$ 115.00	\$16,445			
	1 e P-lam Countertops	984 LF	\$ 50.00	\$49,200			
	1 f Mail Shelving	1 LS	\$ 2,750.00	\$2,750			
	1 g Open Shelving	74 LF	\$ 105.00	\$7,770			

Division	Description	Takeoff	Cost/Unit	Cost	Cost	Cost	
					Detail	Detail	Div. Subtotal
2	Doors & Hardware					\$64,655	
2 a	Wood Doors	144 EA	\$ 150.00	\$21,600			
2 b	Hollow Metal Doors	49 EA	\$ 150.00	\$7,350			
2 c	Hardware	193 EA	\$ 185.00	\$35,705			
3	Specialties Install					\$59,400	
3 a	Toilet Compartments	31 EA	\$ 420.00	\$13,020			
3 b	Urinal Screens	7 EA	\$ 135.00	\$945			
3 c	Toilet Accessories	177 EA	\$ 60.00	\$10,620			
3 d	Wall & Door Protection	- EA	\$ 40.00	\$0			
3 e	Visual Display Boards	196 EA	\$ 140.00	\$27,440			
3 f	Loading Dock Bumpers	2 EA	\$ 400.00	\$800			
3 g	Cubicle Curtains	2 EA	\$ 500.00	\$1,000			
3 h	Wall Hooks	205 EA	\$ 15.00	\$3,075			
3 i	Flag Pole	1 EA	\$ 2,500.00	\$2,500			
C.	Millwork & Casework						\$329,625
1	Plastic Laminate Cabinets					\$305,280	
1 a	Wall Unit	392 LF	\$ 120.00	\$47,040			
1 b	Base Unit	830 LF	\$ 130.00	\$107,900			
1 c	Wardrobe Unit	251 LF	\$ 235.00	\$58,985			
1 d	P-Jam Lockers (EC & Kindergarten)	143 EA	\$ 250.00	\$35,750			
1 e	P-Jam Countertops	984 LF	\$ 40.00	\$39,360			
1 f	Mail Shelving	9 LF	\$ 315.00	\$2,835			
1 g	Open Shelving	74 LF	\$ 165.00	\$12,210			
1 h	Countertop Support	24 EA	\$ 50.00	\$1,200			
2	Simulated Stone					\$24,345	
2 a	Solid Surface Window Sills	445 LF	\$ 45.00	\$20,025			
2 b	Solid Surface Countertops	48 SF	\$ 90.00	\$4,320			
Division 07000	THERMAL & MOISTURE PROTECTION						\$2,488,154
A.	Roofing						\$1,899,224
1	EPDM Roof					\$1,899,224	
1 a	EPDM Roof	91,440 SF	\$ 17.50	\$1,600,200			
1 b	EPDM Roof - Re-Roofing	11,140 SF	\$ 20.00	\$222,800			
1 c	Flashings & Cap Trim Metal	4,764 LF	\$ 16.00	\$76,224			
2	Standing Seam Metal Roof					\$0	
2 a	Roofing	- SF	\$ 35.00	\$0			
2 b	Gutters	- LF	\$ 5.00	\$0			
2 c	Down Spouts	- LF	\$ 5.00	\$0			
B.	Metal Panels						\$399,562
1	Metal Wall Panels					\$350,595	
1 a	Metal Panels (Firestone Delta)	10,017 SF	\$ 35.00	\$350,595			
2	Metal Soffit/Fascia Panels					\$48,967	
2 a	Metal Soffit Panels	2,129 SF	\$ 23.00	\$48,967			
C.	Air Barrier						\$115,957
1	Air Barriers					\$115,957	
1 a	Fluid Applied Air Barrier	35,679 SF	\$ 3.25	\$115,957			
D.	Expansion Control						\$0
E.	Joint Sealants						\$73,411
1	Exterior Joint Sealants					\$43,411	
1 a	Vertical Precast Joints	1,294 LF	\$ 6.50	\$8,411			
1 b	Envelope Joint Sealants	1 LS	\$ 35,000.00	\$35,000			
2	Interior Joint Sealants					\$30,000	
2 a	Interior Sealants	1 LS	\$ 30,000.00	\$30,000			
Division 08000	OPENINGS						\$1,395,505
A.	HM Doors/Frames, WD Doors, Hardware						\$605,600
1	Doors					\$482,350	
1 a	3'x7' Prefinished Door, Frame & Hardware	53 EA	\$ 2,000.00	\$106,000			
1 b	3'x7' Prefinished Door, Frame & Hardware - Storm Shelter	8 EA	\$ 5,000.00	\$40,000			
1 c	3'x7' Prefinished Door, Frame & Hardware w/ Vision Panel	56 EA	\$ 2,350.00	\$131,600			
1 d	3'x7' Prefinished Door, Frame & Hardware w/ Sidelite	24 EA	\$ 2,000.00	\$48,000			
1 e	3'-4"x7' Prefinished Door, Frame & Hardware	6 EA	\$ 2,250.00	\$13,500			
1 f	6'x7' Prefinished Doors, Frame & Hardware	18 EA	\$ 4,000.00	\$72,000			
1 g	4'x4' Prefinished Door, Frame & Hardware	5 EA	\$ 2,250.00	\$11,250			
1 h	8'x5' Prefinished Door, Frame & Hardware	15 EA	\$ 4,000.00	\$60,000			
2	Hardware					\$115,250	
2 a	Access Control Hardware	7 EA	\$ 2,000.00	\$14,000			
2 b	Aluminum Door Hardware	34 EA	\$ 2,250.00	\$76,500			
2 c	Automatic Operators	9 EA	\$ 2,750.00	\$24,750			
3	Access Doors & Frames					\$8,000	
3 a	Access Door Allowance	20 EA	\$ 400.00	\$8,000			
B.	Aluminum & Glazing						\$775,155
1	Doors					\$102,000	

Division	Description	Takeoff	Cost/Unit	Cost	Cost	Cost	
					Detail	Detail	Div. Subtotal
	1 a 3'x7' Aluminum Door	34 EA	\$ 3,000.00	\$102,000			
	2 Storefront					\$452,565	
	2 a Exterior Storefront	5,540 SF	\$ 68.00	\$376,720			
	2 b Interior Storefront	1,379 SF	\$ 55.00	\$75,845			
	3 Interior Glazing					\$17,100	
	3 a Interior Tempered Glazing @ HM Frames	1,140 SF	\$ 15.00	\$17,100			
	4 Curtain Wall					\$193,900	
	4 a Fully Captured Stick Built Curtainwall	1,939 SF	\$ 100.00	\$193,900			
	5 Horizontal Sunshades					\$9,590	
	5 a Horizontal Sunshades (3' Projection)	137 SF	\$ 70.00	\$9,590			
	C. OH Doors/Coiling Doors						\$14,750
	1 Overhead Coiling Doors					\$11,500	
	1 a 9'x9' Insulated	2 EA	\$ 5,750.00	\$11,500			
	2 Operators					\$3,250	
	2 a RHX Operator	2 EA	\$ 1,625.00	\$3,250			
Division 09000	FINISHES						\$4,269,732
	A. Metal Studs & Drywall						\$2,471,799
	1 Walls					\$2,391,009	
	1 a Exterior Framed Wall	42,637 SF	\$ 31.50	\$1,343,066			
	1 b Interior Framed Wall	80,611 SF	\$ 13.00	\$1,047,943			
	2 Bulkheads					\$24,290	
	2 a Bulkheads	694 LF	\$ 35.00	\$24,290			
	3 Frame Installation					\$56,500	
	3 a Hollow Metal Door Frame Install	165 EA	\$ 300.00	\$49,500			
	3 b Hollow Metal Window Frame Install	20 EA	\$ 350.00	\$7,000			
	B. Ceilings					\$318,247	\$318,247
	1 Ceilings					\$318,247	
	1 a Acoustical Panel Ceilings	74,930 SF	\$ 4.15	\$310,960			
	1 b Suspended Gyp Board Ceilings	1,325 SF	\$ 5.50	\$7,288			
	C. Flooring					\$292,829	\$670,937
	1 Carpet					\$292,829	
	1 a Carpet Tile	58,759 SF	\$ 4.50	\$264,416			
	1 b Walk-Off Carpet	4,059 SF	\$ 7.00	\$28,413			
	2 Resilient					\$200,142	
	2 a LVT	16,489 SF	\$ 7.50	\$123,668			
	2 b Resilient Athletic Flooring	5,177 SF	\$ 9.50	\$49,182			
	2 c Rubber Base	13,646 LF	\$ 2.00	\$27,293			
	2 d Rubber Stair Treads	- LF	\$ 40.00	\$0			
	3 Wood Flooring					\$108,563	
	3 a Athletic Wood Flooring	8,685 SF	\$ 12.50	\$108,563			
	4 Resinous Flooring & Sealed Concrete					\$58,403	
	4 a Sealed Concrete	5,830 SF	\$ 1.35	\$7,871			
	4 b Hardener Densifier	5,830 SF	\$ 1.55	\$9,037			
	4 c Epoxy Flooring	3,192 SF	\$ 13.00	\$41,496			
	5 Misc. Items					\$11,000	
	5 a Moisture Testing	1 LS	\$ 3,500.00	\$3,500			
	5 b Floor Prep Allowance	1 LS	\$ 7,500.00	\$7,500			
	D. Tile					\$58,838	\$374,381
	1 Floor Tile					\$58,838	
	1 a Ceramic Tile	18 SF	\$ 21.00	\$378			
	1 b Quarry Tile	3,160 SF	\$ 18.50	\$58,460			
	2 Wall Tile					\$315,543	
	2 a Ceramic Tile	18,031 SF	\$ 17.50	\$315,543			
	E. Acoustical Components					\$55,510	\$123,550
	1 Acoustical Wall Panels					\$55,510	
	1 a Fabric Wrapped Panels	1,586 SF	\$ 35.00	\$55,510			
	2 Acoustical Ceiling Baffles					\$27,720	
	2 a Acoustical Ceiling Baffles	308 LF	\$ 90.00	\$27,720			
	3 Tectum Walls Panels					\$12,600	
	3 a 2" Tectum	900 SF	\$ 14.00	\$12,600			
	F. Painting & Wallcoverings					\$308,379	\$310,819
	1 Painting					\$308,379	
	1 a Painting	102,793 SF	\$ 3.00	\$308,379			
	2 FRP					\$2,440	
	2 a FRP	305 SF	\$ 8.00	\$2,440			
Division 10000	SPECIALTIES						\$337,330
	A. Toilet Compartments/Accessories					\$26,430	\$39,520
	1 Compartments					\$26,430	
	1 a Toilet Partitions	33 EA	\$ 750.00	\$24,750			
	1 b Uinal Screens	7 EA	\$ 240.00	\$1,680			

Division	Description	Takeoff	Cost/Unit	Cost	Cost	Cost	
					Detail	Detail	Div. Subtotal
	2 Accessories						\$13,090
	2 a Grab Bars	98 EA	\$ 70.00	\$6,860			
	2 b Folding Shower Seat	2 EA	\$ 220.00	\$440			
	2 c Sanitary Napkin Receptacle	41 EA	\$ 40.00	\$1,640			
	2 d Frameless Mirror	34 EA	\$ 110.00	\$3,740			
	2 e Cubicle Curtain Tracks	2 EA	\$ 205.00	\$410			
	2 f Toilet Paper Dispenser - By Owner	- EA	\$ 30.00	\$0			
	2 g Paper Towel Dispenser/ Trash Receptacle - By Owner	- EA	\$ 110.00	\$0			
	2 h Sanitary Napkin Dispenser - By Owner	- EA	\$ 40.00	\$0			
	2 i Soap Dispenser - By Owner	- EA	\$ 30.00	\$0			
	B. Signage - By Owner						\$0
	C. Lockers						\$125,720
	1 Lockers						\$125,720
	1 a Knock-Down 16 ga. Lockers	449 EA	\$ 280.00	\$125,720			
	D. Manual Accordion Doors						\$80,925
	1 Manual Accordion Doors						\$80,925
	1 a Manual Accordion Doors	1,245 SF	\$ 65.00	\$80,925			
	E. Visual Display Boards						\$79,465
	1 Display Boards						\$79,465
	1 a 4' Dry Erase Boards	91 EA	\$ 400.00	\$36,400			
	1 b 8' Dry Erase Boards	36 EA	\$ 650.00	\$23,400			
	1 c 4' Tack Boards	69 EA	\$ 285.00	\$19,665			
	F. Wall & Door Protection						\$0
	1 Wall & Door Protection						\$0
	1 a Corner Guards	- EA	\$ 400.00	\$0			
	G. Flag Poles						\$4,500
	1 Flag Poles						\$4,500
	1 a 36' Aluminum Pole	1 EA	\$ 4,500.00	\$4,500			
	H. Fire Protection Specialties						\$7,200
	1 Fire Protection						\$7,200
	1 a Fire Extinguisher Cabinets	12 EA	\$ 350.00	\$4,200			
	1 b Fire Extinguishers	12 EA	\$ 250.00	\$3,000			
Division 11000	EQUIPMENT						\$486,530
	A. Loading Dock Equipment						\$1,500
	1 Dock Equipment						\$1,500
	1 a Bumpers	2 EA	\$ 750.00	\$1,500			
	B. Gymnasium Equipment						\$85,030
	1 Gymnasium Equipment						\$85,030
	1 a Ceiling Basketball Hoops	6 EA	\$ 8,000.00	\$48,000			
	1 b Gym Divider	1 EA	\$ 9,550.00	\$9,550			
	1 c Volleyball Standard Set	3 EA	\$ 8,000.00	\$24,000			
	1 d Scoreboards	- EA	\$ 7,250.00	\$0			
	1 e Wall Padding	24 EA	\$ 145.00	\$3,480			
	C. Food Service Equipment Allowance						\$400,000
	1 Food Service Equipment						\$400,000
	1 a Kitchen Equipment Allowance	1 LS	\$ 400,000.00	\$400,000			
Division 12000	FURNISHINGS						\$125,508
	A. Bleachers & Grandstands						\$101,750
	1 Bleachers & Grandstands						\$101,750
	1 a Telescoping Bleachers	550 EA	\$ 185.00	\$101,750			
	B. Window Treatment						\$23,758
	1 Window Treatments						\$23,758
	1 a Roller Shades	3,394 SF	\$ 7.00	\$23,758			
Division 13000	SPECIAL CONSTRUCTION						\$0
Division 14000	CONVEYING EQUIPMENT						\$0
Division 21000	FIRE SUPPRESSION						\$308,379
	A. Fire Protection						\$308,379
	1 Fire Suppression						\$308,379
	1 a Wet System	102,793 SF	\$ 3.00	\$308,379			
Division 22&23	MECHANICAL						\$5,599,100
	A. Mechanical (Plumbing & HVAC)						\$5,599,100
	1 Plumbing & HVAC						\$5,599,100
	1 a Plumbing & HVAC - BP #2	1 LS	\$ 5,599,100.00	\$5,599,100			
Division 26000	ELECTRICAL						\$2,657,008
	A. Electrical & Fire Alarm						\$2,657,008
	1 Electrical & Fire Alarm						\$2,657,008
	1 a Electrical & Fire Alarm - BP #2	1 LS	\$ 2,657,008.00	\$2,657,008			
	SUBTOTAL						\$29,134,296

Division	Description	Takeoff	Cost/Unit	Cost	Cost	Div. Subtotal
				Detail	Detail	
	Weather Conditions Allowance	1 LS	\$ 100,000			\$100,000
	Performance Bond	1 LS	\$ 132,227			\$132,227
	Building Permit	1 LS	\$ -			\$0
	Builders Risk Insurance	1 LS	\$ 29,134			\$29,134
	General Liability & Umbrella	1 LS	\$ 44,284			\$44,284
	Preconstruction Fee	1 LS	\$ 7,500			\$7,500
	Management Staff General Conditions	17 MO	\$ 44,294			\$752,998
	Reimbursable General Conditions Allowance	17 MO	\$ 25,000			\$425,000
	Procure Management Software	0.19%				\$58,188
	Fee	2.25%				\$690,382
	Contingency	3.50%				\$1,098,090
	Excise Tax	2.041%				\$662,756
	TOTAL CONSTRUCTION BUDGET					\$33,134,855



3/17/2023

Brookings Public Schools – Medary Elementary

GMP Clarifications

Inclusions/Clarifications

1. This proposal provides for a complete project scope, but is not based solely on the plans and specifications issued. To ensure the validity of the estimate, we have made some assumptions to ensure a complete and functional project scope.
2. This proposal is based on the Owner providing clear access to the site during construction operations.
3. Cost associated with delays resulting from adjacent project operations and infrastructure work which is not a part of, or under the control of the project team is not included in the proposal.
4. We have allotted for 3 days of lost time due to adverse weather per month. Adverse weather is clarified to mean any weather condition that prevents work on the critical path for more than ½ of a scheduled working day.
5. The amounts of the Allowances set forth in this document are inclusive of the costs to the Construction Manager for materials and equipment delivered at the site, unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for the stated Allowances. Any costs for each item that exceed the provided Allowance shall be incorporated into the Contract Sum by Change Order.
6. We have not accounted for differing and/or hidden site conditions that vary from the information contained in the drawings and specifications, or project soils report.
7. The inflation factor is being carried to account for current market conditions and will be utilized in the same manner as the construction contingency.
8. Contract terms as agreed to previously.
9. Does not included providing subcontractor backup for Pay Applications. Lien waivers will be provided if requested.
10. Sales tax is included at a rate of 6.5%.
11. Excise tax is included at a rate of 2.041%.
12. Assumes standard galvanized 4' chain link fence without mow strip.
13. Assumes metal panels and soffits to be Firestone Delta Series.
14. Assumes mechanically fastened black 60 mil EPDM roof system.
15. Assumes existing roof system to be removed to steel decking at kitchen and commons renovation.
16. Assumes battery operated flush valves.
17. Assumes rough-in only for data and communication systems.
18. Assumes rough-in only for Audio/Visual systems.
19. Assumes rough-in only for wireless clock systems.
20. Assumes rough-in only for paging intercom and sound systems.
21. Assumes 16 ga. knock-down lockers.





3/17/2023

22. Assumes wall mounted toilet partitions.
23. Assumes all countertops to be plastic laminate.
24. Assumes manual roller window shades.
25. Assumes manual accordion style doors at classrooms.

Owner Provided Allowances

None

Allowances

1. Precast Concrete 100% CD Modifications Allowance: \$15,000.00
2. Masonry 100% CD Modifications Allowance: \$35,000
3. Steel Supply & Erection 100% CD Modifications Allowance: \$30,000.00
4. Access Door Allowance: \$8,000.00
5. Food Service Equipment Allowance: \$400,000.00
6. Weather Conditions Allowance: \$100,000.00

Exclusions

1. Owner soft costs
2. Development fees or special assessment fees
3. Land acquisition and transfers
4. Impact Fees
5. Building permit
6. Financing costs
7. Moving expenses
8. Owner project contingency (construction contingency included)
9. Utility company charges for distribution system extensions or relocations
10. Supply and installation of transformer and primary electrical service feeders
11. Monitoring or testing of hazardous materials
12. Special testing, quality control testing, and inspection services
13. Soils borings and investigation expenses
14. Removal and replacement of contaminated soils/materials, hidden structures, or obstacles buried onsite.
15. Soil stabilization or rock excavations
16. Guard services, CCTV, Webcams, or security services
17. Artwork, furnishings, or displays
18. Televisions, computers, business equipment, and accessories



3/17/2023

19. Overtime premiums to accelerate the project finish prior to the substantial completion date agreed upon in the Contract.
20. Purchasing of CAD drawings from the A/E
21. Vibration monitoring
22. Architect, engineer, or consultant fees
23. Change to design or construction due to local jurisdiction having authority
24. Asbestos, lead paint, or hazardous material remediation
25. Special disposal of contaminated soils
26. Material escalation
27. Laboratory Equipment
28. Appliances of any kind
29. Water main In-line valves
30. Pond, plantings, fountains, pumps & accessories
31. Bridges of any kind
32. Geothermal well field loop
33. Audio & Visual Systems & Equipment
34. Data & Communication Systems Cabling & Equipment
35. Wireless Clock Systems & Sound Systems & Equipment
36. Access Control System & Equipment
37. Domestic water booster pump
38. Fire suppression booster pump
39. Owner Furnish/Owner Installed Equipment
40. Shoring of existing structure in kitchen and commons renovation.
41. Welded wire mesh and rebar in concrete sidewalks
42. Geotextile fabric under concrete sidewalks
43. Cement stabilization
44. Demolition/Removal of existing playground equipment
45. Furnishing and installation of playground equipment
46. Rubber playground surfacing
47. Engineering of steel connections
48. Standing seam metal roofing systems
49. Shot clocks and backboard lights of basketball hoops
50. Furnish and install of soap dispensers, toilet paper dispensers, paper towel dispensers, trash receptacles and sanitary napkin dispensers/receptacles
51. Landscaping, seeding and site irrigation
52. Loading dock seals
53. Monument signage, dimension letter signage, wayfinding signage and ADA/Code required signage
54. Dry type fire suppression system
55. Expansion control cover plate assemblies
56. Spray insulation



3/17/2023

List Plans & Specifications

1. Drawings dated February 17, 2023 from Architecture Incorporated
2. Specifications dated February 1, 2023 from Architecture Incorporated

Labor Rates**Owner Name: Brookings School District****Project Name: Hillcrest Elementary & Medary Elementary****Project Location: Brookings, South Dakota**

				2022		
ITEM NO.	SALARIED STAFF POSITION (PRECON)	BASE HOURLY LABOR RATE	BURDEN RATE %	BILLABLE HOURLY RATE	TIME AND HALF HOURLY RATE	DOUBLE TIME HOURLY RATE
1	Officers of the Company (included in fee)	---	---	---	---	---
2	Project Executive	\$ 95.00	22%	115.90	---	---
3	Sr. Preconstruction Manager	\$ 71.50	22%	87.23	---	---
4	Preconstruction Manager	\$ 66.50	22%	81.13	---	---
5	Estimating Director	\$ 81.75	22%	99.74	---	---
6	Sr. Estimator	\$ 66.50	22%	81.13	---	---
7	Estimator	\$ 56.25	22%	68.63	---	---
8	Sr. Project Manager	\$ 92.00	22%	112.24	---	---
9	Project Manager	\$ 76.75	22%	93.64	---	---
10	Sr. Project Engineer	\$ 66.50	22%	81.13	---	---
11	Project Engineer	\$ 56.25	22%	68.63	---	---
12	Senior/General Superintendent	\$ 92.00	22%	112.24	---	---
13	Project Superintendent	\$ 76.75	22%	93.64	---	---
14	Assistant Superintendent	\$ 61.50	22%	75.03	---	---
15	Field Engineer	\$ 52.00	22%	63.44	---	---
16	MEP Coordinator	\$ 61.50	22%	75.03	---	---
17	Administrative Support	\$ 32.00	22%	39.04	---	---
18	Project Specific Accounting	\$ 38.00	22%	46.36	---	---
19	Scheduling	\$ 76.75	22%	93.64	---	---
20	3D Modeling/BIM	\$ 64.25	22%	78.39	---	---
SALARIED STAFF POSITION (ON-SITE)		BASE HOURLY LABOR RATE	BURDEN RATE %	BILLABLE HOURLY RATE	TIME AND HALF HOURLY RATE	DOUBLE TIME HOURLY RATE
21	Officers of the Company (included in fee)	---	---	---	---	---
22	Project Executive	\$ 95.00	22%	115.90	---	---
23	Sr. Project Manager	\$ 92.00	22%	112.24	---	---
24	Project Manager	\$ 76.75	22%	93.64	---	---
25	Assistant Project Manager	\$ 72.00	22%	87.84	---	---
26	Sr. Project Engineer	\$ 66.50	22%	81.13	---	---
27	Project Engineer	\$ 56.25	22%	68.63	---	---
28	Senior/General Superintendent	\$ 92.00	22%	112.24	---	---
29	Project Superintendent	\$ 76.75	22%	93.64	---	---
30	Assistant Superintendent	\$ 61.50	22%	75.03	---	---
31	Field Engineer	\$ 52.00	22%	63.44	---	---
32	MEP Coordinator	\$ 61.50	22%	75.03	---	---
33	Administrative Support	\$ 32.00	22%	39.04	---	---
34	Project Specific Accounting	\$ 38.00	22%	46.36	---	---
35	Scheduling	\$ 76.75	22%	93.64	---	---
36	Safety Director	\$ 72.00	22%	87.84	---	---
37	Safety Personnel	\$ 56.25	22%	68.63	---	---
38	Quality Control Personnel	\$ 72.00	22%	87.84	---	---
39	Project Estimator (on site)	\$ 56.25	22%	68.63	---	---
40	3D Modeling/BIM	\$ 64.25	22%	78.39	---	---
CRAFT PERSONNEL POSITION		HOURLY LABOR RATE	BURDEN RATE %	TOTAL HOURLY RATE W/BURDEN	TIME AND HALF HOURLY RATE	DOUBLE TIME HOURLY RATE
41	Carpenter Foreman	\$ 35.75	22%	43.62	65.42	87.23
42	Carpenter	\$ 30.50	22%	37.21	55.82	74.42
43	Labor Foreman	\$ 30.75	22%	37.52	56.27	75.03
44	Laborer	\$ 26.50	22%	32.33	48.50	64.66
45	Hoist / Elevator Operator	\$ 40.75	22%	49.72	74.57	99.43
46	Crane Operator	\$ 75.00	22%	91.50	137.25	183.00
47	Equipment Operator	\$ 41.00	22%	50.02	75.03	100.04