

CITY OF HIGH POINT

AGENDA ITEM



**Title: Guaranteed Maximum Price (GMP)
City Lake Park Phase 1 Renovations**

From: Greg Ferguson, Assistant City Manager
Lee Tillery, Parks and Recreation Director

Meeting Date: June 21, 2021

Public Hearing: N/A

Advertising Date: February 12, 2021

Advertised By:

Attachments: Samet Corporation – Attachment A-1 – Exhibit A Amendment
Itemized Statement of the GMP
City Lake Park Phase 1 – Expenses Not Included In Samet’s Scope of Service

PURPOSE:

The City Council is requested to approve the Guaranteed Maximum Price package with Samet Corporation (CMAR) to complete renovations at City Lake Park.

BACKGROUND:

High Point City Council approved Samet Corporation as the Construction Manager at Risk (CMAR) for the City Lake Park Phase 1 Renovation project at the April 5, 2021 meeting. In order for renovations to begin immediately and to stay on schedule for a Memorial Day 2022 opening, an early construction agreement in the amount of \$6,376,513, was approved by City Council. Formal bids for the project were received in May/June 2021 and the costs are known for final approval. Several items were bid as alternates and have been removed from the project scope at this time in order to minimize the overall project costs. The largest items removed are the pedestrian bridge and greenway construction. The main components of the pool and locker room renovations remain. A number of items are being upgraded that should provide savings long term on utilities. These include new LED lighting with the appropriate levels for a pool deck, as well as modern pumps for the pool that are much more efficient. Additional City provided items will be reflected in the Capital Project Ordinance (CPO). These are provided by the City in order to save costs and to coordinate with Samet. Project funding includes architecture and design costs, construction costs, information technology equipment, furnishings, and project contingency. The project is estimated to cost approximately \$23.15 million in total. Voter approved general obligation bonds totaling \$9.5 million have been previously appropriated. The proposed capital project ordinance appropriates the remaining funds, split between \$5,300,000 in two-thirds general obligation bonds, and up to \$8,352,748 in an interfund loan from the Landfill Post Closure Fund.

The Samet GMP is \$19,893,743. The City has also reserved a 4% contingency (\$795,750) for the project.

BUDGET IMPACT:

The project will be funded by 2019 voter approved general obligation bonds, two-thirds general obligation bonds, and an interfund loan from the Landfill Post Closure Fund.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council approve the GMP construction package with Samet Corporation (CMAR) in the amount of \$19,893,743 to allow the renovations to continue with the City Lake Park Phase 1 Renovation project.

ATTACHMENT A-1



**EXHIBIT A - AMENDMENT
Itemized Statement of the GMP
HP City Park - Project GMP**

**City of High Point
High Point City Park
Samet Project No.: 21-054**

6/14/2021
Itemized GMP

ESTIMATED CONSTRUCTION COST

DIRECT COST				AMOUNT	
General Conditions & General Requirements					
General Conditions					\$1,011,157
General Requirements					\$136,400
Preconstruction Services					\$122,542
Construction Allowances:				Trade Package Award Status	Company
BP2	01A	Final Cleaning	Awarded	CB&H Contracting	\$8,000
BP2	01B	General Trades	Awarded	CB&H Contracting	\$245,000
BP1	02A	Selective Demolition	Awarded	DARI	\$372,740
BP2	03A	Concrete	Awarded	Honducom	\$943,336
BP2	04A	Masonry	Awarded	WC Construction Engineered Steel Steel	\$430,000
BP1	05A	Structural & Misc. Steel	Awarded		\$410,500
BP2	06A	Boardwalk	Pending		\$0
BP2	06B	Millwork	Awarded	Interior Wood	\$41,976
BP2	07A	Damproofing, Waterproofing & Joint Sealants	Awarded	Waterproofing Specialties	\$149,300
BP2	07B	Roofing	Awarded	Martin Roofing	\$570,179
BP2	08A	Doors, Frames, Hardware & Toilet Partitions	Awarded	Schiller	\$174,664
BP2	08C	Storefront, Curtainwall & Glazing	Awarded	MSJ	\$173,700
BP2	08B	Overhead & Coiling Doors	Awarded	Dependable	\$13,367
BP2	09A	Drywall & Acoustical	Awarded	Northedge	\$915,000
BP2	09C	Flooring	Awarded	Flooring Solutions	\$141,815
BP2	09B	Hard Tile	Awarded	Concordia	\$71,879
BP2	09E	Painting	Awarded	Doomey Painting Learning Environments	\$71,106
BP2	10A	Operable Partitions	Awarded		\$34,144
BP2	10B	Signage	Awarded	AOA	\$11,330
BP2	10C	Lockers	Awarded	WARCO	\$70,017
BP2	12A	Window Treatments	Awarded	CWT	\$11,330
BP2	13A	Pool	Awarded	Paddock	\$5,514,303
BP1	13B	Prefabricated Canopies	Awarded	Dur-Guard	\$471,363
BP2	21A	Fire Protection	Awarded	Carolina Fire	\$0
BP2	22A	Plumbing	Awarded	SPC	\$649,000
BP2	23A	HVAC	Awarded	Associated	\$459,500
BP2	26A	Electrical	Awarded	ABCO South	\$1,489,000
BP1	32A	Site Preparation, Utilities, & Asphalt Paving	Awarded	Smith & Jennings	\$1,773,274
BP2	32B	Site Concrete & Sidewalks	Awarded	WC Construction	\$465,000
BP2	32A	Fencing	Awarded	Seegars Fence	\$47,195
BP2	32E	Landscaping	Awarded	ASJ	\$363,700

Quantitative Allowances:

QA 31A Grading & Site Quantitative Allowances	Awarded	Smith & Jennings	\$313,120
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General Allowances:

Historical Site retaining wall rework	Allowance		\$30,000
Irrigation Changes	Allowance		\$15,000
Slab on Grade Mech Pool rooms	Allowance		\$65,000
Temporary access to pool equipment room	Allowance		\$20,000
Removal & Replacement of Perimeter Pool Fencing	Allowance		\$30,000
HVAC refrigeration line(Electrical, Roofing & Steel)	Allowance		\$65,000

Owner Allowances:

Food Truck Plumbing/Electrical	Allowance		\$80,000
Picnic Shelter Plumbing	Allowance		\$20,000

Subcontractor Bonding Program	1.40% of	\$16,729,838	\$234,218
Construction Contingency	2.50% of	\$18,111,613	\$452,790

TOTAL "COST OF THE WORK" \$ 18,686,945

OTHER "COST OF THE WORK"

Insurance	0.63% of	\$ 19,893,743	\$125,331
Builder's Risk Insurance	0.18% of	\$ 19,893,743	\$35,809
Permit Fees - None Included			\$0
Project Closeout & Post Construction Services	0.20% of	\$ 19,893,743	\$39,787
Performance & Payment Bond	0.75% of	\$ 19,893,743	\$149,203

TOTAL OTHER "COST OF THE WORK" \$ 350,130

TOTAL FEE 4.50% of \$ 19,037,075 \$ 856,668.37

COMBINED TOTAL GMP AMOUNT: \$ 19,893,743

LESS CURRENT CONTRACT AMOUNT FOR EARLY SITE & STRUCTURAL COMPONENT GMP \$ 6,376,513

TOTAL GMP CHANGE ORDER PCCO 01 AMOUNT \$ 13,517,230

ALTERNATES

Outlined below is the current status of bid alternates solicited for the project with respect to how these alternates are being used within GMP Amount. Specific alternate descriptions are defined below.

Each alternate designated below has been separated into the following three categories:

1. "Accepted" – Alternate was accepted by Owner and the dollar value for the alternate is included within the Amendment Amount.
2. "Pending" – Alternate is pending award by Owner with the decision being deferred until the date defined within each applicable Alternate. This cost is NOT included in the Amendment Amount.
3. "Declined" – Alternate was NOT accepted by Owner and the dollar value for the alternate is NOT included within the Amendment Amount. By declining the alternate, all requirements applicable thereof are deleted from the contract documents.

Pending project alternate pricing listed below and provided herein is inclusive of Construction Manager's Contingency, Fee, Insurance, Sub-Bonding Program, Builders Risk Insurance and Payment and Performance Bonds.

ACCEPTED Alternate 01 – Event Lawn \$271,114.00: Price includes event lawn, landscaping, event stage and sidewalks.

ACCEPTED Alternate 02 – Loop Road \$96,323.00: Price includes curbs, sidewalks, paving, bollards, and landscaping.

PENDING Alternate 03 – Pedestrian Bridge \$915,125.00: Price includes wood bridge, lighting, concrete entry pads and railings.

PENDING Alternate 04 – Greenway \$143,984.00: Price includes clearing, grading, stone base, and railings.

DECLINED Alternate 05 – Floor Finish at Splashpad \$120,848.00: Price includes using alternate floor finish for pool.

DECLINED Alternate 06 – Mineral Fiber Cementitious Panels \$264,875.00: Price includes using rainscreen cement panels in lieu of hardi plank.

DECLINED Alternate 07– Metal Roof Canopy Panels (-\$26,570.00): Price Change polycarbonic roof panels to metal roofing.

PENDING Alternate – Fire Protection & Fire Water Service (\$196,830.00): Price includes adding a fire water line and fire protection for the building.

ACCEPTED Alternate – Site Lighting at stair site locations (-\$35,000.00): Price includes deducting lighting and feeds to all site stairs. Lighting by Duke Power.

ACCEPTED Alternate – Sunshades (-\$52,000.00): Price includes deducting the sunshades from the event center elevations.



UNIT PRICES

Outlined below are established unit rates for use in conjunction with the contract agreement to handle unforeseen site conditions which may be encountered during construction. These unit prices specifically are based on trade subcontractor unit rates received during the bid process which includes all trade subcontractor related materials, equipment, labor, taxes, insurance, subcontractor overhead and profit necessary to perform the applicable unit work task with the exception of classification and quantification of unforeseen materials to be accomplished by an independent testing agency and/or licensed surveyor to be engaged / paid for by the Owner. Construction Manager's fee and applicable bond / subcontractor bond / insurance costs are not included within these unit rates and shall be added thereto when calculating total costs. Should project conditions warrant the need for other unit price work tasks not defined below, the applicable unit price for each additional work item will be mutually negotiated between Construction Manager and the Owner.

The following Unit Prices will be updated and/or redefined as part of all Bid Packages to follow execution of this GMP. Attachment A-6 Allowances for Quantitative Allowances (QA) Descriptions.

NO.	UNIT PRICE DESCRIPTION	UNIT PRICE	UNIT MEASURE
TRADE PACKAGE 31A – SITE DEVELOPMENT			
1	Above Subgrade Soft / Unsuitable Soil Excavation / Dispose of Off Site	\$27.50	CY
2	Below Subgrade Soft / Unsuitable Soil Excavation / Dispose of Off Site	\$27.50	CY
3	Mass Rock Excavation / Dispose of Off Site	\$357.50	CY
4	Dry Out Wet Suitable Soil for Backfill	\$27.50	CY
5	Trench Rock Excavation / Dispose of Off Site	\$357.50	CY
6	Suitable Soil Backfill (Borrow Material) / Obtain from Off Site Source	\$24.20	CY
7	#3 Stone Backfill / Spread	\$66.00	TON
8	#57 Stone Backfill / Spread	\$44.00	TON
9	Erosion Control Blankets	\$5.50	SY
10	Silt Fence (Install / Maintain / Remove)	\$6.60	LF
11	Light Duty Asphalt Paving Repair – Remove & Replace	\$34.10	SY
12	Heavy Duty Asphalt Paving Repair – Remove & Replace	\$77.00	SY
13	24" CIP Curb & Gutter Repair – Remove & Replace	\$62.70	LF

TRADE PACKAGE 03A – BUILDING CONCRETE			
1	Pool Deck Stone Base Compacted & Spread	\$75.00	CY
2	Pool Deck Concrete	\$300.00	CY
3	Building ABC Stone Base Compact & Spread	\$35.00	CY
4	Unusable / Unsuitable Soil Excavation – Dispose of On Site	\$25.00	CY

TRADE PACKAGE 32B – SITE CONCRETE			
1	Unusable / Unsuitable Soil Excavation - Dispose of On Site	\$75.00	CY
2	ABC Stone Base Compact & Spread	\$100.00	CY
3	#57 Stone Backfill / Spread	\$75.00	CY

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

I. ASSUMPTIONS & CLARIFICATIONS

- Component GMP is based upon the Sealed “For Construction” drawings and specifications.
- Scope of work will be completed in accordance with sealed drawings, specifications, and clarifications as identified below and in the Current Drawing and Document List. See attachment A-5 Current Drawing & Document List for details. In the event of a conflict, assumptions and clarifications noted herein shall supersede.
- Construction Allowance Cost in Attachment A-6 are based on estimated amounts. Estimated costs are based on work as shown in Construction Documents and outlined in herein. The Construction Allowances cost for this Component GMP will be reconciled via Owner change order upon receipt, evaluation, and Certification of Trade Package Subcontractor Bids by the Construction Manager.
- Quantitative Allowance Costs in Attachment A-6 are based on quantities included in Early Site & Structural Package subcontractor bid forms utilizing unit cost from historical data. Estimated costs included in this Component GMP will be reconciled via change order upon receipt, evaluation, and Certification of Trade Package Subcontractor Bids by the Construction Manager.
- General Allowance Cost in Attachment A-6 are based on estimated amounts for scope of work identified therein. The General Allowance cost for this Component GMP will be reconciled via Owner change once work scope can be ascertained.
- Owner Contingency is by the City of High Point. GMP does not included owner’s contingency. Owners’ contingency in Bid package 1 has been absorbed in the cost of the total work in Bid Package 2.
- We have excluded sales tax from GMP total value is \$465,041.00.

II. EXCLUSIONS

- Costs associated with utility relocation of water, sewer, and storm systems have been included to the extent where services were identified on the Owner’s survey and accounted for on the Construction Documents. Excludes cost for any other system relocation including but not limited to gas, electric, telephone, and cable.
- Costs for any permits, meter fees, impact fees, capacity / use fees or any other fees typically collected / assessed by the City of High Point or any other Governing Entity for construction related activities have been excluded.
- Independent 3rd party material testing and inspections are excluded. This is inclusive of all testing required for Special Inspections as outlined in the Construction Documents.

- Costs associated with commissioning of the pool, electrical, plumbing & HVAC systems.
- No provisions have been made for any cost, expense, activity or responsibility relating to any hazardous substance used, stored, generated or disposed of by owner, its predecessors in title or any party acting on behalf, including asbestos or PCB's incorporated into or present at the project site.
- Cost related to unsuitable soils or contaminated soils have not been included in this Component GMP. This includes rock, underground water, debris, waste, and any other ground contaminants not suitable for construction or structural bearing.
- Costs associated to gas, water, & electrical consumption during construction.

III. CLARIFICATIONS BY CSI DIVISION

- **DIVISION 01 – TEMPORARY FENCING**
 - Temporary construction fencing will be installed per the site logistics plan.
 - Mowing of the park within the construct fence has been included.
- **DIVISION 02 – SELECTIVE BUILDING DEMOLITION**
 - Component GMP includes selective demolition provided in accordance with sealed plans and specifications.
 - Include asbestos abatement of pipe wrap and tank wrap in men's locker room only.
 - Salvaged items to be stored in Conex box provided by Samet.
 - Demo existing SOG at locker rooms and under restrooms/kitchen at event center.
 - Trash and debris resulting from selective demolition activities shall be removed to local dump or landfill. Sorting, stocking and recycling of materials is excluded.
 - All existing pool equipment is to be removed per the drawings.
 - Trash and debris resulting from selective demolition activities shall be removed to local dump or landfill. Sorting, stocking and recycling of materials is excluded.
 - Asbestos removal in Men's Locker Room of existing tank insulation and pipe insulation only.
 - The following items to be salvaged and return to owner
 - a. Unit Heaters
 - b. High Bay lights
 - c. Plaque
 - d. Basketball Backboards
 - Remove existing stone fence columns for construction access.
- **DIVISION 03 – CONCRETE**



- All work shall be provided in accordance with sealed plans and specifications.
- Install new 4" SOG concrete at locker rooms and restrooms/kitchen areas for underground plumbing installation.
- Concrete foundations for water slide to be designed by water slide subcontractor installed by Samet Corporation.
- Exterior Concrete including sidewalks is included in estimated cost.
- Benches, trash receptacles, and miscellaneous site furnishing foundations are excluded from this Component GMP.
- Concrete roof repairs per drawings.

- **DIVISION 04 – MASONRY**
 - Rework of existing site stone wall at historical entrance figured as an allowance.
 - All stone & brick figured to match existing.

- **DIVISION 05 – METALS**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Pump room wood trusses have been changed to metal trusses designed by the metal stud & drywall subcontractor.

- **DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Wood lobby panels color selection figured from standard manufactures range.
 - Countertop material to be selected from standard manufacture colors.

- **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Pool Deck Sealants colors from standard manufactures colors.

- **DIVISION 08 – OPENINGS**
 - All work shall be provided in accordance with sealed plans and specifications.
 - FRP doors to be selected from standard manufacture colors.
 - The entire exterior storefront frames will be dark bronze, and the interior storefront frames will be clear anodized. The interior of the curtainwall will be clear anodized with the exterior covers being dark bronze.
 - The GMP does not included the sunshades.

- **DIVISION 09 – FINISHES**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Epoxy flooring to be selected from standard manufacture colors.

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- ACT-G Baffles to be selected from standard manufacture colors.
 - **DIVISION 10 – SPECIALTIES**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Projectors by others.
 - Site Furnishings by others.
 - **DIVISION 11 – EQUIPMENT (Not Included)**
 - **DIVISION 12 – FURNISHINGS**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Window shades to be selected from standard manufacture colors.
 - **DIVISION 13 – SPECIAL CONSTRUCTION**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Prefinished Kynar steel columns, flashings and framing to be selected from standard manufacture colors.
 - Water Toys to be selected from standard manufacture colors.
 - Water Slide to be selected from standard manufacture colors.
 - All pool piping is based on PVC piping.
 - Engineering of the canopy by subcontractor. Sealed by engineer of record in North Carolina.
 - Design of canopy structures by canopy subcontractor.
 - Concrete footing design by structural engineer.
 - Embed attachment design to existing structures to be designed by structural engineer.
 - Roof is based on Standing Seam Monolithic Polycarbonate Glazing System.
 - Powder Coating is based on standard colors.
 - **DIVISION 21 – FIRE SUPPRESSION (NOT INCLUDED)**
 - **DIVISION 22 – PLUMBING**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Underground plumbing is based on PVC piping.
 - **DIVISION 23 – HVAC**
 - All work shall be provided in accordance with sealed plans and specifications.
 - We excluded BAS temperature controls. All controls by thermostats.
 - **DIVISION 26 – ELECTRICAL**



- All work shall be provided in accordance with sealed plans and specifications.
- The GMP does not include site lighting on sheet E115.

- **DIVISION 28 – ELECTRONIC SAFETY AND SECURITY**
 - All work shall be provided in accordance with sealed plans and specifications.
 - All POS equipment and cable by others.
 - Security systems by others.
 - WIFI & Fiber system by others.
 - Data & Communication Systems by others.
 - We exclude any access controls or hardware for access controls.

- **DIVISION 31 – EARTHWORK**
 - Earthwork, trenching & backfilling shall be provided in accordance with plans and specifications.
 - Erosion control requirements with regards to Earthwork shall be provided per plans, specifications. Any work or requirements not shown in these documents are not included.
 - Costs associated with removing and/or replacing unsuitable soils, contaminated soils, hazardous materials, rock, etc., are not included in Component GMP, and if encountered will be paid for using the applicable Allowances included for this Work.
 - All unsuitable or contaminated soils shall be identified and quantified by the Owner's 3rd party testing agency.
 - Earthwork is based on a balance site. If existing soil is found not to be usable for fill by owner's third-party testing agent unit rates will be used against the allowance.
 - Section 312001 – Earth Moving, page 6, 3.3 Excavation, General, A. specifies an "Unclassified Site Excavation" requirement down to subgrade excavation. CM has based its GMP on a complete "Classified" Excavation Site condition for all excavation above and below subgrade as encountered on site. Unit prices and allowances are included to account for unforeseen conditions if encountered. This particular requirement of the technical specifications is specifically excluded.

- **DIVISION 32 – EXTERIOR IMPROVEMENTS**
 - All work shall be provided in accordance with sealed plans and specifications.
 - Owner will mow and maintain landscaping and irrigation after occupancy. We exclude maintain for 1 year.
 - We have included mill & paving Parkside Dr after construction.

- **DIVISION 33 – UTILITIES**
 - Site Water, Storm, and Sanitary Sewerage Utilities shall be provided in accordance with plans and specifications.
 - Demolition and replacement of asphalt paving & concrete curb and gutter associated with installation of utility work has been included.



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- Boring for fire line has been included.
 - Camera exploration and pumping of existing utilities is excluded.
 - We exclude tap fees.



CONTRACT DOCUMENTS

I. DRAWINGS

Drawing No.	Drawing Title	Revision	Drawing Date
VOL. 1	COVER SHEET - VOLUME 1	0	4/5/2021
VOL. 1A	SHEET INDEX VOLUME 1	0	4/5/2021
G003	CODE SUMMARY - EVENT & LOCKER ROOM BUILDING	0	4/5/2021
G004	CODE SUMMARY - PUMP HOUSE	0	4/5/2021
G005	UL DETAILS	0	4/5/2021
G111	LIFE SAFETY PLAN - LOCKER ROOMS	0	4/5/2021
G112	LIFE SAFETY PLAN - PUMP HOUSE & FIRE RATING DIAGRAM	0	4/5/2021
G121	LIFE SAFETY PLAN - EVENT BUILDING	0	4/5/2021
C1.00	EXISTING CONDITIONS	0	7/17/2020
C101	DEMOLITION PLAN	2	5/13/2021
C102	DEMOLITION SITE PLAN	2	5/13/2021
C200	OVERALL SITE PLAN	2	5/13/2021
C201	SITE PLAN LAYOUT - BASE BID AREA 1	0	4/5/2021
C202	SITE PLAN LAYOUT - BASE BID AREA 2	2	5/13/2021
C203	SITE PLAN LAYOUT - BASE BID AREA 3	2	5/13/2021
C210	SITE PLAN LAYOUT - ALTERNATE 1	0	4/5/2021
C220	SITE PLAN - ALTERNATE 2	0	4/5/2021
C231	MATERIAL PLAN - BASE BID AREA 1	0	4/5/2021
C232	MATERIALS PLAN - BASE BID AREA 2	2	5/13/2021
C233	MATERIALS PLAN - BASE BID AREA 3	2	5/13/2021
C240	MATERIALS PLAN - ALTERNATE 1	0	4/5/2021
C250	MATERIALS PLAN - ALTERNATE 2	0	4/5/2021
C301	GRADING PLAN - BASE BID ENLARGEMENT 1	0	4/5/2021
C302	GRADING PLAN - BASE BID ENLARGEMENT 2	2	5/13/2021
C303	GRADING PLAN - BASE BID ENLARGEMENT 3	2	5/13/2021
C310	GRADING PLAN - ALTERNATE 2	0	4/5/2021
C320	GRADING PLAN - ALTERNATE 3	0	4/5/2021
C401	UTILITY PLAN	0	4/5/2021
C402	SANITARY SEWER PROFILES	0	4/5/2021
C403	DRAINAGE AREA MAP	0	4/5/2021
C404	STORM DRAINAGE PROFILES	0	4/5/2021
C405	STORM DRAINAGE PROFILES	0	4/5/2021
C600	STAGE I EROSION CONTROL PLAN - MAIN PROJECT AREA	2	5/13/2021
C601	EROSION CONTROL PLAN - GREENWAY	0	4/5/2021
C610	EROSION CONTROL DETAILS	0	4/5/2021



C611	EROSION CONTROL DETAILS	0	4/5/2021
C612	EROSION CONTROL DETAILS	0	4/5/2021
C701	ALTERNATIVE 4 GREENWAY TRAIL PLAN AND PROFILE	0	4/5/2021
C702	ALTERNATIVE 3 BOARDWALK PLAN AND PROFILE	0	4/5/2021
X-1	GREENWAY TRAIL SECTION SHEET	0	4/5/2021
X-2	GREENWAY TRAIL SECTION SHEET	0	4/5/2021
X-3	GREENWAY TRAIL SECTION SHEET	0	4/5/2021
X-4	GREENWAY TRAIL SECTION SHEET	0	4/5/2021
C800	CIVIL DETAILS	0	4/5/2021
C801	STORM WATER DETAILS	0	4/5/2021
C802	SANITARY SEWER DETAILS	0	4/5/2021
C803	SANITARY SEWER DETAILS	0	4/5/2021
C810	HARDSCAPE DETAILS	0	4/5/2021
C811	HARDSCAPE DETAILS	0	4/5/2021
C812	HARDSCAPE DETAILS	0	4/5/2021
C813	HARDSCAPE DETAILS	2	5/13/2021
C900	WATERSHED MODIFICATION PLAN	0	4/5/2021
L101	LANDSCAPE PLAN AREA 1	0	4/5/2021
L102	LANDSCAPE PLAN - AREA 2	0	4/5/2021
L200	LANDSCAPE DETAILS	0	4/5/2021
SB1	ALTERNATE 3 TYP. SECTION & GENERAL NOTES	0	4/2/2021
SB2	ALTERNATE 3 FRAMING PLAN & CONN. DETAILS	0	4/2/2021
SB3	ALTERNATE 3 TYPICAL DETAILS	0	4/2/2021
SB4	ALTERNATE 3 TYPICAL DETAILS	0	4/2/2021
SB5	ALTERNATE 3 CROSS BRACE DETAILS	0	4/2/2021
SB6	ALTERNATE 3 APPROACH SLAB DETAILS	0	4/2/2021
IR100	IRRIGATION PLAN	0	2/5/2021
IR101	IRRIGATION PLAN	0	2/5/2021
IR102	IRRIGATION PLAN	0	2/5/2021
S001	GENERAL NOTES	0	4/5/2021
S002	ABBREVIATIONS & PLAN LEGEND	0	4/5/2021
S111	RENOVATION PLAN - LOCKER ROOMS -FDN PLAN	0	4/5/2021
S121	RENOVATION PLAN - LOCKER ROOMS - ROOF PLAN	0	4/5/2021
S122	RENOVATION PLAN - EVENT BUILDING - FLOOR PLAN	0	4/5/2021
S123	RENOVATION PLAN - EVENT BUILDING - ROOF PLAN	0	4/5/2021
S301	SECTIONS	0	4/5/2021
S501	TYPICAL DETAILS	0	4/5/2021
S502	TYPICAL DETAILS	0	4/5/2021
S503	TYPICAL DETAILS	0	4/5/2021



S504	TYPICAL DETAILS	0	4/5/2021
AS100	ARCHITECTURAL SITE PLAN	0	4/5/2021
AS101	ARCHITECTURAL SITE DETAILS	0	4/5/2021
D001	GENERAL DEMOLITION ARCHITECTURAL NOTES	0	4/5/2021
D111	DEMOLITION PLAN - LOCKER ROOMS AND MECHANICAL	0	4/5/2021
D121	DEMOLITION PLAN -EVENT BUILDING	0	4/5/2021
D131	DEMOLITION ROOF PLAN	0	4/5/2021
D201	DEMO ELEVATIONS	0	4/5/2021
D202	DEMO ELEVATIONS	0	4/5/2021
A001	GENERAL ARCHITECTURAL NOTES	0	4/5/2021
A002	EXTERIOR WALL TYPES	0	4/5/2021
A003	INTERIOR WALL TYPES	0	4/5/2021
A004	DOOR SCHEDULE & DETAILS	0	4/5/2021
A005	CURTAIN WALL ELEVATIONS AND DETAILS	0	4/5/2021
A111	RENOVATION PLAN -1ST FLOOR	1	5/24/2021
A112	RENOVATION PLAN -2ND FLOOR	1	5/24/2021
A113	AUXILIARY FLOOR PLANS & DETAILS	1	5/24/2021
A131	ROOF PLAN	1	5/24/2021
A201	BUILDING ELEVATIONS	0	4/5/2021
A202	BUILDING ELEVATIONS	0	4/5/2021
A203	SITE ENCLOSURE ELEVATIONS	1	5/24/2021
A301	BUILDING SECTIONS	0	4/5/2021
A302	BUILDING SECTIONS	0	4/5/2021
A311	WALL SECTIONS	0	4/5/2021
A312	WALL SECTIONS	0	4/5/2021
A313	WALL SECTIONS	0	4/5/2021
A314	WALL SECTIONS	0	4/5/2021
A315	WALL SECTIONS	1	5/24/2021
A316	WALL SECTIONS	0	4/5/2021
A317	WALL SECTIONS	0	4/5/2021
A318	WALL SECTIONS	0	4/5/2021
A319	WALL SECTIONS	0	4/5/2021
A401	REFLECTED CEILING PLAN - 1ST FLOOR	0	4/5/2021
A402	REFLECTED CEILING PLAN - 2ND FLOOR	0	4/5/2021
A411	CEILING DETAILS	0	4/5/2021
A412	CEILING DETAILS	0	4/5/2021
A510	FF&E SCHEDULE, TYP. MOUNTING HEIGHTS	0	4/5/2021
A511	TOILET PLANS & ELEVATIONS - LOCKER ROOMS	1	5/24/2021
A512	TOILET PLANS & ELEVATIONS - LOCKER ROOMS	1	5/24/2021



A513	TOILET PLANS & ELEVATIONS - LOCKER ROOMS	1	5/24/2021
A514	TOILET PLANS & ELEV. - LOCKER ROOMS	1	5/24/2021
A515	TOILET PLANS & ELEV. - LOCKER ROOMS	1	5/24/2021
A516	TOILET PLANS & ELEVATIONS - EVENT BLDG	0	4/5/2021
A517	TOILET PLANS & ELEVATIONS - EVENT BLDG	0	4/5/2021
A521	ENLARGED PLANS & ELEVATIONS	0	4/5/2021
A522	ENLARGED PLANS & ELEVATIONS	0	4/5/2021
A523	ENLARGED PLANS & ELEVATIONS	0	4/5/2021
A524	ENLARGED PLANS & ELEVATIONS	0	4/5/2021
A525	ENLARGED PLANS & ELEVATIONS	0	4/5/2021
A531	ENLARGED STAIR PLANS & ELEVATIONS	0	4/5/2021
A532	ENLARGED STAIR PLANS & ELEVATIONS	0	4/5/2021
A533	ENLARGED STAIR ELEVATIONS & TYP. DETAILS	0	4/5/2021
A611	EXTERIOR FOUNDATION DETAILS	1	5/24/2021
A621	EXTERIOR WALL DETAILS	1	5/24/2021
A622	EXTERIOR WALL DETAILS	1	5/24/2021
A631	EXTERIOR ROOF DETAILS	1	5/24/2021
A632	EXTERIOR ROOF DETAILS	1	5/24/2021
A633	EXTERIOR ROOF DETAILS	0	4/5/2021
A641	EXTERIOR PLAN DETAILS	0	4/5/2021
A642	EXTERIOR PLAN DETAILS	0	4/5/2021
A643	EXTERIOR PLAN DETAILS	0	4/5/2021
A721	INTERIOR DETAILS	0	4/5/2021
A722	INTERIOR DETAILS	0	4/5/2021
A731	INTERIOR PLAN DETAILS	1	5/24/2021
A741	CASEWORK DETAILS	0	4/5/2021
A742	CASEWORK DETAILS	0	4/5/2021
A800	SIGNAGE	0	4/5/2021
ID000	FINISH SCHEDULE	0	4/5/2021
ID001	FINISH LEGEND	0	4/5/2021
ID111	FINISH PLAN - 1ST FLOOR	0	4/5/2021
ID121	FINISH PLAN - 2ND FLOOR	0	4/5/2021
VOL. 2	COVER SHEET - VOLUME 2	0	4/5/2021
VOL. 2A	SHEET INDEX - VOLUME 2	0	4/5/2021
P001	PLUMBING COVER SHEET	0	4/5/2021
P002	PLUMBING DETAILS	0	4/5/2021
P003	PLUMBING DETAILS	1	5/13/2021
P111	LOCKER ROOMS - PLUMBING DEMO	0	4/5/2021
P112	EVENT BUILDING -PLUMBING DEMO	0	4/5/2021



P211	1st FLOOR PLAN -WASTE AND VENT	1	5/13/2021
P212	EVENT BUILDING -WASTE AND VENT	0	4/5/2021
P213	1st FLOOR PLAN - WATER	1	5/13/2021
P214	EVENT BUILDING - WATER	0	4/5/2021
P301	WASTE AND VENT RISER DIAGRAMS	1	5/13/2021
P302	WATER RISER DIAGRAMS	1	5/13/2021
M001	MECHANICAL COVER SHEET	0	4/5/2021
M101	DEMO PLAN - LOCKER ROOMS - MECHANICAL	0	4/5/2021
M102	DEMO PLAN - EQMT AREAS - MECHANICAL	0	4/5/2021
M103	DEMO PLAN - EVENT BLDG - MECHANICAL	0	4/5/2021
M104	DEMO PLAN - ROOF - MECHANICAL	0	4/5/2021
M201	RENOVATION PLAN - LOCKER ROOMS -MECH	0	4/5/2021
M202	RENOVATION PLAN - EQMT AREAS - MECH	0	4/5/2021
M203	RENOVATION PLAN - EVENT BLDG - MECH	0	4/5/2021
M501	MECHANICAL SCHEDULES	0	4/5/2021
M502	MECHANICAL SCHEDULES	0	4/5/2021
M601	MECHANICAL DETAILS	0	4/5/2021
M602	MECHANICAL DETAILS	0	4/5/2021
PME101	PENETRATION DETAILS	0	4/5/2021
PME102	PENETRATION DETAILS	0	4/5/2021
PME103	PENETRATION DETAILS	0	4/5/2021
PME104	PENETRATION DETAILS	0	4/5/2021
PME105	PENETRATION DETAILS	0	4/5/2021
PME106	PENETRATION DETAILS	0	4/5/2021
E001	ELECTRICAL COVER SHEET	1	5/13/2021
E101	1ST FLOOR PLAN - POWER DEMOLITION	0	4/5/2021
E102	2ND FLOOR PLAN - POWER DEMOLITION	0	4/5/2021
E103	SITE PLAN - ELECTRICAL DEMOLITION	0	4/5/2021
E111	1ST FLOOR PLAN -POWER	0	4/5/2021
E112	2ND FLOOR PLAN -POWER	0	4/5/2021
E113	ENLARGED PLANS - POWER	1	5/13/2021
E114	SITE PLAN - ELECTRICAL	0	4/5/2021
E115	SITE PLAN - ENLARGED PLANS	0	4/5/2021
E116	SITE PLAN - BOARDWALK - ELECTRICAL	0	4/5/2021
E117	SITE PLAN - POOL DECK PHOTOMETRICS	1	5/13/2021
E201	1ST FLOOR PLAN -LIGHTING DEMOLITION	0	4/5/2021
E202	2ND FLOOR PLAN - LIGHTING DEMO.	0	4/5/2021
E211	1ST FLOOR PLAN - LIGHTING	0	4/5/2021
E212	2ND FLOOR PLAN - LIGHTING	0	4/5/2021



E301	ELEC. RISER DIAGRAMS - DEMOLITION	0	4/5/2021
E302	ELEC. RISER DIAGRAMS - NEW	1	5/24/2021
E303	ELECTRICAL SCHEDULES	0	4/5/2021
E304	ELECTRICAL SCHEDULES	0	4/5/2021
E305	ELECTRICAL PANEL SCHEDULES	0	4/5/2021
E306	ELECTRICAL PANEL SCHEDULES	1	5/13/2021
E401	ELECTRICAL DETAILS	0	4/5/2021
SM101	1ST FLOOR - SPRINKLER MONITORING	0	4/5/2021
SM201	SPRINKLER MONITORING DETAILS	0	4/5/2021
FP-0.1	FIRE PROTECTION DETAILS	0	4/5/2021
FP-1.1	FIRE PROTECTION 1st FLOOR	0	4/5/2021
FP-1.2	FIRE PROTECTION 2nd FLOOR	0	4/5/2021
C-PL100	AQUATICS COVER	0	4/5/2021
D100	EXISTING SITE DEMOLITION PLAN	0	4/5/2021
D101	EXISTING DEMO SECTIONS AND DETAILS	0	4/5/2021
PL100	OVERALL AQUATIC PLAN	0	4/5/2021
PL101	GENERAL DETAILS AND SCHEDULES	0	4/5/2021
PL110	POOL A - COMPETITION POOL PLAN	2	5/24/2021
PL111	POOL A -COMP POOL DIMENSION PLAN	0	4/5/2021
PL112	POOL A - COMPETITION POOL SECTIONS	2	5/24/2021
PL113	POOL A - COMPETITION POOL DETAILS	0	4/5/2021
PL114	POOL A - COMPETITION POOL DETAILS	0	4/5/2021
PL120	POOL B - LIFESTYLE POOL PLAN	2	5/24/2021
PL121	POOL B - LIFESTYLE POOL DIMENSION PLAN	0	4/5/2021
PL122	POOL B - LIFESTYLE POOL DIMENSION PLAN	0	4/5/2021
PL123	POOL B - LIFESTYLE POOL SECTIONS	0	4/5/2021
PL124	POOL B - LIFESTYLE POOL DETAILS	0	4/5/2021
PL125	POOL B - LIFESTYLE POOL DETAILS	0	4/5/2021
PL126	POOL B - LIFESTYLE POOL DETAILS	0	4/5/2021
PL127	POOL B - LIFESTYLE POOL DETAILS	0	4/5/2021
PL128	POOL B - SLIDE PLAN AND DETAILS	2	5/24/2021
PL130	POOL C - SPLASH PAD PLAN	2	5/24/2021
PL131	POOL C - SPLASH PAD DIMENSION PLAN	2	5/24/2021
PL132	POOL C - SPLASH PAD SECTIONS AND DETAILS	2	5/24/2021
PL200	STRUCTURAL NOTES, PLAN(S) AND SCHEDULE	0	4/5/2021
PL201	STRUCTURAL PLAN(S) AND SCHEDULE	2	5/24/2021
PL202	STRUCTURAL PLAN(S) AND SCHEDULE	0	4/5/2021
PL210	STRUCTURAL GENERAL DETAILS	0	4/5/2021
PL211	STRUCTURAL DETAILS	0	4/5/2021



PL212	STRUCTURAL DETAILS	0	4/5/2021
PL220	STRUCTURAL DETAILS	0	4/5/2021
PL300	OVERALL PIPING PLAN	0	4/5/2021
PL301	GENERAL PIPING DETAILS	0	4/5/2021
PL302	GENERAL DETAILS	0	4/5/2021
PL310	POOL A - COMPETITION POOL PIPING PLAN	2	5/24/2021
PL320	POOL B - LIFESTYLE POOL FILTRATION PIPING PLAN	0	4/5/2021
PL321	POOL B - LIFESTYLE POOL SUCTION & SKIMMER PIPING PLAN	0	4/5/2021
PL322	POOL B - LIFESTYLE POOL PROPULSION PIPING PLAN	0	4/5/2021
PL323	POOL B - LIFESTYLE POOL ACTIVITY PIPING PLAN	0	4/5/2021
PL324	POOL B - LIFESTYLE POOL SLIDE PIPING PLAN	0	4/5/2021
PL330	POOL C - SPLASH PAD PIPING PLAN	2	5/24/2021
PL400	MECHANICAL EQUIPMENT PLAN	2	5/24/2021
PL401	MECHANICAL EQUIPMENT PLAN - 3D VIEWS	2	5/24/2021
PL402	MECHANICAL EQUIPMENT LIST	2	5/24/2021
PL403	MECHANICAL EQUIPMENT LIST	2	5/24/2021
PL404	MECHANICAL DETAILS	0	4/5/2021
PL405	MECHANICAL DETAILS	2	5/24/2021
PL406	MECHANICAL DETAILS	2	5/24/2021
PL407	MECHANICAL DETAILS	0	4/5/2021
PL510	POOL A MECHANICAL SCHEMATIC	2	5/24/2021
PL511	POOL A ELECTRICAL SCHEMATIC	0	4/5/2021
PL520	POOL B MECHANICAL SCHEMATIC	2	5/24/2021
PL521	POOL B ELECTRICAL SCHEMATIC	0	4/5/2021
PL530	POOL C MECHANICAL SCHEMATIC	2	5/24/2021
PL531	POOL C ELECTRICAL SCHEMATIC	0	4/5/2021
SD100	OVERALL AQUATIC CENTER PLAN	0	4/5/2021
SD200	DECK PLAN	0	4/5/2021
SD201	DECK PLAN	2	5/24/2021
SD202	WATERSLIDE DECK ADDITION PLAN	0	4/5/2021
SD300	GRADING PLAN	0	4/5/2021
SD301	GRADING PLAN	0	4/5/2021
SD302	WATERSLIDE DECK ADDITION GRADING PLAN	0	4/5/2021
SD400	BARRIER AND SHADE PLAN	0	4/5/2021
SD500	SITE DETAILS	0	4/5/2021
SD501	SITE DETAILS	2	5/24/2021
L100	OVERALL LANDSCAPE PLAN	2	5/13/2021
L103	LANDSCAPE PLAN - AREA 3	2	5/13/2021



II. SPECIFICATIONS

Number	Description	Revision	Issued Date
000110	Table of Contents	2	4/5/2021
010001	Supplementary General Conditions	0	4/5/2021
011000	Summary	0	4/5/2021
012100	Allowances	0	4/5/2021
012200	Unit Prices	0	4/5/2021
012300	Alternates	0	4/5/2021
012500	Substitution Procedures	0	4/5/2021
012600	Contract Modification Procedures	0	4/5/2021
012600.02	HH Request for Proposal	0	4/5/2021
012600.04	HH Construction Change Directive	0	4/5/2021
012900	Payment Procedures	0	4/5/2021
013100	Project Management and Coordination	0	4/5/2021
013200	Construction Progress Documentation	0	4/5/2021
013233	Photographic Documentation	0	4/5/2021
013300	Submittal Procedures	0	4/5/2021
014000	Quality Requirements	0	4/5/2021
014100	Special Inspection Services	0	4/5/2021
014200	References	0	4/5/2021
015000	Temporary Facilities and Controls	0	4/5/2021
015639	Temporary Tree and Plant Protection	0	4/5/2021
016000	Product Requirements	0	4/5/2021
017300	Execution	0	4/5/2021
017419	Construction Waste Management and Disposal	0	4/5/2021
017700	Closeout Procedures	0	4/5/2021
017823	Operation and Maintenance Data	0	4/5/2021
017839	Project Record Documents	0	4/5/2021
017900	Demonstration and Training	0	4/5/2021
024116	Structure Demolition	0	4/5/2021
024119	Selective Demolition	0	4/5/2021
031000	Concrete Forming and Accessories	0	4/5/2021
032000	Concrete Reinforcing	0	4/5/2021
033000	Cast-In-Place Concrete	0	4/5/2021
033053	Concrete Approach to Boardwalk	0	4/5/2021
040110	Masonry Cleaning	0	4/5/2021
040120	Maintenance of Unit Masonry	0	4/5/2021
040140	Maintenance of Stone Assemblies	0	4/5/2021
042000	Unit Masonry	0	4/5/2021



044313	Stone Masonry Veneer	0	4/5/2021
047200	Cast Stone Masonry	0	4/5/2021
051200	Structural Steel Framing	0	4/5/2021
053100	Steel Decking	0	4/5/2021
054000	Cold-Formed Metal Framing	1	4/5/2021
055000	Metal Fabrications	0	4/5/2021
055133	Alternating Stair Treads	0	4/5/2021
055213	Pipe and Tube Railings	0	4/5/2021
057300	Decorative Metal Railings	0	4/5/2021
061000	Rough Carpentry	0	4/5/2021
061324	Timber Boardwalk	1	4/5/2021
061600	Sheathing	0	4/5/2021
064116	Plastic-Laminate-Clad Architectural Cabinets	0	4/5/2021
067413	Fiberglass Reinforced Gratings	1	4/5/2021
068300	Composite Paneling	0	4/5/2021
070150	Maintenance of Membrane Roofing	0	4/5/2021
071113	Bituminous Dampproofing	0	4/5/2021
071326	Self-Adhering Sheet Waterproofing	0	4/5/2021
071800	Traffic Coatings	0	4/5/2021
072100	Thermal Insulation	0	4/5/2021
072119	Foamed-in-Place Insulation	0	4/5/2021
072726	Fluid-Applied Membrane Air Barriers	0	4/5/2021
073113	Asphalt Shingles	0	4/5/2021
074500	Mineral-Fiber-Reinforced Cementitious Panels	0	4/5/2021
074646	Fiber-Cement Panel Cladding	0	4/5/2021
075419	Polyvinyl-Chloride (PVC) Roofing	0	4/5/2021
076200	Sheet Metal Flashing and Trim	0	4/5/2021
077200	Roof Accessories	2	4/5/2021
077600	Wood Deck Tiles	0	4/5/2021
078400	Firestopping	0	4/5/2021
078400.01	Schedule of Common Firestop Systems	0	4/5/2021
079200	Joint Sealants	0	4/5/2021
079219	Acoustical Joint Sealants	0	4/5/2021
079500	Preformed Joint Sealants	0	4/5/2021
081113	Hollow Metal Doors and Frames	0	4/5/2021
081216	Aluminum Frames	0	4/5/2021
081416	Flush Wood Doors	0	4/5/2021
082220	Fiberglass Reinforced Plastic (FRP) Doors and Frames	0	4/5/2021
083313	Coiling Counter Doors	0	4/5/2021



083323	Overhead Coiling Doors	1	4/5/2021
084113	Aluminum-Framed Entrances and Storefronts	0	4/5/2021
084413	Glazed Aluminum Curtain Walls	0	4/5/2021
085653	Security Windows	0	4/5/2021
086270	Tubular Unit Skylights	0	4/5/2021
087100	Door Hardware	0	4/5/2021
088000	Glazing	1	4/5/2021
088300	Mirrors	0	4/5/2021
089119	Fixed Louvers	0	4/5/2021
090561	Common Work Results for Flooring Preparation	0	4/5/2021
090562	Remedial Floor Coating	0	4/5/2021
092116	Gypsum Board Shaft Wall Assemblies	0	4/5/2021
092216	Non-Structural Metal Framing	0	4/5/2021
092900	Gypsum Board	0	4/5/2021
093013	Ceramic Tiling	0	4/5/2021
095113	Acoustical Panel Ceilings	0	4/5/2021
095133	Acoustical Metal Ceilings	0	4/5/2021
096513	Resilient Base and Accessories	0	4/5/2021
096516	Resilient Sheet Flooring	0	4/5/2021
096519	Resilient Tile Flooring	0	4/5/2021
096726	Resinous Flooring	0	4/5/2021
097200	Wall Coverings	0	4/5/2021
099113	Exterior Painting	0	4/5/2021
099123	Interior Painting	0	4/5/2021
099600	High-Performance Coatings	0	4/5/2021
099626	Coating of Steel Waterfront	0	4/5/2021
099713	Galvanizing	0	4/5/2021
101419	Dimensional Letter Signage	0	4/5/2021
101423	Panel Signage	0	4/5/2021
102113	Toilet Compartments	0	4/5/2021
102239	Folding Panel Partitions	1	4/5/2021
102800	Toilet, Bath, and Laundry Accessories	0	4/5/2021
104413	Fire Protection Cabinets	0	4/5/2021
104416	Fire Extinguishers	0	4/5/2021
105129	Phenolic-Lockers and Benches	1	4/5/2021
107113	Exterior Aluminum Sun Control Devices	0	4/5/2021
107316	Shade Structures	0	4/5/2021
107516	Ground-Set Flagpoles	0	4/5/2021
115213	Projection Screens	0	4/5/2021



116800	Play Field Equipment and Structures	0	4/5/2021
122413	Roller Window Shades	0	4/5/2021
123616	Metal Countertops	0	4/5/2021
123661	Simulated Stone Countertops	0	4/5/2021
123661.19	Quartz Agglomerate Countertops	0	4/5/2021
131113	Pool General	0	4/5/2021
131114	Pool Start-Up, Maintenance and Operation Training	0	4/5/2021
131118	Pool Concrete	0	4/5/2021
131120	Pool Pipe and Pipe Fittings	0	4/5/2021
131123	Pool Pipe Support	0	4/5/2021
131124	Pool Valves	0	4/5/2021
131125	Pool Centrifugal Pumps	0	4/5/2021
131126	Pool Pump VFD	0	4/5/2021
131132	Pool Fiberglass Filters	0	4/5/2021
131134	Vertical Pool Fiberglass Filters	0	4/5/2021
131135	Pool Ultraviolet Disinfection Equipment	0	4/5/2021
131137	Pool Chemical Systems and Controls	0	4/5/2021
131142	Perimeter Overflow Gutter Grating	0	4/5/2021
131143	Pool Stainless Steel Gutter	0	4/5/2021
131145	Pool Rail Goods	0	4/5/2021
131146	Pool Equipment	0	4/5/2021
131160	Pool Quartz Aggregate Finish	0	4/5/2021
131161	Pool Ceramic Tile	0	4/5/2021
131162	Spray Pad Floor Finish Alternate	0	4/5/2021
131165	Water Flume Rides	0	4/5/2021
133423	Fabricated Structures	1	4/5/2021
211313	Wet-Pipe Sprinkler System Delegated Design	0	4/5/2021
220517	Sleeves and Sleeve Seals for Plumbing Piping	0	4/5/2021
220518	Escutcheons for Plumbing Piping	0	4/5/2021
220519	Meters and Gages for Plumbing Piping	0	4/5/2021
220523	General-Duty Valves for Plumbing Piping	0	4/5/2021
220529	Hangers and Supports for Plumbing Piping and Equipment	0	4/5/2021
220719	Plumbing Piping Insulation	0	4/5/2021
221116	Domestic Water Piping	0	4/5/2021
221119	Domestic Water Piping Specialties	0	4/5/2021
221316	Sanitary Waste, Vent and Storm Water Piping	0	4/5/2021
221319	Sanitary Waste Piping Specialties	0	4/5/2021
230513	Common Motor Requirements for HVAC Equipment	0	4/5/2021
230516	Expansion Fittings and Loops for HVAC Piping	0	4/5/2021



230517	Sleeves and Sleeve Seals for HVAC Piping	0	4/5/2021
230519	Meters and Gages for HVAC Piping	0	4/5/2021
230523	General-Duty Valves for HVAC Piping	0	4/5/2021
230529	Hangers and Supports for Piping, Ductwork, and Equipment	0	4/5/2021
230546	Coatings for HVAC	1	4/5/2021
230553	Identification for HVAC Piping and Equipment	1	4/5/2021
230593	Testing, Adjusting, and Balancing for HVAC	0	4/5/2021
230713	Duct Insulation	0	4/5/2021
230716	HVAC Equipment Insulation	0	4/5/2021
230719	HVAC Piping Insulation	0	4/5/2021
230923	Direct-Digital Control System for HVAC	0	4/5/2021
231123	Facility Natural-Gas Pumping	0	4/5/2021
232300	Refrigerant Piping	1	4/5/2021
233113	Metal Ducts	0	4/5/2021
233116	Nonmetal Ducts	0	4/5/2021
233119	HVAC Casings	0	4/5/2021
233119.16	Manufactured HVAC Casings	0	4/5/2021
233300	Air Duct Accessories	0	4/5/2021
233346	Flexible Ducts	0	4/5/2021
233416	Centrifugal HVAC Fans	0	4/5/2021
233713.13	Air Diffusers	0	4/5/2021
233713.23	Registers and Grilles	0	4/5/2021
235413	Electric-Resistance Furnaces	0	4/5/2021
236313	Air-Cooled Refrigerant Condensers	0	4/5/2021
237416.11	Packaged, Small-Capacity, Rooftop Air-Conditioning Units	0	4/5/2021
238126	Split System Air-Conditioners	0	4/5/2021
238219	Fan Coil Units	0	4/5/2021
238239	Unit Heaters	0	4/5/2021
260519	Low-Voltage Electrical Power Conductors and Cables	0	4/5/2021
260526	Grounding and Bonding for Electrical Systems	0	4/5/2021
260529	Hangers and Supports for Electrical Systems	0	4/5/2021
260533	Raceways and Boxes for Electrical Systems	1	4/5/2021
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	0	4/5/2021
260553	Identification for Electrical Systems	0	4/5/2021
260573	Overcurrent Protective Device Coordination Study	0	4/5/2021
260923	Lighting Control Devices	0	4/5/2021
262416	Panelboards	0	4/5/2021



262713	Electricity Metering	0	4/5/2021
262726	Wiring Devices	0	4/5/2021
262813	Fuses	0	4/5/2021
262816	Enclosed Switches and Circuit Breakers	0	4/5/2021
264313	Surge Protection for Low-Voltage Electrical Power Circuits	0	4/5/2021
265119	LED Interior Lighting	0	4/5/2021
265213	Emergency and Exit Lighting	0	4/5/2021
265619	LED Exterior Lighting	0	4/5/2021
280513	Conductors and Cables for Electronic Safety and Security	0	4/5/2021
280528	Pathways for Electronic Safety and Security	0	4/5/2021
280544	Sleeves and Sleeve Seals for Electronic Safety and Security Pathways and	0	4/5/2021
283111	Digital, Addressable Fire-Alarm System	0	4/5/2021
311001	Site Clearing	0	4/5/2021
312001	Earth Moving	0	4/5/2021
312317	Trenching	0	4/5/2021
312500	Erosion Sedimentation Control	0	4/5/2021
316216	Boardwalk Steel Piles	0	4/5/2021
321314	Concrete Decks and Walks	0	4/5/2021
321373	Concrete Paving Joint Sealants	0	4/5/2021
321400	Unit Paving	0	4/5/2021
321540	Crushed Stone Surfacing	0	4/5/2021
321816	Synthetic Resilient Surfacing	0	4/5/2021
323113	Chain Link Fences and Gates	0	5/24/2021
323130	Post, Net, and Rope Barriers	0	4/5/2021
329115	Soil Preparation	0	4/5/2021
329200	Turfs & Grasses	0	4/5/2021
329300	Plants	0	4/5/2021
333000	Utilities	0	4/5/2021

ALLOWANCES

All Allowances included in this Exhibit are in addition to all Allowances and Unit Prices included in earlier contract modifications. Additional Allowances and Unit Prices will be added in the Final GMP.

I. (CA) CONSTRUCTION ALLOWANCE ITEMS

- A. The following Construction Allowances are outlined below for each respective Trade Package Scope of Work and included within this Component GMP.
- B. A contract change order shall be processed by the Owner to adjust the 31A Site Preparation, Utilities & Asphalt Trade Package Component GMP Amount up or down once bids have been received for each respective trade package. Should an Allowance become exhausted while another Allowance shows savings, that Allowance can be applied to the exhausted Allowance.
- C. Each Construction Allowance shall be measured against actual subcontractor bids once Site Preparation, Utilities & Asphalt Trade Package's bids have been received, evaluated, and certified by the Construction Manager.
- D. Construction Allowance Descriptions and total values as applicable for use in conjunction with each respective Trade Subcontractor are as follows for the respective Trade Packages:
 - i. 32A Site Preparation, Utilities, & Asphalt

Construction Allowance No. 01 (04 - Masonry) – The Construction Manager has included an **allowance of \$30,000.00**. This allowance includes items to make repairs to the existing stone site wall at historical shower.

Construction Allowance No. 02 (32E – Landscaping) – The Construction Manager has included an **allowance of \$15,000.00** for the irrigation changes per McAdams's drawings.

Construction Allowance No. 03 (03A-Concrete) – The Construction Manager has included an **allowance of \$40,000.00** for the performance of Concrete Work. This allowance includes pouring new slab on grade concrete in the Mech pool rooms.

Construction Allowance No. 04 (02A – Demolition) – The Construction Manager has included an **allowance of \$25,000.00** This allowance includes the removal of slab on grade concrete for pool piping.

Construction Allowance No. 05 (04-Masonry) – The Construction Manager has included an **allowance of \$20,000.00**. This allowance includes the removal and replacement of an 8'x8' opening for pool equipment access.

Construction Allowance No. 06 (32A-Fencing) – The Construction Manager has included an **allowance**



of **\$30,000.00** This allowance includes the removal and replacement of the pool decorative fence so the new pool deck can be poured.

Construction Allowance No. 07 (Various) – The Construction Manager has included an **allowance of \$65,000.00** This allowance includes redesign of the refrigeration line sets, and relocation of the Trane units on the event center roof. This allowance covers steel, roofing, HVAC and Electrical.

Construction Allowance No. 08 (Food Truck Water & Power) – The Construction Manager has included an **allowance of \$80,000.00** This allowance includes running new water lines and electrical power to food truck pedestals.

Construction Allowance No. 07 (Picnic Shelter Water) – The Construction Manager has included an **allowance of \$20,000.00** This allowance includes running water to both picnic shelters at the loop road.

TOTAL Construction Allowance Cost Included in Component GMP: \$315,000.00

II. (QA) QUANTITATIVE ALLOWANCE ITEMS

- A. The following Quantitative Allowances are outlined below for each respective Trade Package Scope of Work and/or as a Quantitative Allowance included within this Component Guaranteed Maximum Price. All general allowances include all trade subcontractor related profit, overhead, supervision, field engineering services, materials, labor, equipment, taxes, insurance, and any other miscellaneous incidental items required to complete the unit price work activity. Construction Manager's fee and applicable bond / insurance costs are not included within these Quantitative Allowances and shall be added thereto when calculating total costs.
- B. An additive change order shall be processed by the Owner to increase the GMP Amount once the Quantitative Allowances are exhausted or used. Should an Allowance become exhausted while another Allowance shows savings, that Allowance can be applied to the exhausted Allowance. At the end of the project, a deductive change order shall be processed by Owner to reduce the GMP Amount and/or subsequent applicable Trade Package Value if the Quantitative Allowances are not utilized or if the amount utilized is less than what is allocated within the GMP Amount.
- C. Each Quantitative Allowance shall be measured as outlined within the Contract Documents as well as by methods determined acceptable to the Subcontractor, Construction Manager, Architect, Owner and Owner's Testing Agency. The quantities included in these quantitative allowances shall be in addition to the quantities required by the project documents.
- D. Quantitative Allowance Descriptions and total values as applicable for use in conjunction with each respective Trade Subcontractor are as follows for the respective Trade Packages:

TRADE PACKAGE 31A –SITE PREPARATION, UTILITIES, & ASPHALT SUBCONTRACT

Quantitative Allowance No. 1 (Soft / Unsuitable Soil Excavation / Dispose of Off Site) - The Construction Manager has included **an allowance of** One Thousand (1,000) cubic yards of “Soft / Unsuitable Soil Excavation”. The excavated material shall be transported, to a location approved by local, state and/or federal agencies. This price shall include the cost to excavate, load and dispose of this material off site. Quantities are to be based upon in bank measurements by 3rd party testing firm or licensed surveyor.

Quantitative Allowance No. 2 (Mass Rock Excavation / Dispose of Off Site) - The Construction Manager has included **an allowance of** Two Hundred Fifty (250) cubic yards of “Mass Rock Excavation”. This Quantitative Allowance shall include Mass Rock excavation, transporting and disposing of this rock material off site.

Quantitative Allowance No. 3 (Dry Out Wet Suitable Soil for Backfill) – The Construction Manager has included **an allowance of** Two Hundred (200) cubic yards of “Drying Out Wet Suitable Soil for Backfill”. This Quantitative Allowance shall include spreading wet soil lifts (not to exceed 8” in depth) in an area near the fill operation, stirring the material (by disk or other method) and allowing it to dry to acceptable moisture content, reloading and placing material in its final fill location for compaction.

Quantitative Allowance No. 4 (Trench Rock Excavation / Dispose of Off Site) – Construction Manager has included **an allowance of** One Hundred (100) cubic yards of “Trench Rock Excavation”. This Quantitative Allowance shall include Trench Rock excavation, transporting and disposing of this rock material off site.

Quantitative Allowance No. 5 (Suitable Soil Backfill (Borrow Material) / Obtain from Off Site Source) - The Construction Manager has included **an allowance of** One Thousand Three Hundred Fifty (1,350) cubic yards of offsite suitable soil including placing and compacting this material to replace soft / unsuitable soil, Mass Rock, Rip Rock and/or Trench Rock excavated material. Suitable offsite material shall be obtained and transported from an approved borrow location deemed acceptable by the Construction Manager, Architect/Engineer, Geotechnical Engineer and Owner.

Quantitative Allowance No. 6 (#3 Stone Backfill / Spread) – The Construction Manager has included **an allowance of** Two Hundred (200) Tons of #3 Stone material for use as backfill and/or to be spread on site at locations designated by the Construction Manager for use to minimize wet weather and/or soft soil conditions.

Quantitative Allowance No. 7 (#57 Stone Backfill / Spread) - The Construction Manager has included **an allowance of** Three Hundred (300) Tons of #57 Stone material for use as backfill at locations designated by the Construction Manager for use to minimize wet weather and/or excavated rock or soft soil conditions.

Quantitative Allowance No. 8 (Erosion Control Blankets) - The Construction Manager has included **an allowance of** Five Hundred (500) square yards of erosion control blankets for use at locations designated by the Construction Manager to protect against slope erosion during cut / fill operations.



Quantitative Allowance No. 9 (Silt Fence (Install / Maintain / Remove)) - The Construction Manager has included **an allowance of** Five Hundred (500) linear feet of silt fence for use at locations designated by the Construction Manager to protect against soil migration during cut / fill operations.

Quantitative Allowance No. 10 (2" Asphalt Binder Repair- Remove & Replace) - The Construction Manager has included **an allowance of** Five Hundred (500) SY of removal and replacement of asphalt base and topcoat listed above for use at locations determined by the Construction Manager.

Quantitative Allowance No. 11 (24" C.I.P. Curb & Gutter Repair - Remove & Replace) - The Construction Manager has included **an allowance of** -One Hundred (100) Linear feet of 24" CIP curb and gutter replacement to be used at locations determined by the Construction Manager.

TOTAL Quantitative Allowance Cost Included in Component GMP: Three Hundred Thirteen Thousand, One Hundred Twenty Dollars (\$313,120.00)



CONTINGENCY

I. CONSTRUCTION CONTINGENCY

In accordance with the Agreement between the City of High Point (the Owner) and Samet Corporation (the Construction Manager), we have included within our Initial Exhibit A – Guaranteed Maximum Price Amendment the amount defined below for use to manage this portion of the project. When applicable, additional contingency amount(s) will be allocated to the project scope via future Change Orders to include future Bid Package Phases. Reference Attachment A.1 – Itemized Statement of the Component GMP for specific calculation of Contingency Amounts.

Unless otherwise agreed in writing, the Construction Manager’s Construction Contingency shall be used to expedite the work, additional project staffing if needed to facilitate schedule, correct deficient work, address scheduling and coordination problems, correct scope gaps in the bidding of the project, correct code and regulatory deficiencies and/or to address other unforeseen conditions that are not submitted and approved as the subject of a Change Order in accordance with the terms of this Agreement. The Construction Manager’s use of the Construction Contingency fund shall be adequately documented by the Construction Manager. Items subject to being covered by the Construction Contingency shall not be the basis for a Change Order request increasing the Guaranteed Maximum Price.

This Contingency is based on an estimated Cost of Work.

Construction Contingency: \$452,790.00

II. OWNER CONTINGENCY

In accordance with the Agreement between the City of High Point (the Owner) and Samet Corporation (the Construction Manager) the owner contingency will be carried by the City of High Point.

Owner Contingency: \$0

City Lake Park Phase 1**Expenses Not Included in Samet's Scope of Services****16-Jun-21**

<u>Item</u>	<u>Cost</u>	<u>Notes</u>
IT Services (AV Needs, Security, Networking/Cabling)	\$280,000	Also includes Point of Sale Equip, Projector Screens, Audio Visual Will recognize savings here if entire scope of the Project
HH Architecture Final Contract (Construction Administration & Close-Out)	\$415,300	is not funded
Furniture, Fixtures and Equipment	\$310,000	Interior and Exterior Furniture Included
City of High Point Contingency	\$795,750	4% of Total Project Cost
Hazardous Material Removal and Abatement	\$23,400	Complete and cost already encumbered
Site Furnishings (Tables, Benches)	\$75,000	
Slide for Tiered Rock Area Near Entrance	\$5,000	
Deck Fabric Canopies	\$50,000	
Duke Power Lighting Package	\$75,000	
Materials Testing	\$61,335	SM&E Contract already in Place
Total	\$2,090,785	

Project Budget

Architect	\$	1,144,831
Asbestos	\$	23,389
Samet	\$	19,893,743
Non-Samet Expenses	\$	2,090,785
Total - Expenditures	\$	23,152,748
2019 GO Bonds	\$	9,500,000
2022 Two-Thirds Bonds	\$	5,300,000
Interfund Loan	\$	8,352,748
Total - Revenues	\$	23,152,748