



# **GMP Amendment Template Amendment No. 1 (“Amendment”) to Standard Form of Agreement and General Conditions Between Owner and Design-Builder**

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This **AMENDMENT** is made as of the 9th day of April in the year of 2024, by and between the following parties, for services in connection with the Project identified below.

**OWNER:**

*(Name and address)*

Marana Unified School District #6  
11279 W. Grier Road  
Marana, AZ 85653

**DESIGN-BUILDER:**

*(Name and address)*

CORE Construction, Inc.  
3036 E. Greenway Road  
Phoenix, AZ 85032

**PROJECT:**

Marana USD – New K-8 School  
Located at: 10300 W. Mike Etter Blvd., Marana, AZ 85653

Pursuant to Section 6.6.2 of the Agreement dated June 26, 2023 between Owner and the Design-Builder for the Project, the Owner and the Design-Builder desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Design-Builder agree as follows:

#### **ARTICLE 1 GUARANTEED MAXIMUM PRICE**

The Design-Builder's GMP#1 for the (Earth & Utilities portion of Work), including the Cost of the Work as defined in Section 6.3 and the Design-Builder's Fee as set forth in Section 6.2, is Four Million, Seven Hundred Ninety-Four Thousand, Six Hundred Thirty-Three and No/100 Dollars (\$4,794,633.00).

Notwithstanding the itemization above, there is one overall Guaranteed Maximum Price and the individual line items are not separate price maximums. The Design-Builder shall be permitted to reallocate the individual line items and to provide an updated Schedule of Values to the Owner that reflects any such reallocation at its sole discretion, provided that it does not exceed the Guaranteed Maximum Price.

The GMP#1 is for the (Earth & Utilities portion of Work) in accordance with the attached exhibits listed below, which are part of this Amendment.

EXHIBIT A – GMP Summary Sheet, dated 04/01/24 1 page.

EXHIBIT B – Basis of GMP (Allowances, Assumptions and Clarifications on which the GMP is based), dated 04/01/24, 6 pages.

EXHIBIT C - Drawings and Specifications, including Addenda, if any, and information furnished by the Owner under Article 3 of the General Conditions of the Contract, dated 04/01/24, 1 page.

EXHIBIT D – Baseline Project Schedule, dated 04/01/24, 1 page.

#### **ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION**

The Date of Substantial Completion of the Work is 07/15/25; (460) calendar days from the Date of Commencement..

WHEREFORE, the parties have entered into this Amendment as of the day and year first written above.

#### **OWNER:**

Marana Unified School District #6  
(Name of Owner)

\_\_\_\_\_  
(Signature)

Dan Contorno  
(Printed Name)

C.F.O.  
(Title)

Date: \_\_\_\_\_

#### **DESIGN-BUILDER:**

CORE Construction, Inc.  
(Name of Design-Builder)

\_\_\_\_\_  
(Signature)

Shamayne Rustebakke  
(Printed Name)

Assistant Secretary/Director of Contracts  
(Title)

Date: \_\_\_\_\_

## Exhibit A - GMP#1 Summary Sheet



Marana USD- New K-8 School (Earth & Utilities  
portion of Work)

GMP#1 Estimate 4/1/24

LOCATION: Marana, AZ

ARCHITECT: BWS

#	Description	GMPs	
		GMP#1	GMP#1 Adjacent Ways
	<b>GENERAL REQUIREMENTS</b>	<b>\$73,227</b>	<b>\$18,418</b>
GR1	General Requirements	\$30,002	\$10,418
MT	Material Testing	\$43,225	\$8,000
	<b>DEMOLITION/ OFF-SITE INFRASTRUCTURE</b>	<b>\$0</b>	<b>\$0</b>
	<b>SITE WORK (ROUGH)</b>	<b>\$2,040,620</b>	<b>\$370,574</b>
6	Surveying/Staking	\$64,948	\$12,500
7	Earthwork & Paving	\$1,057,204	\$358,074
8	Site Utilities	\$810,668	\$0
9	Drywells	\$97,300	\$0
11	Soil Treatment	\$10,500	\$0
	<b>SITE WORK (FINISH)</b>	<b>\$25,000</b>	<b>\$0</b>
15	Landscaping & Irrigation	\$25,000	\$0
	<b>STRUCTURE</b>	<b>\$175,000</b>	<b>\$0</b>
27	Building Concrete	\$100,000	\$0
28	Structural Masonry	\$75,000	\$0
	<b>ENCLOSURE</b>	<b>\$2,135</b>	<b>\$0</b>
37	Damproofing / Waterproofing / Air Barrier	\$2,135	\$0
	<b>INTERIOR FINISHES</b>	<b>\$50,000</b>	<b>\$0</b>
56	HM Frames, Doors, & Hardware	\$50,000	\$0
	<b>SPECIALTIES</b>	<b>\$0</b>	<b>\$0</b>
	<b>EQUIPMENT</b>	<b>\$114,615</b>	<b>\$0</b>
92	FF&E	\$0	\$0
93	Elevators	\$114,615	\$0
	<b>MEP SYSTEMS</b>	<b>\$258,680</b>	<b>\$0</b>
97	Fire Sprinkler Systems	\$15,000	\$0
98	Plumbing Systems	\$50,000	\$0
102	Electrical Systems	\$193,680	\$0
104	Generator	\$0	\$0
105	Photovoltaics	\$0	\$0
106	Radio Repeaters System	\$0	\$0
	<b>SPECIAL SYSTEMS</b>	<b>\$0</b>	<b>\$0</b>
	<b>CONTINGENCIES &amp; ALLOWANCES</b>	<b>\$135,596</b>	<b>\$47,084</b>
2.0%	Design-Builder's Construction Contingency	\$71,177	\$24,715
	Design Contingency	\$28,830	\$10,011
1.0%	Escalation Allowance	\$35,589	\$12,358
<b>Subtotal</b>		<b>\$2,874,873</b>	<b>\$436,076</b>
	<b>GENERAL CONDITIONS</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>
REQUIRED	General Conditions	<b>\$144,831</b>	<b>\$635,936</b>
<b>Subtotal (with Professional Services)</b>		<b>\$3,019,704</b>	<b>\$1,072,012</b>
<b>Subtotal (with GC's &amp; Insurance)</b>		<b>\$3,163,747</b>	<b>\$1,098,581</b>
<b>Subtotal (with GC's, Insurance, &amp; Tax)</b>		<b>\$3,382,992</b>	<b>\$1,174,712</b>
<b>Subtotal (GC's, Insurance, Tax, &amp; Fee)</b>		<b>\$3,558,854</b>	<b>\$1,235,779</b>
<b>Individual Totals</b>		<b>\$3,558,854</b>	<b>\$1,235,779</b>
<b>Guaranteed Maximum Price (GMP#1)</b>		<b>\$4,794,633</b>	



The Basis of GMP#1 is a written explanation clarifying the scope, assumptions and exclusions used in establishing the GMP#1 dated April 1<sup>st</sup>, 2024, for the (Earth & Utilities portion of Work).

All costs are based on CORE's incorporation of the scope shown on the 4/01/2024 Schematic Design Documents (as per Exhibit C – Enumeration of Documents), and the scope clarifications below.

## ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

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### Schedule

- As per Exhibit D – Baseline Project Schedule.

### Contingency

- Design-Builder's Construction Contingency of 2% is included in this GMP#1 – Design-Builder's Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope on the GMP#1 setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- Design Contingency of \$38,841 (direct cost) – is included in this GMP#1 – Owner/Design contingency is intended to be used at the Owner's discretion to cover unforeseen conditions, design revisions, or additional scope requests made by the Owner and/or Design Team.

### Allowances

- "Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is responsible for any amount over the allocation. We have included the "Allowances" listed below:
- Escalation Allowance of 1% is included in this GMP#1
  - This allowance is included on the Schedule of Values below Contingencies & Allowances and is intended to be used to cover the industry-wide fluctuation and cost increases due to escalation of materials, equipment, or products costs between the date of this GMP#1 and the time when the job is ready for the installation of the affected material. If there is an increase in price of materials, equipment, or products, this allowance shall be used to cover these increased costs, provided that the Design-Builder gives the Owner written notice and documentation of the increased costs.

### Alternates

None Included.





## General Assumptions

- This GMP#1 is valid for 30 days.
- Any cost savings from approved value engineering after executed GMP#1 will be added to the Design-Builder's Construction Contingency.
- CORE has not included any costs for building permit, mechanical/electrical/plumbing permits. We have included a Dust permit and NESHAP for the demo.
- We assume normal working hours.
- This GMP#1 includes all costs related to warranty as required in the contract.
- This GMP#1 is considered a Lump Sum, not line item GMP.
- We acknowledge the following Geotechnical Report issued by Ninyo & Moore:
  - Geotechnical Report 607847001 dated December 15, 2023
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs.
- CORE does not recommend or endorse any specific topical vapor moisture barrier as they have proven to promote Alkaline Silica Reaction (ASR). In addition, CORE does not recommend installation of an under-slab vapor barrier at areas where polished or sealed concrete will be the finished product. It is our experience that using an under-slab vapor barrier will contribute to slab curling which will affect the final appearance on concrete grinding, especially for "salt-and-pepper" light aggregate exposure finish.
- CORE has included slab-on-grade concrete with a higher Water/Cement (W/C) ratio and omitted vapor barrier wherever floor coverings are not included. All W/C ratios for non-structural slab-on-grades will be reviewed, evaluated, and subject to modification by CORE. This would include all polished and sealed concrete areas.
- CORE has not included any existing relocation or new off-site street lighting, Fire Department crossing lighting, or other off-site improvements.
- The following agreed to hourly rates will be used to determine and define "Actual Costs". The agreed to rates includes all normal and customary payroll paid by the Design-Builder plus all fringe benefits, taxes, and insurances.

	<u>Standard Rate</u>	<u>Overtime Rate</u>
<b>PreConstruction:</b>		
Director of PreConstruction	\$168	-
PreConstruction Manager	\$138	-
Asst. PreConstruction Manager	\$105	-
PreConstruction Coordinator	\$83	-
<b>Project Management:</b>		
Project Director	\$166	-
Sr. Project Manager	\$155	-
Project Manager	\$138	-
Asst. Project Manager	\$105	-
Project Engineer	\$96	-
Scheduler	\$110	-





## Exhibit B – Basis of GMP#1

Marana USD – New K-8 School (Earth & Utilities portion of Work)

Marana, AZ

4/1/24

Virtual Construction Director	\$138	-
Virtual Construction Manager	\$112	-
Construction Coordinator	\$83	-
Project Accountant	\$84	-
Contracts Administrator	\$76	-
IT Technician	\$78	-
Intern	\$46	\$69

### Field Operations:

Director of Field Operations	\$175	-
General Superintendent	\$166	-
Sr. Superintendent	\$160	-
Project Superintendent	\$137	-
Asst. Superintendent	\$112	-
Safety Director	\$115	-
Carpenter	\$88	\$132
Water Truck Driver	\$85	\$128
Painter	\$85	\$128
Laborer	\$67	\$101

Note: All rates may be subject to a 5% increase on June 1, 2024

## Specific Exclusions to GMP#1

- a. Asbestos Abatement (None anticipated)
- b. FF&E - Furniture, Fixtures, and Equipment
- c. Special Systems other than Fire Alarm
- d. Washer/dryers
- e. Off-site utility infrastructure, applied fireproofing, Skylights & Solatubes
- f. The following are excluded and assumed to be by Owner or Owner's vendor:
  - o Gas line from off-site source to the property line (CORE has included the trenching from the property line to the meter).
  - o Data Cabling & Related Equipment (Pathway and cable tray by CORE as shown)
  - o Security and Access Control Systems
  - o Intercom, Paging, and Clock Systems
  - o Audio and Video Equipment of any kind including Monitors, Smart Boards, Projectors
  - o Delivery and Installation of all above

## Other Scope Specific Assumptions and Clarifications:

### LINE ITEM MT | Material Testing

1. We have included:
  - o Material testing for site, adjacent ways and building breakouts



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### LINE ITEM 6 | Surveying and Staking

1. We have included:
  - Surveying and staking for site, adjacent ways and building breakouts
  - Site re-staking

### LINE ITEM 7 | Earthwork & Paving

2. We have included:
  - Misc demolition required for earthwork
  - Budget for 10,000 CY of export
  - SWPPP, Site Fencing, and construction water
  - Gravel at Future Parking area per Detail B/C7 (2" rock over 4" ABC)
3. We have NOT included:
  - Asphalt at Future Parking, see above Alternate #1

### LINE ITEM 8 | Site Utilities

1. We have included:
  - Utilities per plan
  - Playground storm drainage
  - Rip-rap per plan
  - Gas trenching from NE Corner to meter

### LINE ITEM 9 | Drywells

1. We have included:
  - (6) drywells approximately 25' depth
2. We have NOT included:
  - Drywells any deeper than 25' depths

### LINE ITEM 15 | Landscape & Irrigation

1. We have included:
  - Mobilization cost for a landscape subcontractor to start planting the seeded grass

### LINE ITEM 27 | Building Concrete

1. We have included:
  - Concrete foundations and initial mobilization costs for a concrete subcontractor start construction



**LINE ITEM 28 | Structural Masonry**

1. We have included:
  - o Masonry procurement

**LINE ITEM 37 | Damproofing/Waterproofing/Air Barrier**

1. We have included:
  - o Waterproofing the elevator pit slab walls

**LINE ITEM 56 | HM Frames, Doors, and Hardware**

1. We have included:
  - o Procurement of hollow metal frames in masonry walls. This will be needed early on site as the masonry walls go vertical.

**LINE ITEM 93 | Elevators**

1. We have included:

TK Elevator Description of Equipment:

Units' in Estimate: 1	Door Type: Single-speed Side-Opening	
Units in Group: 1	Opening Size: 3 ft 6 in X 7 ft 0 in	
Product: endura A	Clear Ceiling Height: 7 ft 4 in	
Application: Passenger	Clear Inside Cab Width: 6 ft 8 in	
Loading Class: A	Clear Inside Cab Depth: 4 ft 3 in	
Seismic Equipment: Non-Seismic	Hoistway Width: 8 ft 4 in	
Capacity: 2500 lbs.	Hoistway Depth: 5 ft 9 in	
Speed: 110 FPM	Pit Depth: 4 ft 0 in	
Travel: 14 ft 8 in	Clear Overhead: 12 ft 8 in	
Future Travel: ## ft ## in	Machine Room Location: Not Applicable	
Landings: 2 (2 front, 0 rear)	Controller: TAC32	
Power Supply: 460 Volts / 3-PH / 60 Hz	Emergency Power: Battery Lowering (Hydro)	
	Jack Type: Twinpost Holeless - 1 Stage	
<b>Cab</b>	<b>Car Fixtures</b>	<b>Entrance Doors</b>
Cab Type: TKAP-Raised Panels on Steel Shell	Type: Vandal Resistant	(2) Powder Coated
Panel Type: Vertical	Finish: Brushed Stainless	
Panel or Wall Finish: Plastic Laminate	Fixtures Included: Swing	<b>Entrance Frames</b>
Cab Base: N/A	Return, Car Position Indicator,	(2) Powder Coated
Frieze, Reveal: Powder Coated	Car-Riding Lantern	
Front Return, Transom: Brushed Stainless Steel		<b>Entrance Sills</b>
Cab Doors: Powder Coated		## Aluminum
Cab Sill: Aluminum	<b>Hall Fixtures</b>	
Cab Finished Floor: By Others (not to exceed 3/8")	Type: Vandal Resistant	
Canopy: 14 ga. cold rolled steel	Finish: Brushed Stainless	<b>Warranty Service</b>
Ceiling: Suspended Diffuser	Fixtures Included: Hall	12 Months
Ceiling Finish: Powder Coated	Stations, No Hall Lanterns, No	
Lighting: LED	Position Indicators	
Handrail Type: 1.5" Cylindrical	Lobby Panel: Not Included	
Handrail Finish: Brushed Stainless Steel		
Handrail Location: Rear Wall Only		
Handrail Row Quantity: One (1)		
Protective Pads: None Included		
Pad Attachment: None Included		
	<b>Limited Access Provisions</b>	
	Type: N/A	
<b>Additional Features:</b> Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Biodegradable Fluid, Pit Ladder		







## Exhibit B – Basis of GMP#1

Marana USD – New K-8 School (Earth & Utilities portion of Work)

Marana, AZ

4/1/24

### LINE ITEM 97 | Fire Sprinkler Systems

1. We have included:
  - Fire Sprinkler Shop Drawings

### LINE ITEM 98 | Plumbing Systems

1. We have included:
  - Underground plumbing rough in

### LINE ITEM 102 | Electrical Systems

1. We have included:
  - SES Procurement
  - Underground electrical rough in

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**Exhibit C - EODs**  
**(Enumeration of Documents)**

Marana USD - New K-8 School  
(Earth and Utilities portion of Work)  
Marana, AZ  
SD GMP#1 04/01/2024

PROJECT MANUAL						
Narrative/ Drawing	Description	Date	Stamp Date	CORE Received Date	Revision	Color
<b>Narrative</b>	<b>BWS 2311.00 - Report</b>					
Sheet 1	Cover Sheet	10-Nov-23	None	13-Nov-23	None	White
Sheet 2	Cover Letter	10-Nov-23	None	13-Nov-23	None	White
Sheet 3	Table of Contents	10-Nov-23	None	13-Nov-23	None	White
Tab 01	Goals	10-Nov-23	None	13-Nov-23	None	White
Tab 02	Facts	10-Nov-23	None	13-Nov-23	None	White
Tab 03	Needs	10-Nov-23	None	13-Nov-23	None	White
Tab 04	Options	10-Nov-23	None	13-Nov-23	None	White
Tab 05	Recommended Plan	10-Nov-23	None	13-Nov-23	None	White
Tab 06	Code Analysis	10-Nov-23	None	13-Nov-23	None	White
Tab 07	Outline Specifications + Systems Narratives- Architectural, Structural, Mechanical, HVAC, Plumbing, Electrical, Civil, Landscape and Food Service	10-Nov-23	None	13-Nov-23	None	White
Tab 08	Project Schedule	10-Nov-23	None	13-Nov-23	None	White
Tab 09	Cost Summary	10-Nov-23	None	13-Nov-23	None	White
Tab 10	Appendix - Soil Screening	10-Nov-23	None	13-Nov-23	None	White
Additional Documents						
Additional Documents	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color
	Geotechnical Evaluation #607847001	15-Dec-23	15-Dec-23	15-Dec-23	None	White



## Exhibit D - Baseline Project Schedule

Marana USD - New K-8 School (Earth  
& Utilities portion of Work)  
GMP#1

ID	Task Name	Duration	Start	Finish	Q4	2024	Q1	Q2	Q3	Q4	2025	Q1	Q2	Q3	Q4
0	<b>24-02-005 - Marana USD - New K-8 School</b>	<b>408 d</b>	<b>Mon 1/8/24</b>	<b>Tue 8/12/25</b>											
1	<i>Executed GMP Amendment</i>	<i>0 d</i>	<i>Fri 4/12/24</i>	<i>Fri 4/12/24</i>											
2	<i>Anticipated Notice to Proceed</i>	<i>0 d</i>	<i>Fri 4/12/24</i>	<i>Fri 4/12/24</i>											
3	<b>Procurement</b>	<b>277 d</b>	<b>Mon 1/8/24</b>	<b>Thu 2/6/25</b>											
4	<b>Procure Submittals</b>	<b>114 d</b>	<b>Mon 1/8/24</b>	<b>Fri 6/14/24</b>											
26	<b>Procure Deferred Submittals</b>	<b>40 d</b>	<b>Fri 4/19/24</b>	<b>Fri 6/14/24</b>											
31	<b>Review Deferred Submittals</b>	<b>25 d</b>	<b>Mon 6/3/24</b>	<b>Mon 7/8/24</b>											
36	<b>Submittal Review</b>	<b>112 d</b>	<b>Wed 2/7/24</b>	<b>Mon 7/15/24</b>											
57	<b>Procure Materials</b>	<b>245 d</b>	<b>Wed 2/21/24</b>	<b>Thu 2/6/25</b>											
90	<b>Site Construction</b>	<b>317 d</b>	<b>Mon 4/15/24</b>	<b>Mon 7/14/25</b>											
91	<b>Rough Site Work</b>	<b>35 d</b>	<b>Mon 4/15/24</b>	<b>Mon 6/3/24</b>											
96	<b>Site Utilities</b>	<b>45 d</b>	<b>Mon 5/20/24</b>	<b>Tue 7/23/24</b>											
100	<b>Finish Hardscape</b>	<b>62 d</b>	<b>Wed 1/22/25</b>	<b>Thu 4/17/25</b>											
107	<b>Finish Landscape</b>	<b>66 d</b>	<b>Thu 4/10/25</b>	<b>Mon 7/14/25</b>											
112	<i>Site Complete</i>	<i>0 d</i>	<i>Mon 7/14/25</i>	<i>Mon 7/14/25</i>											
113	<b>Building Construction</b>	<b>293 d</b>	<b>Mon 5/20/24</b>	<b>Tue 7/15/25</b>											
114	<b>Structure</b>	<b>165 d</b>	<b>Mon 5/20/24</b>	<b>Tue 1/14/25</b>											
126	<b>Enclosure</b>	<b>85 d</b>	<b>Mon 12/9/24</b>	<b>Tue 4/8/25</b>											
136	<b>Interior</b>	<b>168 d</b>	<b>Thu 11/14/24</b>	<b>Tue 7/15/25</b>											
156	<b>Building Systems</b>	<b>108 d</b>	<b>Thu 2/6/25</b>	<b>Thu 7/10/25</b>											
162	<i>Substantial Completion Date</i>	<i>0 d</i>	<i>Tue 7/15/25</i>	<i>Tue 7/15/25</i>											
163	Complete Punch List	10 d	Wed 7/16/25	Tue 7/29/25											
164	Contractual Close Out	20 d	Wed 7/16/25	Tue 8/12/25											
165	<i>Final Completion</i>	<i>0 d</i>	<i>Tue 8/12/25</i>	<i>Tue 8/12/25</i>											

Baseline Milestone Task Summary Critical   
Baseline Summary Milestone Critical Tasks Baseline