

ORIGINAL



RESOLUTION 2025-05

A RESOLUTION OF THE CITY OF ALEXANDRIA, IN CAMPBELL COUNTY, KENTUCKY, APPROVING AND DIRECTING THE MAYOR TO EXECUTE THE GUARANTEED MAXIMUM PRICE (GMP) #2 SUBMITTED BY PEPPER CONSTRUCTION COMPANY OF OHIO, LLC, THE CITY'S CONSTRUCTION MANAGEMENT CONTRACTOR, FOR THE CITY'S NEW CITY BUILDING AND COMMUNITY CENTER CAMPUS PROJECT.

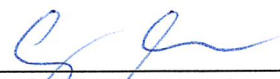
WHEREAS, the City of Alexandria (City') has contracted with Pepper Construction Company of Ohio, LLC ('Pepper') to provide Construction Manager at Risk Services for its New City Building and Community Center Campus Project ('City Campus Project'); and

WHEREAS, Pepper has submitted to the City its Guaranteed Maximum Price (GMP) #2 for the City Campus Project shown in Exhibit A; and

WHEREAS, the City wishes to approve Pepper's Guaranteed Maximum Price Amendment (GMP #2) shown in Exhibit B.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF ALEXANDRIA, KENTUCKY, THAT:

1. The Mayor of the City of Alexandria, Kentucky, is hereby authorized and directed to execute the attached Guaranteed Maximum Price #2 submitted by Pepper Construction Company of Ohio, LLC's for the City's New City Building and Community Center Campus project, a copy of which is attached hereto and incorporated herein by reference.
2. The foregoing Resolution was read, passed and adopted by the Council of the City of Alexandria, in Campbell County, Kentucky, meeting in Regular Session on the **20th** day of **March, 2025**, with 5 **yes** votes, 0 **no** votes, and 0 **abstentions**, and was thereafter duly approved by the Mayor.



MAYOR ANDY SCHABELL

ATTEST:



STEPHANIE TARTER, CITY CLERK

Pepper Construction

Alexandria City Campus
GMP#2

Alexandria, KY 3/14/2025

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Section 01

Exhibit A.1.1.2 – GMP Budget



City of Alexandria
Alexandria City Building Campus
GMP#2

Total Building Area (SF): 48,855

GMP#2 Summary
3/14/2025

DESCRIPTION	QUANTITY	UOM		TOTAL		\$ / UOM
001 Building Construction	48,855	SF	\$	20,314,106	\$	415.80
005 GC's/GR's	48,855	SF	\$	1,849,537	\$	37.86
TOTAL COST			\$	22,163,644	\$	453.66

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Current GMP Recap

Amendment No. 1 - GMP#1	\$ 2,065,969
Approved Owner Change Order to Date	\$ 180,110
Amendment No. 2 - GMP#2	\$ 22,163,644
Total Project GMP	\$ 24,409,723



GMP#2 Construction Cost Summary by Division of Work
3/14/2025

001 Building Construction				
48,855 SF				
DESCRIPTION	TOTAL			/ SF
0330 CAST IN PLACE CONCRETE	\$ 1,252,038	\$		25.63
0342 PRECAST STRUCTURAL CONCRETE	\$ 83,945	\$		1.72
0420 UNIT MASONRY	\$ 759,950	\$		15.56
0500 METALS	\$ 2,047,565	\$		41.91
0609 GENERAL TRADES INSTALLATIONS	\$ 184,213	\$		3.77
0610 ROUGH CARPENTRY	\$ 73,283	\$		1.50
0640 ARCHITECTURAL WOODWORK	\$ 243,050	\$		4.97
0710 DAMPPROOFING AND WATERPROOFING	\$ 62,200	\$		1.27
0727 AIR BARRIERS	\$ 87,200	\$		1.78
0744 WALL PANELS	\$ 1,236,189	\$		25.30
0750 MEMBRANE ROOFING	\$ 733,811	\$		15.02
0784 FIRESTOPPING	\$ 17,099	\$		0.35
0793 JOINT SEALANTS	\$ 21,985	\$		0.45
0810 DOORS AND FRAMES	\$ 377,291	\$		7.72
0836 OVERHEAD DOORS	\$ 28,108	\$		0.58
0840 ENTRANCES, STOREFRONTS, AND CURTAIN WALLS	\$ 1,140,080	\$		23.34
0929 GYPSUM BOARD ASSEMBLIES	\$ 1,888,000	\$		38.64
0960 FLOORING	\$ 757,380	\$		15.50
0990 PAINTING AND WALL COVERINGS	\$ 188,800	\$		3.86
1014 SIGNAGE	\$ 63,750	\$		1.30
1022 OPERABLE PARTITIONS	\$ 34,100	\$		0.70
1026 WALL AND DOOR PROTECTION	\$ 12,296	\$		0.25
1028 TOILET, BATH, AND LAUNDRY ACCESSORIES	\$ 60,678	\$		1.24
1040 SAFETY SPECIALTIES	\$ 10,484	\$		0.21
1075 FLAGPOLES	\$ 18,976	\$		0.39
1099 METAL CANOPIES	\$ 113,780	\$		2.33
1130 RESIDENTIAL EQUIPMENT	\$ 36,722	\$		0.75
1166 ATHLETIC EQUIPMENT	\$ 63,865	\$		1.31
1210 ART	\$ 0	\$		0.00
1220 WINDOW TREATMENTS	\$ 45,120	\$		0.92
1250 FURNITURE	\$ 0	\$		0.00
1420 ELEVATORS	\$ 145,074	\$		2.97
2100 FIRE SUPPRESSION	\$ 173,000	\$		3.54
2200 PLUMBING	\$ 553,030	\$		11.32
2300 HVAC	\$ 2,636,000	\$		53.96
2600 ELECTRICAL	\$ 2,134,000	\$		43.68
2700 COMMUNICATIONS	\$ 498,911	\$		10.21
3100 EARTHWORK	\$ 186,947	\$		3.83
3212 ASPHALT PAVING	\$ 325,700	\$		6.67
3214 UNIT PAVING	\$ 20,650	\$		0.42
3231 FENCES AND GATES	\$ 26,000	\$		0.53
3290 LANDSCAPING	\$ 200,000	\$		4.09
8130 WINTER PROTECTION	\$ 45,000	\$		0.92
8260 GENERAL CLEAN UP	\$ 8,588	\$		0.18
9110 QUALITY	\$ 50,000	\$		1.02
9230 TEMPORARY FACILITIES CONSTRUCTION	\$ 78,750	\$		1.61
9270 SPECIAL AND MISCELLANEOUS REQUIREMENTS	\$ 165,500	\$		3.39
DIRECT COST	\$ 18,889,106	\$		386.64
INDIRECT COSTS				
Combined Markups	LSUM	\$ 1,425,000	\$	29.17
TOTAL COST		\$ 20,314,106	\$	415.80

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
001 Building Construction			
0330 CAST IN PLACE CONCRETE			
"Equipment Pad" for Garage Casework	1.00 ls	\$4,000.00	\$4,000
Cast In Place Concrete	1.00 ls	\$922,163.00	\$922,163
Site Concrete	1.00 ls	\$325,875.00	\$325,875
Subtotal: 0330 CAST IN PLACE CONCRETE			\$1,252,038
0342 PRECAST STRUCTURAL CONCRETE			
Allowance: Updating Precast Attachment Details for Solid Planks	1.00 ls	\$4,000.00	\$4,000
Precast Concrete Plank - Install	740.00 sf	\$36.07	\$26,695
Precast Concrete Plank - Material	740.00 sf	\$71.96	\$53,250
Subtotal: 0342 PRECAST STRUCTURAL CONCRETE			\$83,945
0420 UNIT MASONRY			
Allowance - Granite at Monuments	1.00 ls	\$60,000.00	\$60,000
Masonry	1.00 ls	\$696,950.00	\$696,950
Toothing in HM Frames	12.00 ea	\$250.00	\$3,000
Subtotal: 0420 UNIT MASONRY			\$759,950
0500 METALS			
Allowance: Additional Steel Support for Operable Partition	1.00 ls	\$2,000.00	\$2,000
Allowance: Steel Embed Anchors for Solid Precast Plank Attachment	1.00 ls	\$2,000.00	\$2,000
Structural Steel & Misc. Metals	48,855.00 sf	\$41.80	\$2,042,215
Tube Steel Tie Off Beam at Elevator Shaft For Elevator Sub	1.00 ls	\$1,350.00	\$1,350
Subtotal: 0500 METALS			\$2,047,565
0609 GENERAL TRADES INSTALLATIONS			
Misc. General Trades	1.00 ls	\$184,213.00	\$184,213
<i>Notes: Cleanup, Safety, Temp Barriers, etc.</i>			
Subtotal: 0609 GENERAL TRADES INSTALLATIONS			\$184,213
0610 ROUGH CARPENTRY			
In Wall Support Blocking	48,855.00 sf	\$1.50	\$73,283
Subtotal: 0610 ROUGH CARPENTRY			\$73,283
0640 ARCHITECTURAL WOODWORK			
Casework	1.00 ls	\$218,050.00	\$218,050
Allowance: Metal Casework in Garage	1.00 ls	\$25,000.00	\$25,000
Subtotal: 0640 ARCHITECTURAL WOODWORK			\$243,050
0710 DAMPPROOFING AND WATERPROOFING			
Waterproofing	1.00 ls	\$62,200.00	\$62,200
Subtotal: 0710 DAMPPROOFING AND WATERPROOFING			\$62,200
0727 AIR BARRIERS			
Fluid Applied Air Barrier	32,064.00 sf	\$2.61	\$83,700
Low Temp Air Barrier	1.00 ls	\$3,500.00	\$3,500
Subtotal: 0727 AIR BARRIERS			\$87,200
0744 WALL PANELS			
Phenolic Wall Panels	11,027.00 sf	\$112.11	\$1,236,189

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
Subtotal: 0744 WALL PANELS			\$1,236,189
0750 MEMBRANE ROOFING			
Membrane Roof	19,835.00 sf	\$21.45	\$425,493
Roof Pavers	2,282.00 sf	\$27.29	\$62,267
Standing Seam Metal Roof	8,222.00 sf	\$29.93	\$246,051
Subtotal: 0750 MEMBRANE ROOFING			\$733,811
0784 FIRESTOPPING			
Misc. Firestopping	48,855.00 sf	\$0.35	\$17,099
Subtotal: 0784 FIRESTOPPING			\$17,099
0793 JOINT SEALANTS			
Misc. Caulking	48,855.00 sf	\$0.45	\$21,985
Subtotal: 0793 JOINT SEALANTS			\$21,985
0810 DOORS AND FRAMES			
Allowance: ICC 500 Rated Doors	2.00 ea	\$10,000.00	\$20,000
Doors, Frames & Hardware - Install	120.00 ea	\$1,028.05	\$123,366
Doors, Frames & Hardware - Supply	1.00 ls	\$215,925.00	\$215,925
Pack HM door frames with mineral wool	120.00 ea	\$150.00	\$18,000
Subtotal: 0810 DOORS AND FRAMES			\$377,291
0836 OVERHEAD DOORS			
Sectional Overhead Doors & Coiling Doors	1.00 ea	\$28,108.00	\$28,108
Subtotal: 0836 OVERHEAD DOORS			\$28,108
0840 ENTRANCES, STOREFRONTS, AND CURTAIN WALLS			
Aluminum Entrances, Storefronts & Curtainwall	1.00 ls	\$1,125,000.00	\$1,125,000
Ballistic Rated Glass at Wood Doors	1.00 ls	\$1,080.00	\$1,080
Water Testing	4.00 ea	\$3,500.00	\$14,000
Subtotal: 0840 ENTRANCES, STOREFRONTS, AND CURTAIN WALLS			\$1,140,080
0929 GYPSUM BOARD ASSEMBLIES			
Allowance: Level 5 Drywall Finishing	1.00 ls	\$25,000.00	\$25,000
Walls, Ceilings, CFMF	48,855.00 sf	\$38.13	\$1,863,000
Subtotal: 0929 GYPSUM BOARD ASSEMBLIES			\$1,888,000
0960 FLOORING			
Skudo Floor Protection for Polished Concrete	8,885.00 sf	\$3.89	\$34,562
Polished Concrete	8,885.00 sf	\$5.70	\$50,661
Sealed Concrete	5,300.00 sf	\$2.04	\$10,809
Carpet Tile (CPT 1-5)	12,854.00 sf	\$5.92	\$76,134
Floor & Wall Tile	5,533.00 ls	\$14.99	\$82,947
Precast Concrete Stair Treads	1.00 ls	\$81,466.00	\$81,466
Ram Board & Plastic Floor Protection at Carpet & Tile	1.00 ls	\$6,400.00	\$6,400
resilient base & Stair treads/landings	1.00 ls	\$30,901.00	\$30,901
Fluid Applied Athletic Flooring	10,161.00 sf	\$17.29	\$175,700
Resilient Athletic Flooring	1,177.00 sf	\$18.95	\$22,300
Allowance: Moisture Mitigation	29,725.00 sf	\$5.52	\$164,000
<i>Notes: Included at carpet, resilient & athletic floors</i>			
Allowance: Elevator Flooring	1.00 ls	\$1,500.00	\$1,500
Allowance: Floor Leveling	1.00 ls	\$20,000.00	\$20,000

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
Subtotal: 0960 FLOORING			\$757,380
0990 PAINTING AND WALL COVERINGS			
Painting & Wall Coverings	48,855.00 ls	\$3.86	\$188,800
Subtotal: 0990 PAINTING AND WALL COVERINGS			\$188,800
1014 SIGNAGE			
Allowance: Exterior Building Signage	1.00 ls	\$50,000.00	\$50,000
Room Signage	85.00 ea	\$125.00	\$10,625
Code Required & Wayfinding Signage	25.00 ea	\$125.00	\$3,125
Subtotal: 1014 SIGNAGE			\$63,750
1022 OPERABLE PARTITIONS			
Operable Partitions, Manually Operated	1.00 ea	\$34,100.00	\$34,100
Subtotal: 1022 OPERABLE PARTITIONS			\$34,100
1026 WALL AND DOOR PROTECTION			
FRP Wall Protection	753.00 sf	\$16.33	\$12,296
Subtotal: 1026 WALL AND DOOR PROTECTION			\$12,296
1028 TOILET, BATH, AND LAUNDRY ACCESSORIES			
Toilet Accessory - F&I	140.00 ea	\$214.12	\$29,977
Toilet Partitions - F&I	17.00 ea	\$1,805.96	\$30,701
Subtotal: 1028 TOILET, BATH, AND LAUNDRY ACCESSORIES			\$60,678
1040 SAFETY SPECIALTIES			
Knoxbox	1.00 ea	\$850.00	\$850
Fire Extinguishers & Cabinets	1.00 ls	\$9,634.04	\$9,634
Subtotal: 1040 SAFETY SPECIALTIES			\$10,484
1075 FLAGPOLES			
Flagpoles - F&I	3.00 ea	\$6,325.29	\$18,976
Subtotal: 1075 FLAGPOLES			\$18,976
1099 METAL CANOPIES			
Metal Canopy Hanger Rod Canopies	470.00 sf	\$242.09	\$113,780
Subtotal: 1099 METAL CANOPIES			\$113,780
1130 RESIDENTIAL EQUIPMENT			
Appliances - F&I	11.00 ea	\$3,338.33	\$36,722
Subtotal: 1130 RESIDENTIAL EQUIPMENT			\$36,722
1166 ATHLETIC EQUIPMENT			
Gym Equipment	1.00 ls	\$63,865.00	\$63,865
Subtotal: 1166 ATHLETIC EQUIPMENT			\$63,865
1210 ART			
Environmental Graphics & Signage	0.00 ls	\$0.00	\$0
Notes: By Others			
Subtotal: 1210 ART			\$0
1220 WINDOW TREATMENTS			
Roller Window Shades (Manual & Automatic)	1,618.00 sf	\$27.89	\$45,120



**Alexandria
City Building Campus**

Submission Date: March 14, 2025

Version: GMP-2
Total Building Area (SF): 48,855

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
Subtotal: 1220 WINDOW TREATMENTS			\$45,120
1250 FURNITURE			
Furniture	0.00 ls	\$0.00	\$0
<i>Notes: By Others</i>			
Subtotal: 1250 FURNITURE			\$0
1420 ELEVATORS			
Elevator	1.00 ls	\$145,074.00	\$145,074
Subtotal: 1420 ELEVATORS			\$145,074
2100 FIRE SUPPRESSION			
Fire Protection	48,855.00 sf	\$3.54	\$173,000
Subtotal: 2100 FIRE SUPPRESSION			\$173,000
2200 PLUMBING			
Plumbing	48,855.00 sf	\$11.03	\$539,030
Shower Inserts	4.00 ea	\$3,500.00	\$14,000
Subtotal: 2200 PLUMBING			\$553,030
2300 HVAC			
HVAC	48,855.00 sf	\$52.93	\$2,586,000
MEP Coordination	1.00 ls	\$50,000.00	\$50,000
Subtotal: 2300 HVAC			\$2,636,000
2600 ELECTRICAL			
Add for Square D Gear	1.00 ls	\$25,000.00	\$25,000
Electrical	48,855.00 sf	\$41.02	\$2,004,000
Emergency Responder Radio Coverage "ERRC" System Survey	1.00 ls	\$5,000.00	\$5,000
Allowance: Emergency Responder Radio Coverage "ERRC" System	1.00 ls	\$100,000.00	\$100,000
Subtotal: 2600 ELECTRICAL			\$2,134,000
2700 COMMUNICATIONS			
AV, Access Control, Communications	48,855.00 sf	\$10.21	\$498,911
Subtotal: 2700 COMMUNICATIONS			\$498,911
3100 EARTHWORK			
Allowance: Soil Modifications	1.00 ls	\$75,000.00	\$75,000
Misc. Earthwork: Backfill of Retaining Walls, etc.	1.00 ls	\$86,947.00	\$86,947
UUDP - Underground Utility Detection Program	1.00 ls	\$25,000.00	\$25,000
Subtotal: 3100 EARTHWORK			\$186,947
3212 ASPHALT PAVING			
6x18 Barrier Curb	1,640.00 lf	\$22.50	\$36,900
ADA Signs / Stop Signs	1.00 ls	\$4,200.00	\$4,200
Cleaning	1.00 ls	\$3,000.00	\$3,000
HD Asphalt	3,535.00 sy	\$52.93	\$187,095
LD Asphalt	2,065.00 sy	\$42.30	\$87,355
Striping	1.00 ls	\$1,150.00	\$1,150
Survey & Layout	1.00 ls	\$6,000.00	\$6,000
Subtotal: 3212 ASPHALT PAVING			\$325,700

Submission Date: March 14, 2025

Version: GMP-2
Total Building Area (SF): 48,855

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
3214 UNIT PAVING			
Brick Pavers at Entrance Drive (Includes Concrete)	120.00 sf	\$85.00	\$10,200
Brick Pavers at Memorial Area	418.00 sf	\$25.00	\$10,450
Subtotal: 3214 UNIT PAVING			\$20,650
3231 FENCES AND GATES			
Welded Wire Cages	522.00 sf	\$49.81	\$26,000
Subtotal: 3231 FENCES AND GATES			\$26,000
3290 LANDSCAPING			
Allowance: Landscaping	1.00 ls	\$200,000.00	\$200,000
Subtotal: 3290 LANDSCAPING			\$200,000
8130 WINTER PROTECTION			
Allowance: Winter Conditions	1.00 ls	\$45,000.00	\$45,000
Subtotal: 8130 WINTER PROTECTION			\$45,000
8260 GENERAL CLEAN UP			
Clean Windows	5,725.00 sf	\$1.50	\$8,588
Subtotal: 8260 GENERAL CLEAN UP			\$8,588
9110 QUALITY			
Quality Coordination	1.00 ls	\$50,000.00	\$50,000
Subtotal: 9110 QUALITY			\$50,000
9230 TEMPORARY FACILITIES CONSTRUCTION			
Temp Barriers at Elevator Shaft	2.00 ea	\$500.00	\$1,000
Temp Barriers at Stair E Slab Opening	50.00 lf	\$35.00	\$1,750
Temporary Dehumidification	1.00 ls	\$36,000.00	\$36,000
Temporary Heating	1.00 ls	\$40,000.00	\$40,000
Subtotal: 9230 TEMPORARY FACILITIES CONSTRUCTION			\$78,750
9270 SPECIAL AND MISCELLANEOUS REQUIREMENTS			
Allowance: Potential Tariffs	1.00 ls	\$165,500.00	\$165,500
Subtotal: 9270 SPECIAL AND MISCELLANEOUS REQUIREMENTS			\$165,500
Subtotal: 001 Building Construction			\$18,889,106



City of Alexandria
 Alexandria City Building Campus
 GMP#2

GMP#2 Construction Cost Summary by Division of Work
 3/14/2025

		005 GC's/GR's	
		48,855	SF
DESCRIPTION	TOTAL		/ SF
8110 PERMITS AND FEES	\$ 8,908	\$	0.18
8200 CONSTRUCTION REIMBURSABLES	\$ 235,022	\$	4.81
9100 MANAGEMENT REIMBURSABLES	\$ 1,441,373	\$	29.50
9960 PERFORMANCE BOND	\$ 110,000	\$	2.25
DIRECT COST	\$ 1,795,303	\$	36.75
INDIRECT COSTS			
Combined Markups	LSUM	\$ 54,234	\$ 1.11
TOTAL COST		\$ 1,849,537	\$ 37.86



Alexandria
City Building Campus

Submission Date: March 14, 2025

Version: GMP-2
Total Building Area (SF): 48,855

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
005 GC's/GR's			
8110 PERMITS AND FEES			
Building Permit	48,855.00 sf	\$0.08	\$3,908
Notes: Campbell County			
Misc. Permit Fees	1.00 ls	\$5,000.00	\$5,000
Subtotal: 8110 PERMITS AND FEES			\$8,908
8200 CONSTRUCTION REIMBURSABLES			
Construction Reimbursables, Costs of Work	15.00 mo	\$15,668.13	\$235,022
Subtotal: 8200 CONSTRUCTION REIMBURSABLES			\$235,022
9100 MANAGEMENT REIMBURSABLES			
Management	1.00 ls	\$1,441,373.00	\$1,441,373
Subtotal: 9100 MANAGEMENT REIMBURSABLES			\$1,441,373
9960 PERFORMANCE BOND			
Performance Bond	1.00 ls	\$110,000.00	\$110,000
Subtotal: 9960 PERFORMANCE BOND			\$110,000
Subtotal: 005 GC's/GR's			\$1,795,303

Section 02

Exhibit A.3.1.2/ A.3.1.3 – Design Document Log

Exhibit A.3.1.2 - Drawing Log

CIVIL DOCUMENTS		
C-1	TITLE SHEET	1/13/2025
C-2	NOTES AND LEGEND	1/13/2025
C-3	CIVIL DETAIL SHEET 01	1/13/2025
C-4	CIVIL DETAIL SHEET 02	1/13/2025
C-5	EXISTING CONDITIONS/DEMOLITION PLAN	1/13/2025
C-6	OVERALL LAYOUT/UTILITY PLAN	1/13/2025
C-7	SITE LAYOUT/UTILITY PLAN 01	1/13/2025
C-8	SITE LAYOUT/UTILITY PLAN 02	1/13/2025
C-9	SITE LAYOUT/UTILITY PLAN 03	1/13/2025
C-10	SITE LAYOUT/UTILITY PLAN 04	1/13/2025
C-11	GRADING PLAN 01	1/13/2025
C-12	GRADING PLAN 02	1/13/2025
C-13	GRADING PLAN 03	1/13/2025
C-14	GRADING PLAN 04	1/13/2025
C-15	STORM PROFILE SHEET	1/13/2025
C-16	STORM WATER POLLUTION PREVENTION PLAN	1/13/2025
C-17	SANITARY FORCE MAIN 01	1/13/2025
C-18	SANITARY FORCE MAIN 02	1/13/2025
	GEOTECHNICAL REPORT 45 Pages	7/6/2022
100% CD Documents		
G0.00	COVER SHEET	1/23/2025
G0.01	DRAWING INDEX	2/13/2025
G0.11	CODE COMPLIANCE SUMMARY	1/23/2025
G0.12	LIFE SAFETY FIRST FLOOR PLAN	1/23/2025
G0.13	LIFE SAFETY SECOND FLOOR PLAN	1/23/2025
G0.14	CODE COMPLIANCE - STORM SHELTER	1/23/2025
S0.01	GENERAL NOTES	1/23/2025
S0.02	GENERAL NOTES	1/23/2025
S0.03	GENERAL NOTES	1/23/2025
S0.04	GENERAL NOTES	1/23/2025

S1.10	FOUNDATION PLAN	1/23/2025
S1.10A	FOUNDATION PLAN - AREA A	1/23/2025
S1.10B	FOUNDATION PLAN - AREA B	1/23/2025
S1.10C	FOUNDATION PLAN - AREA C	1/23/2025
S1.20	2ND FLOOR PLAN	1/23/2025
S1.20A	2ND FLOOR PLAN - AREA A	1/23/2025
S1.20B	2ND FLOOR PLAN - AREA B	1/23/2025
S1.20C	2ND FLOOR PLAN - AREA C	1/23/2025
S1.30	ROOF PLAN	1/23/2025
S1.30A	ROOF PLAN - AREA A	1/23/2025
S1.30B	ROOF PLAN - AREA B	1/23/2025
S1.30C	ROOF PLAN - AREA C	1/23/2025
S2.10	FOUNDATION TYPICAL DETAILS	1/23/2025
S2.20	TYPICAL DETAILS	1/23/2025
S2.30	MASONRY TYPICAL DETAILS	1/23/2025
S2.40	FOUNDATION SECTIONS	1/23/2025
S2.50	FOUNDATION SECTIONS	1/23/2025
S3.10	COMPOSITE STEEL DETAILS	1/23/2025
S3.20	STEEL TYPICAL DETAILS	1/23/2025
S3.30	COLD FORM STEEL DETAILS	1/23/2025
S3.40	COLD FORM STEEL DETAILS	1/23/2025
S3.50	STEEL BRACING	1/23/2025
S3.60	WALL SECTIONS	1/23/2025
S3.70	WALL SECTIONS	1/23/2025
S4.10	ROOF/STEEL SECTIONS	1/23/2025
S4.20	ROOF SECTIONS	1/23/2025
S4.30	ROOF SECTIONS	1/23/2025
A0.01	ABBREVIATIONS & SYMBOLS	1/23/2025
A0.02	COMCHECK SHEETS	1/23/2025
A0.03	PARTITION TYPES	1/23/2025
A0.04	PARTITION TYPES	1/23/2025
A1.00	ARCHITECTURAL SITE PLAN	1/23/2025
A1.01	FIRST FLOOR PLAN	2/13/2025
A1.02	SECOND FLOOR PLAN	2/13/2025
A1.03	RCP FIRST FLOOR PLAN	2/13/2025
A1.04	RCP SECOND FLOOR PLAN	2/13/2025
A1.05	ROOF PLAN	1/23/2025
A2.01	OVERALL EXTERIOR ELEVATIONS	1/23/2025
A2.02	EXTERIOR ELEVATIONS	2/13/2025
A2.03	EXTERIOR ELEVATIONS	2/13/2025
A3.01	BUILDING SECTIONS	2/13/2025

A3.10	WALL SECTIONS	2/13/2025
A3.11	WALL SECTIONS	2/13/2025
A3.12	WALL SECTIONS	2/13/2025
A3.13	WALL SECTIONS	2/13/2025
A3.14	WALL SECTIONS	2/13/2025
A3.15	WALL SECTIONS	2/13/2025
A3.16	WALL SECTIONS	1/23/2025
A3.17	WALL SECTIONS	1/23/2025
A3.18	WALL SECTION DETAILS	1/23/2025
A3.19	WALL SECTION DETAILS	1/23/2025
A4.01	ENLARGED RESTROOM PLANS & DETAILS - COMMUNITY CENTER	1/23/2025
A4.02	ENLARGED RESTROOM PLANS & DETAILS - CITY ADMIN	1/23/2025
A4.03	ENLARGED RESTROOM PLANS & DETAILS - POLICE & STORM SHELTER	1/23/2025
A4.04	ENLARGED PLANS & DETAILS - GYM	1/23/2025
A4.05	ENLARGED PLANS & DETAILS - TRACK	1/23/2025
A4.06	ENLARGED PLANS & DETAILS - COMMUNITY CENTER	1/23/2025
A4.07	ENLARGED PLANS & DETAILS - CITY COUNCIL	2/13/2025
A4.08	ENLARGED PLANS & DETAILS - CITY ADMIN	1/23/2025
A4.09	ENLARGED PLANS & DETAILS - POLICE	1/23/2025
A4.10	ENLARGED PLANS & DETAILS - GARAGE & STORM SHELTER	1/23/2025
A4.11	CASEWORK SECTIONS	1/23/2025
A4.12	STAIR PLANS AND SECTIONS	1/23/2025
A4.13	STAIR PLANS AND SECTIONS	1/23/2025
A4.14	STAIR DETAILS	1/23/2025
A4.15	ELEVATOR PLANS AND SECTIONS	1/33/2025
A4.16	ELEVATOR DETAILS	1/23/2025
A4.17	SITE DETAILS - DUMPSTER	1/23/2025
A4.18	SITE DETAILS - MONUMENT SIGNAGE	1/23/2025
A4.19	SITE DETAILS - MEMORIAL PLAZA	2/13/2025
A4.20	SITE DETAILS - MEMORIAL PLAZA	2/13/2025
A5.01	PLAN DETAILS - FIRST FLOOR	2/13/2025
A5.02	PLAN DETAILS - SECOND FLOOR	1/23/2025
A5.03	DETAILS - ROOF & CLERESTORIES	1/23/2025
A5.04	DETAILS - LOGO WALL	1/23/2025
A5.05	DETAILS	2/13/2025
A5.06	DETAILS	1/23/2025
A6.01	DOOR SCHEDULE AND DETAILS	2/13/2025
A6.02	DOOR DETAILS	2/13/2025
A6.03	WINDOW ASSEMBLIES	1/23/2025
A6.04	WINDOW ASSEMBLIES	1/23/2025
A6.05	WINDOW DETAILS	1/23/2025

I1.00	FINISH MATERIAL SCHEDULES & NOTES	1/23/2025
I1.01	FIRST FLOOR FINISH PLAN	1/23/2025
I1.02	SECOND FLOOR FINISH PLAN	1/23/2025
I1.E1	INTERIOR FINISH ELEVATIONS	1/23/2025
I2.01	FIRST FLOOR FURTNITURE PLAN	1/23/2025
I2.02	SECOND FLOOR FURNITURE PLAN	1/23/2025
F0.01	FIRE PROTECTION COVER SHEET	1/23/2025
F1.01	FIRE PROTECTION FIRST FLOOR PLAN OVERALL	1/23/2025
F1.02	FIRE PROTECTION SECOND FLOOR PLAN OVERALL	1/23/2025
F2.01	FIRE PROTECTION PLAN GYM	1/23/2025
P0.01	PLUMBING COVER SHEET	1/23/2025
P1.00	PLUMBING UNDERGROUND COORDINATION	2/13/2025
P1.01	PLUMBING WATER FIRST FLOOR PLAN OVERALL	2/13/2025
P1.02	PLUMBING WATER SECOND FLOOR PLAN OVERALL	2/13/2025
P2.01	PLUMBING SANITARY FIRST FLOOR PLAN OVERALL	2/13/2025
P2.02	PLUMBING SANITARY SECOND FLOOR PLAN OVERALL	1/23/2025
P2.03	PLUMBING SANITARY AND VENT ROOF PLAN OVERALL	1/23/2025
P5.01	PLUMBING - DETAILS	1/23/2025
P5.02	PLUMBING - DETAILS	1/23/2025
P6.01	PLUMBING - SCHEDULES	2/13/2025
P9.00	PLUMBING WATER SOUTH ISOMETRIC	1/23/2025
P9.01	PLUMBING WATER NORTH ISOMETRIC	2/13/2025
P9.02	PLUMBING SANITARY AND VENT SOUTH ISOMETRIC	2/13/2025
P9.03	PLUMBING SANITARY AND VENT NORTH ISOMETRIC	2/13/2025
M0.01	MECHANICAL COVER SHEET	1/23/2025
M1.01	MECHANICAL FIRST FLOOR ZONING PLAN	1/23/2025
M1.02	MECHANICAL SECOND FLOOR ZONING PLAN	1/23/2025
M1.10	MECHANICAL DUCTWORK FIRST FLOOR PLAN OVERALL	1/23/2025
M1.11	MECHANICAL DUCTWORK SECOND FLOOR PLAN SCOPE 1	2/13/2025
M1.12	MECHANICAL DUCTWORK SECOND FLOOR PLAN SCOPE 2	1/23/2025
M1.13	MECHANICAL DUCTWORK SECOND FLOOR PLAN SCOPE 3	1/23/2025
M1.14	MECHANICAL DUCTWORK FIRST FLOOR PLAN GYM	1/23/2025
M1.20	MECHANICAL DUCTWORK SECOND FLOOR PLAN OVERALL	1/23/2025
M1.21	MECHANICAL DUCTWORK SECOND FLOOR PLAN SCOPE 1	1/23/2025
M1.22	MECHANICAL DUCTWORK SECOND FLOOR PLAN SCOPE 2	1/23/2025
M1.23	MECHANICAL DUCTWORK SECOND FLOOR PLAN SCOPE 3	1/23/2025
M1.24	MECHANICAL DUCTWORK SECOND FLOOR PLAN GYM	1/23/2025
M1.30	MECHANICAL DUCTWORK ROOF PLAN OVERALL	1/23/2025
M2.00	MECHANICAL DUCTWORK FIRST FLOOR OVERALL CEILING PLAN	1/23/2025
M2.01	MECHANICAL DUCTWORK SECOND FLOOR OVERALL CEILING PLAN	1/23/2025
M5.01	MECHANICAL - DETAILS	1/23/2025

M5.02	MECHANICAL - DETAILS	1/23/2025
M6.01	MECHANICAL - SCHEDULES	2/13/2025
M6.02	MECHANICAL - SCHEDULES	1/23/2025
M7.01	MECHANICAL - SEQUENCES	2/13/2025
M7.02	MECHANICAL - SEQUENCES	2/13/2025
M7.03	MECHANICAL - SEQUENCES	2/13/2025
M9.01	MECHANICAL - ENERGY COMPLIANCE	1/23/2025
M9.02	MECHANICAL - ENERGY COMPLIANCE	1/23/2025
MP1.00	MECHANICAL UNDERGROUND WELL PIPING	1/23/2025
MP1.10	MECHANICAL PIPING FIRST FLOOR PLAN OVERALL	1/23/2025
MP1.11	MECHANICAL PIPING FIRST FLOOR PLAN SCOPE 1	1/23/2025
MP1.12	MECHANICAL PIPING FIRST FLOOR PLAN SCOPE 2	1/23/2025
MP1.13	MECHANICAL PIPING FIRST FLOOR PLAN SCOPE 3	1/23/2025
MP1.14	MECHANICAL PIPING FIRST FLOOR PLAN GYM	1/23/2025
MP1.20	MECHANICAL PIPING SECOND FLOOR PLAN OVERALL	1/23/2025
MP1.21	MECHANICAL PIPING SECOND FLOOR PLAN SCOPE 1	1/23/2025
MP1.22	MECHANICAL PIPING SECOND FLOOR PLAN SCOPE 2	1/23/2025
MP1.23	MECHANICAL PIPING SECOND FLOOR PLAN SCOPE 3	1/23/2025
MP1.24	MECHANICAL PIPING SECOND FLOOR PLAN GYM	1/23/2025
E0.01	ELECTRIC COVER SHEET	1/23/2025
E0.02	ELECTRIC SITE PLAN	2/13/2025
EL1.00	ELECTRIC LIGHTING FIRST FLOOR PLAN OVERALL	1/23/2025
EL1.01	ELECTRIC LIGHTING FIRST FLOOR PLAN SCOPE 1	2/13/2025
EL1.02	ELECTRIC LIGHTING FIRST FLOOR PLAN SCOPE 2	1/23/2025
EL1.03	ELECTRIC LIGHTING FIRST FLOOR PLAN SCOPE 3	1/23/2025
EL1.04	ELECTRIC LIGHTING FIRST FLOOR PLAN GYM	2/13/2025
EL2.00	ELECTRIC LIGHTING SECOND FLOOR PLAN OVERALL	1/23/2025
EL2.01	ELECTRIC LIGHTING SECOND FLOOR PLAN SCOPE 1	2/13/2025
EL2.02	ELECTRIC LIGHTING SECOND FLOOR PLAN SCOPE 2	2/13/2025
EL2.03	ELECTRIC LIGHTING SECOND FLOOR PLAN SCOPE 3	2/13/2025
EL2.04	ELECTRIC LIGHTING SECOND FLOOR PLAN GYM	1/23/2025
EL6.01	ELECTRIC LIGHTING - SCHEDULES	2/13/2025
EL9.01	ELECTRIC LIGHTING - ENEREGY COMPLIANCE	1/23/2025
EP1.00	ELECTRIC POWER PLAN - FIRST FLOOR - OVERALL	1/23/2025
EP1.01	ELECTRIC POWER PLAN - FIRST FLOOR - SCOPE 1	2/13/2025
EP1.02	ELECTRIC POWER PLAN - FIRST FLOOR - SCOPE 2	2/13/2025
EP1.03	ELECTRIC POWER PLAN - FIRST FLOOR - SCOPE 3	2/13/2025
EP1.04	ELECTRIC POWER PLAN - FIRST FLOOR - GYM	2/13/2025
EP2.00	ELECTRIC POWER PLAN - SECOND FLOOR - OVERALL	1/23/2025
EP2.01	ELECTRIC POWER PLAN - SECOND FLOOR - SCOPE 1	1/23/2025
EP2.02	ELECTRIC POWER PLAN - SECOND FLOOR - SCOPE 2	2/13/2025

EP2.03	ELECTRIC POWER PLAN - SECOND FLOOR - SCOPE 3	2/13/2025
EP2.04	ELECTRIC POWER PLAN - SECOND FLOOR - GYM	1/23/2025
EP3.01	ELECTRIC POWER PLAN - ROOF - OVERALL	1/23/2025
EP5.01	ELECTRIC POWER - DETAILS	1/23/2025
EP5.02	ELECTRIC POWER - DETAILS	1/23/2025
EP6.01	ELECTRIC POWER - SINGLE LINE DIAGRAM	1/23/2025
EP6.02	ELECTRIC POWER - SCHEDULES	1/23/2025
EP6.03	ELECTRIC POWER - SCHEDULES	1/23/2025
EP6.04	ELECTRIC POWER - PANEL SCHEDULES	2/13/2025
EP6.05	ELECTRIC POWER - PANEL SCHEDULES	2/13/2025
FA0.01	FIRE ALARM COVER SHEET	1/23/2025
FA1.00	FIRE ALARM FIRST FLOOR PLAN OVERALL	1/23/2025
FA1.01	FIRE ALARM FIRST FLOOR PLAN SCOPE 1	1/23/2025
FA1.02	FIRE ALARM FIRST FLOOR PLAN SCOPE 2	1/23/2025
FA1.03	FIRE ALARM FIRST FLOOR PLAN SCOPE 3	1/23/2025
FA1.04	FIRE ALARM FIRST FLOOR PLAN GYM	1/23/2025
FA2.00	FIRE ALARM SECOND FLOOR OVERALL	1/23/2025
FA2.01	FIRE ALARM SECOND FLOOR SCOPE 1	1/23/2025
FA2.02	FIRE ALARM SECOND FLOOR SCOPE 2	1/23/2025
FA2.03	FIRE ALARM SECOND FLOOR SCOPE 3	1/23/2025
FA2.04	FIRE ALARM SECOND FLOOR GYM	1/23/2025
T0.01	TECHNOLOGY COVER SHEET	2/13/2025
T1.10	TECHNOLOGY FIRST FLOOR PLAN OVERALL	2/13/2025
T1.20	TECHNOLOGY SECOND FLOOR PLAN OVERALL	2/13/2025
T4.01	TECHNOLOGY ENLARGED PLANS	1/23/2025
T5.01	TECHNOLOGY DETAILS	1/3/2025
T6.01	TECHNOLOGY SYSTEMS	2/13/2025
T6.02	TECHNOLOGY SYSTEMS	1/13/2025
T6.03	TECHNOLOGY SYSTEMS	2/13/2025
T7.01	TECHNOLOGY DETAILS	1/23/2025

Exhibit A.3.1.3 - Specification Log

Project Specifications	January 2025

Section 03

Exhibit A.3.1.4 –Project Schedule



Alexandria Government Center

Standard View

Print Date: 3/13/2025
Data Date: 3/13/2025

Line	Activity Name	Duration	Start	Finish	Successors	Predecessors	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013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Alexandria Government Center

Standard View

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71	Clear & Grub	6d	01/09/25	02/05/25	A	74 FS 04, 73 FS 04	65 FS 04																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													



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Line	Activity Name	Duration	Start	Finish	Successors	2024												2025												Predecessor	
						Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		Oct
106	Roofing	15d	09/11/25	09/27/25																											
107	Cold Formed Sheathing/Fluid Applied	10d	09/11/25	09/21/25																											
108	Exterior Metal Framing/Sheathing (A)	20d	09/11/25	10/01/25																											
109	Fluid Applied (A)	10d	10/09/25	10/22/25																											
110	Exterior Metal Framing/Sheathing (West BAC)	15d	10/23/25	11/12/25																											
111	Fluid Applied (West BAC)	5d	11/13/25	11/19/25																											
112	Exterior Metal Framing/Sheathing (North BAC)	10d	11/13/25	11/26/25																											
113	Fluid Applied (North BAC)	5d	11/27/25	12/03/25																											
114	Exterior Metal Framing/Sheathing (East BAC)	15d	12/17/25	12/31/25																											
115	Fluid Applied (East BAC)	5d	12/18/25	12/24/25																											
116	Exterior Metal Framing/Sheathing (South BAC)	10d	12/18/25	12/31/25																											
117	Fluid Applied (South BAC)	5d	01/01/26	01/07/26																											
118	North Clear Story Framing & Sheathing	10d	01/01/26	01/14/26																											
119	North Clear Story Framing & Sheathing	10d	01/15/26	01/28/26																											
120	Clear Story Fluid Applied	5d	01/20/26	02/04/26																											
121	Facade Work	10d	11/20/25	12/06/25																											
122	Brick Veneer (West BAC)	10d	11/20/25	12/03/25																											
123	Brick Veneer (North BAC)	10d	12/04/25	12/17/25																											
124	Brick Veneer (East BAC)	15d	12/25/25	01/14/26																											
125	Brick Veneer (South BAC)	10d	01/15/26	01/28/26																											
126	Brick Veneer (A)	20d	01/29/26	02/22/26																											
127	Exterior Storefronts (West BAC)	10d	12/04/25	12/17/25																											
128	Exterior Storefronts (North BAC)	10d	12/18/25	12/31/25																											
129	Exterior Storefronts (East BAC)	10d	01/15/26	01/28/26																											
130	Exterior Storefronts (South BAC)	5d	01/20/26	02/04/26																											
131	Exterior Storefronts (A)	10d	02/09/26	03/11/26																											
132	Clear Story Storefronts	15d	02/05/26	02/22/26																											
133	Metal Panels (West BAC)	20d	12/18/25	01/14/26																											
134	Metal Panels (North BAC)	10d	01/15/26	01/28/26																											
135	Metal Panels (East BAC)	20d	01/29/26	02/22/26																											
136	Metal Panels (South BAC)	10d	02/09/26	03/11/26																											
137	Metal Panels (A)	20d	03/12/26	04/08/26																											
138	Roofing	15d	10/23/25	11/07/25																											
139	Initial Roofing (A)	10d	10/23/25	11/07/25																											



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Line	Activity Name	Duration	Start	Finish	Successors	2024												2025												Predecessor				
						Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		Oct			
176	MEP In-Wall Rough-in	15d	01/25/26	02/18/26	177 FS Od, 178 FS Od, 184 FS Od	176 FS Od, 177 FS Od, 184 FS Od																												
177	In Wall Rough-in Inspections	2d	02/19/26	02/20/26	178 FS Od, 179 FS Od	178 FS Od, 179 FS Od																												
178	Hang & Finish Drywall Walls	10d	02/23/26	03/05/26	180 FS Od, 184 FS Od	178 FS Od, 179 FS Od, 184 FS Od																												
179	Door Frame Install	5d	03/09/26	03/13/26	181 FS Od, 182 FS Od	178 FS Od, 184 FS Od, 185 FS Od																												
180	MEP OH Rough-in (Pre-ceiling)	10d	03/09/26	03/20/26	183 FS Od, 184 FS Od	178 FS Od, 184 FS Od, 185 FS Od																												
181	ACT Grid & Borders	10d	03/23/26	04/03/26	186 FS Od, 187 FS Od, 188 FS Od	184 FS Od, 185 FS Od, 186 FS Od																												
182	Drywall Ceilings	5d	03/23/26	03/27/26	183 FS Od, 184 FS Od	184 FS Od, 185 FS Od, 186 FS Od																												
183	MEP OH Rough-in (After ACT)	10d	03/30/26	04/10/26	186 FS Od, 187 FS Od, 188 FS Od	184 FS Od, 185 FS Od, 186 FS Od																												
184	Prime Coat Paint	5d	04/13/26	04/17/26	187 FS Od, 188 FS Od	186 FS Od, 187 FS Od, 188 FS Od																												
185	Interior Storefronts	5d	04/20/26	04/24/26	187 FS Od, 188 FS Od	186 FS Od, 187 FS Od, 188 FS Od																												
186	Millwork	5d	04/20/26	04/24/26	189 FS Od, 184 FS Od	187 FS Od, 188 FS Od, 189 FS Od																												
187	Flooring	8d	04/27/26	05/05/26	189 FS Od, 188 FS Od	187 FS Od, 188 FS Od, 189 FS Od																												
188	Swing Doors	5d	05/07/26	05/13/26	192 FS Od	187 FS Od, 188 FS Od, 189 FS Od																												
189	Final MEP Trim-out	10d	05/07/26	05/20/26	190 FS Od, 191 FS Od, 192 FS Od	188 FS Od, 189 FS Od, 190 FS Od																												
190	Final Paint	8d	05/21/26	06/01/26	190 FS Od, 191 FS Od, 192 FS Od	188 FS Od, 189 FS Od, 190 FS Od																												
191	ACT Pad-out	5d	05/21/26	05/27/26	192 FS Od	189 FS Od, 190 FS Od, 191 FS Od																												
192	Pre-punch	5d	05/21/26	06/04/26	190 FS Od, 191 FS Od	189 FS Od, 190 FS Od, 191 FS Od																												
193	L.V.C.C.	18d	10/09/25	06/26/26																														
194	Interior Framing	10d	10/09/25	10/22/25	195 FS Od, 196 FS Od, 217 FS Od	194 FS Od, 195 FS Od, 217 FS Od																												
195	OH Ductwork	15d	10/16/25	11/05/25	196 FS Od, 197 FS Od	194 FS Od, 195 FS Od, 196 FS Od																												
196	OH Ductwork Inspection (Pre-Insulation)	2d	11/05/25	11/07/25	197 FS Od, 198 FS Od	196 FS Od, 197 FS Od, 198 FS Od																												
197	OH Ductwork Insulation	10d	02/25/26	03/11/26	198 FS Od, 199 FS Od, 220 FS Od	196 FS Od, 197 FS Od, 198 FS Od																												
198	MEP In-Wall Rough-in	15d	02/19/26	03/11/26	199 FS Od, 221 FS Od	198 FS Od, 199 FS Od, 221 FS Od																												
199	In Wall Rough-in Inspections	2d	03/12/26	03/13/26	200 FS Od	199 FS Od, 200 FS Od																												
200	Hang & Finish Drywall Walls	10d	03/16/26	03/27/26	202 FS Od, 201 FS Od	199 FS Od, 200 FS Od, 201 FS Od																												
201	Door Frame Install	5d	03/30/26	04/03/26	206 FS Od	200 FS Od, 201 FS Od, 202 FS Od																												
202	MEP OH Rough-in (Pre-ceiling)	10d	03/30/26	04/10/26	203 FS Od, 204 FS Od	201 FS Od, 202 FS Od, 203 FS Od																												
203	ACT Grid & Borders	10d	04/13/26	04/24/26	205 FS Od	204 FS Od, 205 FS Od																												
204	Drywall Ceilings	5d	04/13/26	04/17/26	205 FS Od	205 FS Od																												
205	MEP OH Rough-in (After ACT)	10d	04/20/26	05/01/26	206 FS Od, 208 FS Od, 207 FS Od	205 FS Od, 206 FS Od, 207 FS Od																												
206	Prime Coat Paint	5d	05/04/26	05/08/26	207 FS Od	206 FS Od, 207 FS Od																												
207	Interior Storefronts	5d	05/11/26	05/15/26	209 FS Od	208 FS Od, 209 FS Od																												
208	Millwork	5d	05/11/26	05/15/26	211 FS Od	209 FS Od, 210 FS Od, 211 FS Od																												
209	Flooring	8d	05/18/26	06/27/26	211 FS Od, 210 FS Od	210 FS Od, 211 FS Od, 212 FS Od																												
210	Swing Doors	5d	05/26/26	06/03/26	215 FS Od	214 FS Od, 215 FS Od																												



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211	Final MEP Trim-out	10d	05/28/25	06/07/25	213 FS 0d, 212 FS 0d	209 FS 0d, 209 FS 0d																									
212	Install Kitchen Appliances	3d	05/11/25	05/15/25	215 FS 0d	211 FS 0d																									
213	Final Paint	8d	05/11/25	05/22/25	215 FS 0d, 204 FS 0d	211 FS 0d																									
214	ACT Pad-out	5d	05/11/25	05/17/25	215 FS 0d	211 FS 0d																									
215	Pre-punch	5d	05/23/25	05/28/25	202 FS 0d	210 FS 0d, 214 FS 0d, 214 FS 0d, 219 FS 0d																									
216	LV-2 B	133d	10/23/25	07/05/26																											
217	Interior Framing	10d	10/23/25	11/02/25	218 FS -5d, 221 FS -5d	194 FS 0d																									
218	OH Ductwork	15d	10/30/25	11/14/25	219 FS 0d	217 FS -5d																									
219	OH Ductwork Inspection (Pre-Insulation)	2d	11/20/25	11/22/25	220 FS 0d	218 FS 0d																									
220	OH Ductwork Insulation	10d	03/12/26	03/25/26	225 FS 0d	219 FS 0d																									
221	MEP In-Wall Rough-in	15d	03/12/26	04/01/26	222 FS 0d	217 FS -5d, 198 FS 0d																									
222	In Wall Rough-in Inspections	2d	04/02/26	04/03/26	223 FS 0d	221 FS 0d																									
223	Hang & Finish Drywall Walls	10d	04/09/26	04/17/26	225 FS 0d, 224 FS 0d	222 FS 0d																									
224	Door Frame Install	5d	04/20/26	04/24/26	229 FS 0d	223 FS 0d																									
225	MEP OH Rough-in (Pre-ceiling)	10d	04/20/26	05/01/26	226 FS 0d, 227 FS 0d	223 FS 0d																									
226	ACT Grid & Benders	10d	05/04/26	05/15/26	229 FS 0d	226 FS 0d																									
227	Drywall Ceilings	5d	05/04/26	05/09/26	228 FS 0d	225 FS 0d																									
228	MEP OH Rough-in (After ACT)	10d	05/11/26	05/22/26	229 FS 0d	227 FS 0d																									
229	Prime Coat Paint	5d	05/25/26	05/29/26	231 FS 0d, 232 FS 0d, 233 FS 0d	224 FS 0d, 226 FS 0d, 228 FS 0d																									
230	Interior Storefronts	5d	06/01/26	06/05/26	232 FS 0d	229 FS 0d																									
231	Milwork	5d	06/01/26	06/05/26	234 FS 0d	229 FS 0d																									
232	Flooring	8d	06/08/26	06/17/26	234 FS 0d, 233 FS 0d	229 FS 0d, 230 FS 0d																									
233	Swing Doors	5d	06/16/26	06/24/26	237 FS 0d	232 FS 0d																									
234	Final MEP Trim-out	10d	06/15/26	07/01/26	235 FS 0d, 238 FS 0d	231 FS 0d, 232 FS 0d																									
235	Final Paint	8d	07/02/26	07/13/26	235 FS 0d, 234 FS 0d	234 FS 0d																									
236	ACT Pad-out	5d	07/02/26	07/06/26	237 FS 0d	234 FS 0d																									
237	Pre-punch	5d	07/14/26	07/20/26	233 FS 0d, 235 FS 0d	233 FS 0d, 235 FS 0d																									
238	LV-2 A	115d	09/11/25	02/18/26																											
239	Interior Framing	10d	09/11/25	09/24/25	240 FS -5d, 243 FS -5d	102 FS 0d																									
240	OH Ductwork	15d	09/18/25	10/03/25	241 FS 0d	239 FS -5d																									
241	OH Ductwork Inspection (Pre-Insulation)	2d	10/03/25	10/05/25	242 FS 0d	240 FS 0d																									
242	OH Ductwork Insulation	10d	10/13/25	10/24/25	249 FS 0d	241 FS 0d																									
243	MEP In-Wall Rough-in	15d	09/18/25	10/03/25	244 FS 0d	239 FS -5d																									
244	In Wall Rough-in Inspections	2d	10/03/25	10/05/25	245 FS 0d	243 FS 0d																									
245	Hang & Finish Drywall Walls	10d	10/13/25	10/24/25	246 FS 0d	244 FS 0d																									



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Section 04

Exhibit A.3.1.5 – Allowances

Allowances

1. Solid Core Precast Attachments	\$4,000
2. Granite at Monuments	\$60,000
3. Steel Embed Anchors for Solid Precast Plank Attachment	\$2,000
4. Additional Steel Support for Operable Partition	\$2,000
5. Metal Casework in Garage	\$25,000
6. ICC 500 Rated Doors	\$20,000
7. Level 5 Drywall Finishing	\$25,000
8. Moisture Mitigation	\$164,000
9. Elevator Flooring	\$1,500
10. Floor Leveling	\$20,000
11. Exterior Building Signage	\$50,000
12. Emergency Responder Radio Coverage "ERRC" System	\$100,000
13. Soil Modifications	\$75,000
14. Landscaping	\$200,000
15. Winter Conditions	\$45,000
16. Tariffs	\$165,500

Section 05

Exhibit A.3.1.6 – Assumptions and Clarifications

Assumptions and Clarifications

General Items:

- Performance and payment bonds for the total cost of this GMP are included
- Prevailing wage rates are excluded
- Sales tax has been included
- Includes SDI (Subguard Default Insurance)
- Excludes costs for subcontractor bonds
- General Liability Insurance has been included for the cost of this GMP amendment
- Excludes Builders Risk Insurance. Builders Risk Insurance is to be carried by the owner.
- Any off-site utilities or "Aid-To-Construction" costs been Excluded
- All activities are to be done during normal working hours (7:00am to 5:00pm)
- General conditions for duration of this GMP are included
- Design costs are excluded
- Special Inspections, and third-party testing costs not included
- FF&E has not been included.
- Owner moving costs are excluded.
- Rock and shale excavation is excluded.
- Unforeseen conditions are excluded (rock, tanks, unsuitable soils, contaminated soils, Etc.)
- Includes an exterior mock-up per Exhibit: "Ext. Mock-up".
 - Mock-up is included for quality of work standards, system interface, etc. It is not intended to be used for color coordination. Pepper cannot guarantee that the specified colors will be used on the mock-up due to lead times associated with specific colors. Samples will be submitted for color review and selection of finishes.
- Includes a **\$165,500 allowance** for potential Tariffs
- Includes a **\$45,000 allowance** for Winter Conditions
- Excludes addendum #2 dated 03.04.2025
- Includes RFI's per Exhibit: GMP#2 RFI's

Clarifications & Assumptions:

The following clarifications per trade have been included to help provide clarity within the major trades. They are not intended to be all encompassing.

0330 - Cast-in-Place Concrete

- Civil plans call for stairs to be concrete, but architectural call for metal. Metal stairs are included.
- Wet curing of concrete included in lieu of chemical cure.
- Monument sign foundation is assumed to be roughly 15' long x 1'-6" deep x 2'-6" wide. Design of monument foundation is excluded.
- Includes 4000 psi for all class D suspended slabs.

0342 - Precast Structural Concrete

- Includes a **\$4,000 allowance** for welding of the solid core precast concrete at the storm shelter to steel embeds on the CMU. Details 6,7,8/S430 are excluded. These details are for hollow core precast concrete.
- Includes a **\$2,000 allowance** for additional steel embeds for the solid core precast concrete plank attachment.

0420 - Unit Masonry

- Includes a **\$60,000 allowance** for monument granite at A4.19 and A4.20.
 - Concrete foundations and masonry back-up is included in the base bid.

0500 - Metals

- Detail 10 on S3.70 – 1" return with 45° bend is excluded. Bent plate will finish flush with concrete.
- Includes a **\$2,000 allowance** for an additional support beam to support the operable partition track.

0640 - Architectural Woodwork

- Includes a **\$25,000 allowance** for the garage stainless casework.
- Excludes furnish and install of the lockers and locker bases.
- Excludes AWI certification labels.

0750 – Membrane Roofing

- Includes 24"x24"x3/4" roof pavers. Specified size unavailable.
- Includes specified 1/2" gypsum coverboard at paver roof area in lieu of 3/4" FRT plywood shown in details 7, 8, 9 & 10 on A3.18 to match FM tested assemblies.
- Excludes roof insulation between second floor deck and balcony deck, see detail WS8/A6.05.

0810 – Doors & Frames

- Includes a **\$20,000 allowance** for doors 401A and 401B to be ICC500 rated doors.

0840 – Entrances, Storefronts & Curtain Walls

- Four water tests are included.
- Excludes NFRC certification/labels.
- Excludes L/175 and L/240 deflection requirements. Based on 1/8" deflection.
- Includes level 3 ballistic transaction window.
- Includes Kawneer standard 5" sunshade outriggers.

0929 – Gypsum Board Assemblies

- All insulation is assumed to be non-reinforced.
- No level 5 drywall shown in project documents.
 - Includes a **\$25,000 allowance** for level 5 drywall finishes.

0960 – Flooring

- Includes a **\$164,000 allowance** for moisture mitigation of the slabs at all carpet, resilient, and fluid applied athletic flooring areas.
- Precast stair:
 - Treads are included as 12 x 84 x 8, long span closed riser treads, modern profile, special bolt-on, sandblasted, light sandblast, with standard aggregate warning stripe, standard color (with the exception of greens).
 - Landing planks included as 96 x 84 x 8, long span closed riser landings, modern profile, special bolt-on, sandblasted, light sandblast, with standard aggregate warning stripe, standard color (with the exception of greens).
- Includes a **\$1,500 allowance** for elevator flooring.
- Includes a **\$20,000 allowance** for floor leveling.

1014 – Signage

- Includes a **\$50,000 allowance** for exterior building signage.
- Includes code required signage for certificate of occupancy.

1099 - Metal Canopies

- Includes manufacturer standard colors at the canopies.

1200 – Art & Graphics

- Excludes all art, environmental graphics and interior films on glass.

1220 – Window Treatments

- The dual shades are specified with a recessed pocket, but the drawings show it being mounted below the ceiling with a fascia. This gmp includes the dual shades as mounted below the ceiling with a fascia.
- Window shade fascia and boxes to be manufacturer standard finishes.
- Excludes recessed shade pockets.

1250 – Furniture

- Excludes furnish and install of all furniture.

1420 - Elevators

- Elevator is based on Thyssen Krupp per basis of design.
- Elevator cab wall panels to be plastic laminate and standard manufacturer colors.

2300 - HVAC

- Underground piping insulation is included within the building footprint only. Exterior of the building is not included as it would work against the geothermal system.
- Specification section 019100 GENERAL COMMISSIONING REQUIREMENTS is missing. Includes tasks as described in the Pepper Construction HVAC Scope of Work, Commissioning section.

2600 - Electrical

- Lightning protection is not included.
- Includes Square D Electrical Gear.
- A survey for an Emergency Responder Radio Coverage "ERRC" system is included in the base bid.
- Includes a **\$100,000 allowance** for an ERRC system if needed based on the results of the survey.
 - o Allowance includes all costs associated with an ERRC system. Including but not limited to raceways, rated shafts, additional power, etc..
- Electric for motorized shades is included at conference room 221. Not currently shown on electrical drawings.

2700 - Communications

- Excludes Wireless Access Points (WAPS).
- Included per plans and specs.

3100 – Earthwork

- Includes a **\$75,000** allowance for soil stabilization.

3290 – Landscaping

- Relocation of existing memorial monuments is not included.
- At the time of this GMP the Landscape Design was not complete. This GMP includes a **\$200,000 allowance** for landscaping.

Section 06

Additional Exhibits

Alexandria City Campus Stand Alone Mock Up (On-Site)

Mockup to be under 10' high and 12' wide

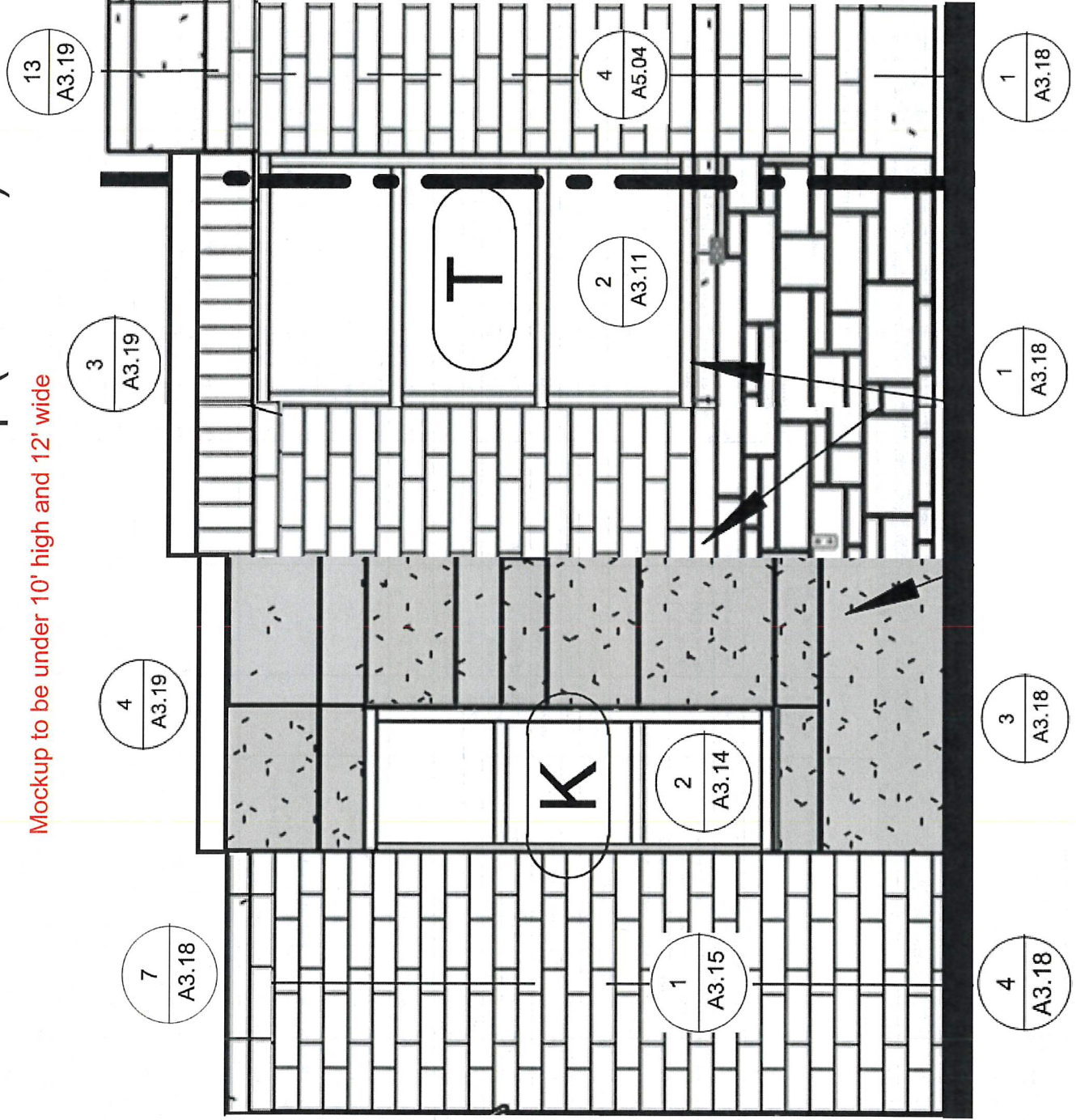


Exhibit: GMP#2 RFI's

Company: Pepper Construction

Project: Alexandria Government Building - RFI Log

Pre-Bid RFI #	Question	Date Submitted	Discipline	Responsibility to Respond	Response	Date Responded
	Questions from 2/6/25 Pre-Bid RFI Log #1					
1	No z-girls shown for the mineral wool insulation at the exterior walls. What is required?	2/6/2025	Thermal Insulation	VDA	At the rain screen system, the rigid mineral wool insulation is partially held in place by the rain screen substructure, but still needs to be attached, preferably with insulation fasteners, per manufacturer's recommendations. At masonry walls, insulation retention clips used with masonry ties are recommended. https://www.rockwool.com/sitesassets/02-rockwool/documentation/technical-guides/commercial/board-insulation-attachment-guide.pdf	2.13.25
2	No r-value called out for the mineral wool insulation at the exterior walls, can this be provided?	2/6/2025	Thermal Insulation	VDA	R8.4	2.13.25
3	Raised platform in council chamber. Section 8/A4.07 calls out a 1" structural concrete panel. Can a product and/or specification for this material be provided?	2/6/2025	Cold Formed Metal Framing	VDA	The detail is incorrect. The panels are only 3/4" thick. 3/4" STRUCTO-CRETE® Brand Structural Panels. Drawings have been revised to reflect the 1/4" change.	2.13.25
4	A1.02 keynote 32.17 and 32.16 on exterior of corridor 205. Elevation doesn't show bollards or a gate and that doesn't seem to make sense. Are those keynotes named wrong or should different key notes be referenced?	2/6/2025		VDA	Keynotes are incorrect. Correct keynotes are 33.3, 32.19 and 32.18. Keynotes updated. Extents of condition revised between lines a5 and 5.	2.13.25
5	This is also an issue on details on A3.10. Can a drawing be provided that shows the location of all required foundation drains and how it ties into the storm sewer?	2/6/2025	Site Utilities	VDA	See temporary markups on C-7 & C-8.	2.13.25
6	All lockers are to be furnished and installed by the owner correct?	2/6/2025	Metal Lockers	VDA	Correct	2.13.25
7	Is the waterproofing at retaining walls to extend beyond the building footprint or stop at the building corners?	2/6/2025	Waterproofing	VDA	Extend beyond the footprint.	2.13.25
8	Cast in place spec references a concrete paving spec, please provide that spec.	2/6/2025	Concrete	VDA	See sheet C-3 (civil drawings)	2.13.25
9	Please provide asphalt spec.	2/6/2025	Asphalt	VDA	See sheet C-3 (civil drawings)	2.13.25
10	Please provide a spec for the foundation drain.	2/6/2025	Site Utilities	VDA	Typical 4" perforated PVC drain pipe with fabric filter.	2.13.25
11	Should there be a stop sign at the Constable exit?	2/6/2025	Site Improvements	VDA	A stop sign is not required at this location.	2.13.25
12	Dumpster enclosure - need structural design. A4.17 says refer to structural drawing for slab and foundations, but this area/design doesn't seem to exist on the structurals.	2/6/2025	Concrete	VDA	See revised sheet A4.14 for additional foundation and reinforcing information.	2.13.25
13	The spec calls for FF/FL to be 35/20, the polished concrete areas don't seem to have any different FF/FL. Pepper recommends FF/FL of 45/25 for polished concrete areas for a better finished product. Please add this to the specs if Verdantas agrees. Also, note, that SOD can't achieve an FF/FL and due to the steel/deflection, the polished concrete on the SOD will have different tolerances. Since SOD can't have control joints to control the cracking, the slab will crack spontaneously. Also, with the deflection, the finish will be less consistent and will vary between cream and heavy exposed aggregate. If this isn't acceptable, a different floor finish should be considered.	2/6/2025	Concrete	VDA	The recommended flatness/level values have been incorporated into specification section 033500 3.7 C.7 for slabs on grade: 2) At locations where polished concrete is indicated, specified overall values of flatness: FF 45; and of levelness, FL 25. For the slab on-deck, we are aware of the limitations the slab design imposes on the proposed finish and it is acceptable. We would like to discuss further with the City to set expectations for the SOD finish. Perhaps simplifying the design to a single finish would make the finished product more consistent.	2.13.25
14	Site electric design appears to be incomplete. What size and number of conduit are required? Wire size and quantities? What scope is Duke vs. project? Does the run between the transformer and the building need to be concrete encased since it's under the drive? In our experience, Duke runs greater than 400' can't be a single run and require a manhole to be added. It appears the Duke run on this project is over 500', so a manhole should be added to the design.	2/6/2025	Electric	KLH	See Sheet EP6.01 for service/feeder conduit and conductor sizes. See Utility Coordination matrix on Sheet E0.01 for utility company vs. Division 26 scope of work. See Detail 260508.00-05 on Sheet EP5.01 for underground service backfill requirements. Manhole has been added to electric site plan by Addendum.	2.13.25
15	Detail 7 on S4.30 calls out hollowcore planks. All other plans and details call for solidcore planks. Should detail 7 also reference solidcore?	2/6/2025	Precast Plank	VDA	Yes, detail 7 should also be solid core.	2.13.25
16	It seems like the drawing layer of the first floor thickened slabs was left on for the second floor structural plans. Can that layer be removed from those plans (S1.20 series)?	2/6/2025	Concrete	VDA	Are the areas in question the hatched areas? If so, the hatched regions represent the polished concrete locations.	2.13.25
17	Is dumpster gate tube steel poured in with a foundation?	2/6/2025	Concrete	VDA	Yes. A foundation detail will be provided.	2.13.25
18	Structural drawings call for waterproofing at the elevator pit, but reference architectural, which don't show waterproofing. Please clarify what is required.	2/6/2025	Waterproofing	VDA	Positive-side waterproofing is required at the elevator pit (keynote 7.18)	2.13.25
19	Are there any requirements for testing and amending topsoil for lawn or planting beds or are we to assume existing topsoil being respread is adequate?	2/6/2025	Earthwork	VDA	There are no requirements for topsoil amendment. Assume existing topsoil is adequate.	2.13.25

20	Dumpster gate - what's the privacy screening material supposed to be?	2/6/2025	VDA		The screening material is vinyl planks, B.O.D.: Aluminum Dumpster Gate, Digger Specialties, Inc.	2.13.25
21	Foundation for sign on A4.18 references structurals but does not appear on the structural drawings. Please provide structural design.	2/6/2025	VDA	Concrete	Foundation design by signage provider	2.13.25
22	Can a spec be provided for granite wrapping the exterior monuments?	2/6/2025	VDA	Masonry	More information is needed. Pepper will hold an allowance for the granite. Masonry contractors are to exclude all labor & material for the granite at the emblem monuments and veteran memorial monuments on A4.19 & 4.20. All CMU backup, reinforcing, etc. is to be included in the base bid.	2.14.25
23	Can a spec be provided for the benches since the city doesn't have a standard for us to match?	2/6/2025	VDA	Site Improvements	B.O.D.: Concrete Bench, Wausau Tile. Color TBD (nir standard colors) https://wausautile.com/media/product-files/SF-ITS026-Bench-DWG-WT.pdf	2.13.25
24	What's the SOD deflection?	2/6/2025	VDA	Concrete	Deflection varies across the SOD. The structural engineer is determining the range and we will provide that as soon as it is received.	2.13.25
25	Can additional information be provided on the scoreboard? The size is called out as 2'x4', is this a wall mounted scoreboard or more of a table top scoreboard? Is there a basis of design?	2/6/2025	VDA	Gym Equipment	The scoreboard is a wall-mounted model, intended to be mounted to the side of the MC18 at the track perimeter. . . BOD similar to MacGregor model #5G048 or Varsity Scoreboards model 2207. Yes, AVI manufacturer's certification may be waived. However, AVI quality standards are the basis for the rest of the specification.	2.13.25
26	Spec section 064116 calls for AWI certification. Can this certification be waived?	2/6/2025	VDA	Casework	Typical manufacturer's thickness for thermal doors is acceptable.	2.13.25
27	Spec 084113 2.4 A 1 calls doors out to be 1 3/4" thick as well as thermal construction. Thermal doors will be 2" or 2 1/4" thick. Please advise.	2/6/2025	VDA	Doors & Hardware		2.13.25
28	Specification section 26.05.29 states: "Hanger Rods: Threaded steel, Galvanized steel rods; 1/2" minimum diameter." Does this mean that we must use 1/2" minimum rod size for ALL electrical supports?	2/6/2025	KLH	Electrical	Smaller diameter rods may be used for supporting weights compliant with manufacturer's limits plus 100% factor of safety.	2.13.25
29	Is rigid conduit required inside the shelter, room 401?	2/6/2025	KLH	Electrical	No.	2.13.25
30	The civil drawings show us routing the electrical service for the building to an existing meter on the south side of the Alexandria Pike entrance. It does NOT show a new pad mount utility transformer. The electrical site drawing shows us routing the service from a pole on the north side of the Alexandria Pike entrance, to a new pad mount transformer, and then into the building. Please advise to which of these is correct.	2/6/2025	KLH	Electrical	Install the electric service as defined in Division 26 electric documents.	2.13.25
31	On civil drawing C-18, there is a pump station electrical panel detail. The detail shows a 3-phase 4-wire 100A disconnect and a 2" conduit back to the electrical panel. It also shows RHW insulation for the wire. The only place I can find a feed for the lift station is on the panel schedule for L1G. It has the feed to the lift station as LG-32, 34, 36 which it states is 4#10. Please advise on the feeder size and wire insulation.	2/6/2025	KLH	Electrical	Install lift station electric work as defined on electric drawings, including conductor sizes, conduit sizes, notes, etc. Provide XHHW-2 conductor insulation for the underground feeder. Feed lift station from MSB instead of from L1G. Electric drawings have been revised and will be issued via addendum.	2.13.25
32	On civil drawing C-18, there is a pump station electrical panel detail. The detail shows a strut frame being built for the lift station disconnect and control panel. Drawing EP1.03 shows a wall mounted disconnect for the lift station. Are we to provide a wall mounted disconnect or a strut frame with disconnect?	2/6/2025	KLH	Electrical	Provide strut frame instead of building-wall mounting for equipment.	2.13.25
33	For the pump/lift station, is the electrical contractor just supplying power or are they responsible for any related control wiring or hook-up?	2/6/2025	KLH	Electrical	Provide all required field wiring for power, controls and monitoring under Division 26.	2.13.25
34	Division 26 Electrical Scope of Work document, line item 271, states that we are to include all site lighting fixtures at the bottom of the spreadsheet in the "Quantities" section. There isn't a "Quantities" section in this document. Please advise.	2/6/2025	Pepper	Electrical	Disregard reference to quantities section.	2.14.25
35	Division 26 Electrical Scope of Work document, line item 273, states that we are to include all concrete encasements for conduits as shown on the drawings. I don't see any concrete encasement requirements on the drawings. Please advise.	2/6/2025	Pepper	Electrical	See addendum #1 drawings for conduit locations	2.14.25
36	Division 26 Electrical Scope of Work document, line item 334, states that all sleeve penetrations (for LV cabling) are to be fire sealed inside and outside after all cabling is completely installed. Is the division 26 or division 27 contractor responsible for this fire sealing?	2/6/2025	Pepper	Electrical / Low Voltage	The Electrical contractor will be required to fire seal around the conduit penetration and the LV contractor will be required to fire seal the inside of the conduit once their wire is installed.	2.14.25
37	The electrical drawings show two dual EV charging stations with circuitry out of panel L1B. Are we supplying the charging stations? Are the charging stations being supplied by others and we are just installing them? Or are the charging stations future?	2/6/2025	KLH	Electrical	Furnish, install and wire EV Charging Stations under Division 26. Associated specifications and notes have been added by Addendum to Sheet E0.02.	2.13.25
38	What size data conduit needs to be ran to the EV charging stations?	2/6/2025	KLH	Electrical	3/4"	2.13.25
39	Does the electrical contractor need to provide concrete bases for the EV charging stations?	2/6/2025	Pepper	Electrical	Yes. The concrete bases are to be provided by the electrical contractor	2.14.25
40	If the EV charging stations are future, does the electrical contractor still need to pull the wire to the charging location? Provide and install concrete bases?	2/6/2025	KLH	Electrical	Furnish, install and wire EV Charging Stations under Division 26. Associated specifications and notes have been added by Addendum to Sheet E0.02.	2.13.25
41	Plywood equipment board is shown in the main electrical room 117 and on the elevations for Server Room 135. I don't see any other electrical closets or AV closets with plywood shown. Are the two shown locations the only locations that we need to provide plywood equipment board.	2/6/2025	KLH	Electrical	Plywood equipment board is also shown in Elec/Mech Room 402. Plywood equipment boards are not required elsewhere.	2.13.25

42	Division 26 Electrical Scope of Work document, line item 409, states that we are to furnish and install ERRC system. I can't find anything in the drawings or specs about an ERRC system. Please advise.	2/6/2025	Electrical	Pepper	Please disregard line item. No ERRC system requirements at this time.	2.14.25
43	Division 26 Electrical Scope of Work document, line items 432-434, are Pepper allowances that we are supposed to include. I can't find anything stating how much we are supposed to carry for these allowances. Please advise.	2/6/2025	Electrical	Pepper	Please disregard allowances. Pepper will carry any costs or allowances for these items.	2.14.25
44	Is there a bid bond requirement for this project? The specs reference bonding but I couldn't definitively tell whether it was required or not.	2/6/2025	General	Pepper	No	2.13.25
45	Can JCI/Simplex be added as an approved manufacturer for the fire alarm system?	2/6/2025	Electrical	KLH	Yes.	2.13.25
46	Division 26 Electrical Scope of Work document, line item 288, asks us to provide power wiring for temporary heat. If temporary heat is required will Pepper utilize electric or gas heaters? The electrical draw for these two types of heaters is significantly different and will need to be included in the size of the temporary service provided.	2/6/2025	Electrical	Pepper	Please disregard. Pepper will carry any costs as needed.	2.14.25
47	Division 26 Electrical Scope of Work document, line item 345, states: "Furnish and install conduit raceway system for CATV system in accordance with the contract documents. Subcontractor shall run 3/4" conduit from each unit to the designated tele/data closet." This seems to directly contradict line item 341. Are we running data stubs to accessible ceiling? To cable tray? Or all the way back to tele/data closet?	2/6/2025	Electrical	Pepper	Please disregard requirement for 3/4" conduit ran back to tele/data closet.	2.14.25
48	Division 26 Electrical Scope of Work document, line item 345, states: "Temporary electric to the building is scheduled to be live 10/2/2025. Water to one mop sink will be on 12/11/2025. Prior to these dates, each trade contractor is responsible for their own temporary electric and Pepper will have a water meter on a fire hydrant for construction use." This appears to contradict line items 187, 285, and 286. Please advise as to the plan for the temporary electrical service.	2/6/2025	Electrical	Pepper	Temp electric service inside the building roughly coincides with steel erection being completed, based on the current schedule, at which time we would expect temp lighting and power to begin to be established inside the building. Work up until this point that requires electric will need to be provided by each trade as needed.	2.14.25
49	After speaking with Duke, I was informed that there were discussions about moving the pole mounted transformer on Constable that used to feed the city owned pole barn, to the pole directly next to the job trailer. This would provide for a much shorter temporary service run. Please advise if we should count on providing the temporary service from the pole where the pole mounted transformer currently is or from the pole directly next to the job trailer.	2/6/2025	Electrical	Pepper	Temp power is to be provided from the permanent transformer once set and we are not currently planning to pull power to the building from the existing pole mounted transformer.	2.14.25
50	Spec section 26 05 26 states that grounding conductors for #6 AWG and smaller must be solid. Does this mean that the grounding conductors for all the branch wiring needs to be solid?	2/6/2025	Electrical	KLH	Stranded conductors may be used for branch circuit runs. Use solid conductors for #8 and smaller standalone ground bonding jumper type applications.	2.13.25
51	Keyed note E25 on drawing EP1.01 is pointing to the generator pad. Is this note supposed to apply to something else on the drawing or can it be disregarded?	2/6/2025	Electrical	KLH	Revised to Keyed Note 27 via addendum, which does apply for the generator pad.	2.13.25
52	I just received the information for this project. Is there a prebid or have I missed it?	2/6/2025	General	Pepper	There was no prebid for this project.	2.13.25
53	Is there a mockup drawing showing the requirements?	2/6/2025	Various	Pepper	Yes, please reference Exhibit N for the mockup sketch which has been provided as part of addendum #1. All related trades are to include cost in their bids for this work.	2.13.25
54	Sheet A6.03 is calling for Low-E insulated glass at interior frames C, D, V, W2, X, Y, Z, and Z*. There is no reason to have a Low-E coating at these frames. Is insulated glass actually required, or is 1/2" tempered glass acceptable?	2/6/2025	Glass & Glazing	VDA	Assemblies X, Y, Z and Z* are insulated for enhanced acoustic separation. C, D, W2 & V are the only assemblies that could be 1/4". During design, a Kawneer rep was consulted and said that we might as well make all of them the same rather than have only a few with 1/4" glass.	2.13.25
55	Similar to the question above, they are calling for these interior frames to be thermally broken. The only reason I would see this being required is if for example the vestibule sides of these frames is a non-conditioned space. Otherwise I would recommend non-thermally broken framing at these openings.	2/6/2025	Glass & Glazing	VDA	Same response as above. The rep said that it would probably be easier to make them all the same to simplify things.	2.13.25
56	Is there a spec for the sliding window to be installed in Frame Type Z?	2/6/2025	Glass & Glazing	VDA	Kawneer 8400T OXO SLIDING WINDOW (DOUBLE GLAZED)	2.14.25
57	Who is responsible for the break metal trim/flashing at the head of the framing in details WH1 thru WH6, jamb details WJ1 and WJ2 on A6.05? I would assume the break metal sill flashing where we are sitting on a cast stone sill is by us. Who is responsible for the sill flashing capping the panel system in details WS1 and WS2?	2/6/2025	Glass & Glazing	Pepper	All metal edge trim at the head, jambs and break metal sill flashing is to be provided as part of the 088 Aluminum Entrances, Storefronts & Curtainwall bid package.	02.14.25
58	Spec 083613 calls for the wood doors to be factory glazed. Line item 194 in our scope of work says we are to furnish and install door lines. Confirming that is only in reference to aluminum doors and hollow metal doors, and wood door lines will be by the wood door supplier.	2/6/2025	Glass & Glazing	VDA	Correct.	2.13.25

59	Line items 216/242 in our scope of work states this bid package is required to include rough carpentry and blocking? If so to what extent? This is typically not provided by the glazing contractor.	2/6/2025	Glass & Glazing	Pepper	Please disregard line items. The pre-engineered blocking is to be provided as part of bid package 09A Gypsum Board Assemblies, CMF, Acoustical Ceilings, Acoustical Wall Panels	02.14.25
60	Line item 210 mentions film/graphics. The only film I saw was one-way mirror film installed at the door lite of Door 121. Please confirm if film or graphics are required anywhere else.	2/6/2025	Glass & Glazing	Pepper	I believe this to be the only location	02.14.25
61	Line item 266 mentions a dual finish, where the exterior side of the frame is one color, and the interior is another. Confirming this is not required. The specs call for Class 1 clear anodized. We could not provide this with the specified storefront framing regardless.	2/6/2025	Glass & Glazing	Pepper	Please disregard line item. A dual finish is not required.	02.14.25
62	Are line items 182 (segmented/curved glass), 188 (removal/reinstallation of existing doors), 198 (butt glazed openings), 199 (backpainted glass), 207 (glazing at security turnstile), 208 (revolving doors), 209 (sliding doors), and 267 (column covers) applicable to this project? (I'm assuming most are not, but if I missed something in the bid docs, please confirm locations).	2/6/2025	Glass & Glazing	Pepper	That would be correct. There are column covers at some exterior canopy columns but those are being picked up as part of the phenolic wall panel bid package.	02.14.25
63	In line item 280 it mentions specs 102600 and 102641. It would appear this should be omitted from our scope of work.	2/6/2025	Glass & Glazing	Pepper	Yes you are correct. Those spec sections can be eliminated from the glass & glazing scope of work.	02.14.25
64	Line item 234 mentions preglazing framing. The specified curtain wall system is not preglazable, though we could use a substitute a system for the curtain wall that could be preglazed. I do not believe the specified storefront system can be preglazed either.	2/6/2025	Glass & Glazing	Pepper	Please disregard line item. Preglazed framing is not required.	02.14.25
65	Does the power to the lighted handrails at the rooftop patio come up from below through the posts or from the wall into the handrail? Questions from 2/13/25 Pre-Bid RFI Log #2	2/6/2025	Electrical-Arch	VDA	It can be fed from either direction. Additional details/information will be provided. https://vivaraillings.com/products/rail-linear	2.13.25
66	On sheet S1.20C, Coded Note E calls out to see typical embedment plate detail on sheet S3.20 however this detail does not appear to have been included. Can you please provide?	2/13/2025	Steel	VDA	See attached detail. This detail will be added to S3.20.	2/19/2025
67	Can you provide some clarification of coded note E6 on electrical lighting drawings EL1.01 - EL2.04. There is some confusion as to what this is and what to do with it.	2/13/2025	Electrical	VDA	The intention of the lighting control relays and the E6 note they are tagged with is to allow the emergency battery fixtures in the space to be switched off/on and dimmed with the rest of the lights in the space but still come on and be undimmed in the event of normal power loss.	2/19/2025
68	Masonry scope of work (line item # 212) calls for a graffiti sealer. Is this required?	2/13/2025	Masonry	Pepper	Please disregard. A graffiti sealer is NOT required.	2/13/2025
69	Are doors 107, 133A, 206 & 229B required to be level 3 bullet resistant since they are located in a bullet resistant wall with the BFR designation? If so can a spec be provided?	2/13/2025	Doors & HDWR	VDA	No.	2.13.25
70	Are the door lites for doors 107 & 133A required to be bullet resistant?	2/13/2025	Glass & Glazing	VDA	No. Change door 229B to narrow-lite (Type N). Delete remark 5 for door 229B. Change door 206 to solid (Type F) with remark 5. Revise remark 5 to read "Provide prep hole".	2.13.25- 2/19/2025 (REVISED)
71	Door 206 is called out to be hollow metal, is this correct or should it be a wood door?	2/13/2025	Doors & HDWR	VDA	Yes, it should be SCW.	2.13.25
72	Sheet A4.15 enlarged plans 2 & 3 calls out Wall Tag "1F4" around the Elevator. "1F4" is a drywall shaftwall, but the plan and cut sections on this sheet show CMU walls. Can you please clarify what wall type is required at these locations.	2/13/2025	Drywall/Metal Framing	VDA	Wall type 1F5.8 (similar) is the correct wall type.	2.13.25
73	There are several ACT Ceilings on the reflected ceiling plans A1.03 & A1.04 without a ceiling tag and there does not appear to be a general note indicating what ceiling type to figure if not noted otherwise. Can you please identify all missing ceiling types.	2/13/2025	Acoustical Ceilings/Treatments	VDA	Keynotes for clouds have been updated with BOD descriptions.	2.13.25
74	Calling hung acoustical acoustic treatments AT-1, AT-2 & AT-3 as per the finish material schedule on I1.00 do not appear on the drawings. Can you identify where these ceilings types apply? Questions from 2/14/25 Pre-Bid RFI Log #3	2/13/2025	Acoustical Ceilings/Treatments	VDA	Tags for acoustic ceiling treatments have been added to coordiante with sheet I1.00.	2.13.25
75	Spec's call for glycol and deionized water. Spec's do not say what percentage of the solution is glycol. What percentage of glycol concentration is needed?	02.14.25	Geothermal	VDA	Glycol is a 30% premix solution.	02.18.25
76	Can sand bedding be used in place of flowable fill for geothermal header trenches?	02.14.25	Geothermal	VDA	No. Sand is not acceptable.	02.18.25
77	Who is responsible for providing mirror type MR3?	02.14.25	Glass & Glazing	Pepper	MR3 Type mirrors are the responsibility of the glass & glazing contractor. MR1 & MR2 are to be provided by others.	02.14.25
78	Can specifications be provided for the bullet resistant transaction window?	2.17.25	Transaction Window	VDA	BOD: TSS BR HOLE AND BACKER TALK THRU. See attached mfr specification.	2/19/2025

79	Can specifications be provided for Sealed Concrete?	2.17.25	Sealed Concrete	VDA	2/18/2025	A Clear, Solvent-Borne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A. For use in spaces indicated to have an exposed, sealed concrete floor. 1.Manufacturers: Subject to compliance with requirements, provide products by the following: - a.BASF Corp. - Construction Chemicals. - b.ChemMasters, Inc. - c.Dayton Superior. - d.Eucild Chemical Company (The); an RPM company. - e.Kaufman Products, Inc. - f.L&M Construction Chemicals, Inc. - g.SpecChem, LLC. - h.W.R. Meadows, Inc. Preparation with the product: we will work with a product rep to try to quantify and simplify the interior conditions. Exterior: a bellows-type joint appears to work (curbed at roof and surface mount vertically) at all locations except where the storefront meets the brick wall at the lower entry (BOD Inpro 615 at that location). Interior: there are several conditions to account for: Floor to wall: Exposed (no BOD noted) Floor to floor: Exposed (slab on deck and slab on grade; no BOD noted) Wall to Wall: Exposed, gyp board and masonry. (Inpro 113 and Inpro 801 noted) Ceiling to wall: ACT to wall (no BOD noted) We are revising the two groups in 203 to meet mfr's installation requirements, similar to the layout in 204. The total quantity of AT-1 is 24 (6 boxes). All ACT ceiling are to be ACT-1 unless otherwise noted. A general RCP notes will be added to clarify.
80	Can specifications be provided for Expansion Joint Cover Assemblies?	2.17.25	Expansion Joint Cover	VDA	2/18/2025	Interior conditions: Exterior: a bellows-type joint appears to work (curbed at roof and surface mount vertically) at all locations except where the storefront meets the brick wall at the lower entry (BOD Inpro 615 at that location). Interior: there are several conditions to account for: Floor to wall: Exposed (no BOD noted) Floor to floor: Exposed (slab on deck and slab on grade; no BOD noted) Wall to Wall: Exposed, gyp board and masonry. (Inpro 113 and Inpro 801 noted) Ceiling to wall: ACT to wall (no BOD noted) We are revising the two groups in 203 to meet mfr's installation requirements, similar to the layout in 204. The total quantity of AT-1 is 24 (6 boxes). All ACT ceiling are to be ACT-1 unless otherwise noted. A general RCP notes will be added to clarify.
81	The AT-1 Beam Baffles are sold in Squares only (cannot "join" with other squares). Room 204 layout of these beams was changed in Addendum #1 to show the correct dimensions/orientation, however, the layout of the AT-1 beams in 203 (2 locations) were not modified in Addendum #1.	2.17.25	Acoustical Ceilings/ Treatments	VDA	2/18/2025	Most of the acoustical ceilings shown on the reflected ceiling plans are still not identified in the addendum.1 Can an updated drawing calling out ceiling types for each room be provided? The Finish Legend does not call for the UT lighting feature for AT-2 (Triangle Clouds). However it appears to be shown similar to AT-3 (Squares with UT option) on the RCPs. Is the UT option required for AT-2 Triangle Clouds? According to the manufacturer the triangle clouds are not available with the UT option. Can you advise if the triangle cloud without UT is acceptable or provide an alternative product? RCP keynotes 9.13 & 9.15. See cut sheets attached for each system. Below are the options or additional info needed to price accordingly: - o Tile/Panel Type - Vector - Regular - Square Lay-in - o Tile/Panel Product - Optima - Lyra - Ultima - Calla - Cirrus - Dune - Fine Fissured - Cortega - o Tile/Panel Color - oGrid Type - oGrid Color - oAxiom Type - oAxiom Color - oCloud Shape (Several Options) For the record, the manufacturer of the AT-1 Triangle Clouds is not a manufacturer of the AT-2 Triangle Clouds.
82		2.17.25	Acoustical Ceilings/ Treatments	VDA	2/18/2025	No, AT-2 Triangles are not lit. KEYNOTE 9.13 Ceiling panels to be ACT-1. See 095113 2.3.C TRIM: Axiom Vector Inverted, 6". GRID TYPE: 15/16" Prelude GRID COLOR: White AXIOM COLOR: White CLOUD SHAPE: Rectangular KEYNOTE 9.15 TILE TYPE: TILE PANEL: Optima PB Shapes Panels TRIM: Axiom Vector Inverted, 6". GRID TYPE: Supraflex XM for DesignFlex Shape 9/16" Suspension system. GRID COLOR: White AXIOM COLOR: White CLOUD SHAPE: The shapes we have shown are not standard (2 @ 6'x8' and 1 @ 10'x8'). We are checking with the mfr to see if these sizes are feasible. If not, we will select from the mfr's patterns. For pricing, Pattern 8 could be used - it is the same area as the 2 @ 6'x8' clouds shown in the drawings. Pattern 5 could be used for the 1@6'x8'. QTY & LOCATION OF INTEGRAL LIGHTING: As shown on drawings (24).
83		2.17.25	Acoustical Ceilings/ Treatments	VDA	2/18/2025	Obtain manhole specifications and details from the utility company.
84		2.17.25	Acoustical Ceilings/ Treatments	VDA	2/18/2025	Obtain manhole specifications and details from the utility company.
85	Per DWG E0.02 Site Electrical Addendum1 only added a note for manhole. Note reads: "Compliant with utility company standards." Are there any details or specs for this?	2.17.25	Electrical	VDA	2/18/2025	Obtain manhole specifications and details from the utility company.

86	I am writing to seek clarification on the R-value requirement for standing seam roof and TPO roofing systems. As per the information available to me, the minimum R-value required for such roofing systems in Kentucky is R-25. Could you please confirm if this R-value requirement of R-25 is indeed accurate for standing seam roof and TPO roofing systems in Kentucky? Additionally, I would appreciate it if you could provide any further insights or recommendations related to the R-value specifications for these roofing systems.	2.17.25	Roofing	VDA	As designed, the ComCheck analysis uses a value of R-35 (and passed by 22%). The specified polyiso insulation will have an aged R-value of approximately 5.5/inch (R33 +/-). The roofing systems were intended to have higher than required thermal performance and designed with a 6" insulation layer.	2/18/2025 2/20/2025 (REVISED)
87	RFI RECEIVED BY KLH: KLH received a call from Neil Biederman of the R.P. Biederman Co. on Friday regarding the type of fire alarm device specified for the project. Is a voice fire alarm system is required in lieu of a horn system?		Fire Alarm	VDA	Yes, a voice fire alarm system shall be provided. All horn-strobes shall be changed to speaker-strobes.	2/18/2025
87	G3F wall type called out in ICC Storm Shelter on 9/A4.03 is not provided on A0.03. Is the callout correct or by any chance should it be wall type H3F instead? If the G3F call out is correct, Can details for this wall type be provided?	2.18.25	Drywall/Metal Framing	VDA	Yes, it should be H3F.	2/19/2025
88	For low wall framing, can ClarkDietrich pony wall supports be substituted to be included at 48" on center instead of TSN Midwall 600MW-48 16" on center?	2.18.25	Drywall/Metal Framing	VDA	Yes, the Ponywall may be used in lieu of the 600MW. Based on a 50plf uniform load or a 200lb point load, it appears that the Ponywall Heavy 48 would work.	2/19/2025
89	A vendor for the fluid applied air-vapor barrier is saying the Carlisle product listed in the specs is no longer being manufactured. Is Carlisle Barritech VP an acceptable alternate?	2.18.25	Air Barrier	VDA	No Barritech VP is not acceptable. It is not an STPE like the Barrithane. An acceptable alternate from Carlisle would be Henry Air-Block All Weather STPE (Carlisle now owns Henry).	2/19/2025
90	Spec pg. 1.035 - Section 3.8 calls for underground piping to be jacketed but there is no underground insulation/jacket spec'd. Is this required and if so can additional information on what to include be provided?	2.18.25	HVAC	VDA	Spec 23.07.19.00 section 2.7.D covers underground jackets. See this section for acceptable jacket products.	2/20/2025
91	In the specs page 23-31-13.00 -3 it states that ductwork liner is to be Flexible Elastomeric Duct Liner On page 23-31-13.00 - 6 it says that transfers are lined, 10' of return downstream of unit, and 10' of exhaust upstream and downstream of unit is lined. On drawing M5-01 Detail HRU Roof Curb Mounting Note (3) which states Supply is 1" Acoustical Lined Ducts (Fiberglass Ductwork) How would you like the project to be bid? The specs and drawings cross reference themselves for the materials being used, with fiberglass and Arma-Flex. Also am I including liner 10' downstream of the supply off of a unit?	2.18.25	HVAC	VDA	Follow spec 23.31.13.00 section 3.2 Installation of Duct Liner. 10' downstream on return/exhaust (inlet) side of all mechanical equipment is to be lined. All transfer ducts to be lined. Range hood exhaust ductwork does not need to be stainless steel, may be galvanized. Must have smooth inner walls.	2/20/2025
92	Does the kitchen exhaust duct need to be stainless steel?	2.18.25	HVAC	VDA		2/20/2025
93	Included in this Addendum two wood doors have been changed to include "Bullet-Resistant Glazing." We have been advised by at least two wood door manufacturers so far that they will not include "Bullet-Resistant Glazing" unless we include a bullet-resistant core, this would include the level of resistance. Please provide specifications for a bullet resistant door or advise as to how you would like to proceed.	2.18.25	Doors & Hardware	VDA	See revised answer to RFI 75 above. No BR is required at these doors.	2/19/2025



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Thirteenth day of March in the year 2025, 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 Fourteenth day of March in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

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

Alexandria City Campus
8822 Constable Drive
Alexandria, Kentucky 41001

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

City of Alexandria
8236 W. Main Street
Alexandria, Kentucky 41001
Andy Schabell, Mayor

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

Pepper Construction Company of Ohio, LLC
100 Williams Street
Cincinnati, Ohio 45215
Jerry Noble, SVP

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

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. 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 The Contract Sum, consisting of the Cost of the Work, Contingency as defined in the A133, and the Contractor's Fee is guaranteed by the Construction Manager not to exceed Twenty two million, one hundred sixty three thousand six hundred forty four dollars and zero cents (\$ 22,163,644.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

Current GMP Recap	
Amendment No. 1 - GMP#1	\$ 2,065,969
Approved Owner Change Order to Date	\$ 180,110
Amendment No. 2 - GMP#2	\$ 22,163,644
Total Project GMP	\$ 24,409,723

§ 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 A.1.1.2, GMP, Schedule of Values and Clarifications.

The Construction Manager's contingency shall be in amount equal to Five hundred sixty six thousand six hundred seventy three dollars and zero cents (\$566,673.00) and used in accordance with Section 3.2.4 of the A133-2019.

§ 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 A.1.1.5, List of Alternates.

Item	Price
N/A	

§ 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.)

See Exhibit A.1.1.6, List of Unit Prices

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

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.)

Init.

Ten (10) days following written authorization to proceed and issuance of applicable permits and licenses for the Project. The Owner must deliver the notice no later than _____ in order to maintain pricing for time/market sensitive items as described in the GMP, Schedule of Values and Clarifications, as set forth at Exhibit A.1.1.2.

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: August 24, 2026 , as set forth in the Project Schedule as set forth in Exhibit 3.1.4. If a Completion Date and Schedule have not yet been established, then Substantial Completion shall be achieved as agreed upon between Owner and Contractor, provided that Drawings and Specifications are issued by Architect in sufficient time to allow Contractor to meet any agreed upon Schedule.

§ 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 dates set forth in Exhibit 3.1.4.

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 A.3.1.2, Drawing Log.

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Exhibit A.3.1.3, Specification Log.

Number

Title

Date

§ 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:

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

(Identify each allowance.)

See Exhibit A.3.1.5, List of Allowances.

Item

Price

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

(Identify each assumption and clarification.)

See Exhibit A.3.1.6, List of Assumptions.

§ 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: Ext. Mock-up

Exhibit: GMP#2 RFI's

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.)

N/A

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

OWNER (Signature)

Andy Schabell, Mayor of Alexandria

(Printed name and title)

Signed by:

Jerry Noble

CONSTRUCTION MANAGER (Signature)

Jerry P. Noble, Senior Vice President

(Printed name and title)

Init.

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User Notes:

(1818325604)

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 13:21:56 ET on 03/14/2025.

PAGE 1

This Amendment dated the Thirteenth day of March in the year 2025, 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 Fourteenth day of March in the year 2025 (the "Agreement")

...
Alexandria City Campus
8822 Constable Drive
Alexandria, Kentucky 41001

...
City of Alexandria
8236 W. Main Street
Alexandria, Kentucky 41001
Andy Schabell, Mayor

...
(Name, legal status, and address)

Pepper Construction Company of Ohio, LLC
100 Williams Street
Cincinnati, Ohio 45215
Jerry Noble, SVP

PAGE 2

§ A.1.1.1 The Contract ~~Sum~~ Sum, consisting of the Cost of the Work, Contingency as defined in the A133, and the Contractor's Fee is guaranteed by the Construction Manager not to exceed Twenty two million, one hundred sixty three thousand six hundred forty four dollars and zero cents (\$ 22,163,644.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...
See Exhibit A.1.1.2, GMP, Schedule of Values and Clarifications.

The Construction Manager's contingency shall be in amount equal to Five hundred sixty six thousand six hundred seventy three dollars and zero cents (\$566,673.00) and used in accordance with Section 3.2.4 of the A133-2019.

See Exhibit A.1.1.5, List of Alternates.

...

N/A

...

N/A

...

See Exhibit A.1.1.6, List of Unit Prices

...

N/A

...

PAGE 3 ☒ The date of execution of this Amendment.

Ten (10) days following written authorization to proceed and issuance of applicable permits and licenses for the Project. The Owner must deliver the notice no later than _____ in order to maintain pricing for time/market sensitive items as described in the GMP, Schedule of Values and Clarifications, as set forth at Exhibit A.1.1.2.

...

☒ By the following date: August 24, 2026, as set forth in the Project Schedule as set forth in Exhibit 3.1.4. If a Completion Date and Schedule have not yet been established, then Substantial Completion shall be achieved as agreed upon between Owner and Contractor, provided that Drawings and Specifications are issued by Architect in sufficient time to allow Contractor to meet any agreed upon Schedule.

§ 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:~~ dates set forth in Exhibit 3.1.4.

...

N/A

...

N/A

...

See Exhibit A.3.1.2, Drawing Log.

...

See Exhibit A.3.1.3, Specification Log.

PAGE 4

N/A

...

See Exhibit A.3.1.5, List of Allowances.

...

See Exhibit A.3.1.6, List of Assumptions.

...

Exhibit: Ext. Mock-up
Exhibit: GMP#2 RFI's

...

N/A

...

Andy Schabell, Mayor of Alexandria

Jerry P. Noble, Senior Vice President

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 13:21:56 ET on 03/14/2025 under Order No. 3104239614 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)