

Project Name: TM Clark Elementary School

Contract Amount:	\$	47,408,615.00
Budget Increase #1	\$	891,967.00
Budget Increase #2	\$	1,000,000.00
Revised Total Budget	\$	49,300,582.00
This Request		
Budget Increase #3		\$1,500,000.00
Revised Total Budget	\$	50,800,582.00

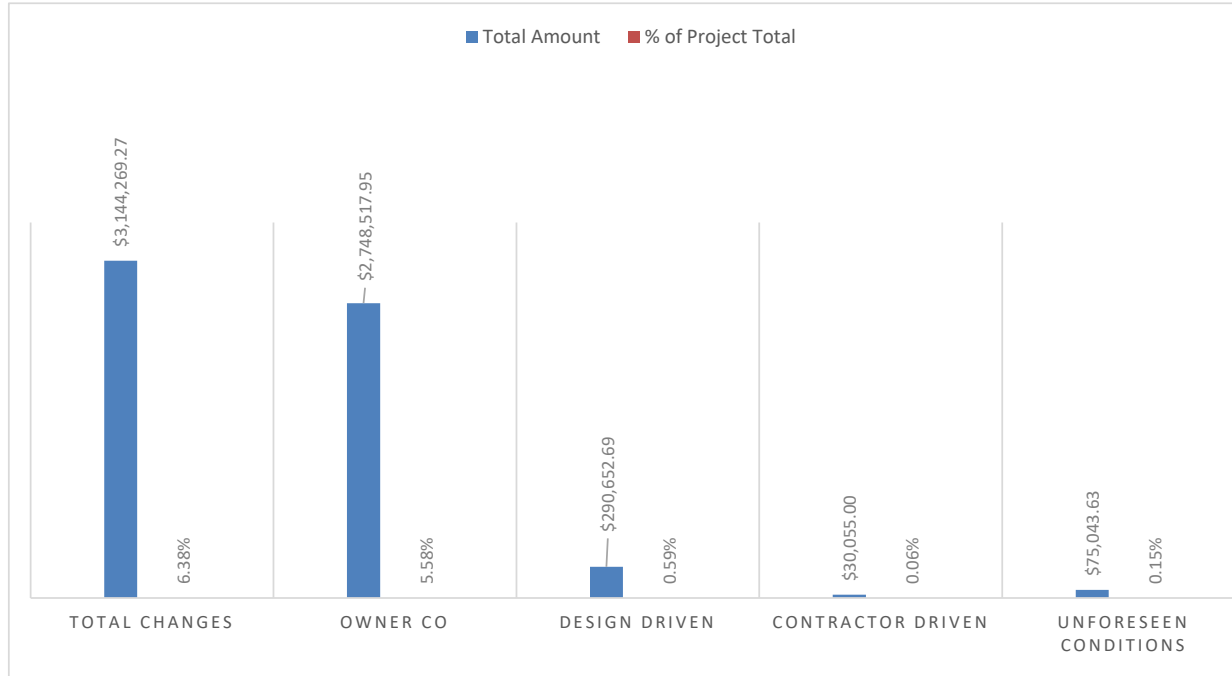
Breakdown of Owner Allowances and Budget Increases To Date (5/11/2026)		
	Item Description	Total Owner Allowances
	STARTING OWNER ALLOWANCES IN GMP:	
	HVAC Building Automation System	\$ 685,000.00
	HVAC T&B	\$ 75,000.00
	Commissioning	\$ 80,000.00
	Structural & Misc Steel	\$ 25,000.00
	Graphics & Signage	\$ 50,000.00
	Owner Betterment & Contingency	\$ 360,375.00
	GMP Owner Allowance Total	\$ 1,275,375.00
	Breakdown for Budget Increase #1	
	Subtotal	\$ 891,967.00
	Less General Conditions Fee	\$ 61,902.51
	Less Contractor's Fee	\$ 31,218.85
	Allocated to Owner Betterment & Contingency	\$ 798,845.65
	Breakdown for Budget Increase #2	
	Subtotal	\$ 1,000,000.00
	Less General Conditions Fee	\$ 69,400.00
	Less Contractor's Fee	\$ 35,000.00
	Allocated to Owner Betterment & Contingency	\$ 895,600.00
	Revised Owner Allowances	\$ 2,969,820.65
	Total Amount of Approved Items to Date (5/11/2026)	\$2,670,835.51
	Owner Allowances and Contingencies Remaining	\$ 298,985.14
	<i>Pending ACO #007 Approval</i>	<i>\$543,433.76</i>
	<i>Refill Contingency</i>	<i>\$956,566.24</i>
	Requested Budget Increase to Cover Pending Items and Fund Contingency	\$1,500,000.00

Approved Items			Designation of Responsibility			
Item No	Description	Amount	Owner	Design	GC	Unforseen
ACO 01-1	ASI 002 - Changes in Structural Drawings - Architect and Structural Coordination	\$46,842.00	X			
ACO 01-2	ASI 003 - Changes to HM and Storefront & Hardware	\$9,298.00	X			
ACO 01-3	RFI #026 & 044 Demolition of Existing Storm Drain Piping	\$28,552.88				X
ACO 01-4	Fence Screening	\$17,700.00	X			
ACO 1-5	Builders Risk Insurance - Had to requote due to delayed start. Price Increased.	\$39,043.33	X			
ACO 2-1	ASI 003 credit for storefront frames on MM and NN, Elevation PP changed to storefront	(\$14,364.00)		X		
ACO 02-2	ASI 004 Electrical at Elevator	\$14,922.11	X			
ACO 02-3	RFI 064 Sanitary Sewer & Retention Pond Drainage	\$39,212.00		X		
ACO 02-4	PR #001 Water Fountain, Front Entrance Changes, Miscellaneous Changes	\$126,329.51	X			
ACO 02-5	PR #002 Frame & Glazing Changes to Ballistic Rated in Front Entrance Lobby	\$85,080.00	X			
ACO 02-6	ASI 001 Sidewalk along Billy G Webb Drive - Due to City Ordinance	\$114,924.00	X			
ACO 02-7	Additional Permit Costs	\$15,313.75				X
ACO 02-8	RFI 077 Water Line in Central Plant - Coordination Between Civil and Plumbing	\$8,349.00		X		
ACO 02-9	RFI 073 Light Pole conflicting with Bus Loop Entrance	\$3,123.56		X		
ACO 02-10	Revised & Added Playground Equipment	\$43,067.02	X			
ACO 03-1	PR #003 Water Filtration System	\$113,588.00	X			
ACO 03-2	PR #004 Water Fountains in Play Area	\$37,002.00	X			
ACO 03-3	BAS Control Systems	\$710,000.00	X			
ACO 03-4	RFI 091ASI 08 Water Line Discrepancy	\$13,130.00				X
ACO 03-5	AEP Easement Surveys	\$2,400.00			X	
ACO 03-6	Additional Structural Steel Required by Engineer of Record at Window Openings in Areas A&D	\$23,088.00		X		
ACO 03-7	RFI 084 Coordination Between Structural and Architect for Additional Support at Deck in Area D	\$4,087.00		X		
ACO 03-8	RFI 096 Structural Steel Framing Details & Header Bracing at Patio C201	\$5,936.00		X		
ACO 04-1	RFI 099 Security & Door Hardware Conflict	\$11,004.54		X		
ACO 04-2	RFI 100 Canopies at Plan West Side of Area B	\$31,100.40	X			
ACO 4-3	RFI 106 Connection at Brick Wall Low Roof Area A & B	\$12,800.00		X		
ACO 4-4	RFI 108 Restroom Age Based Dimensional Layout	\$9,150.92		X		
ACO 4-5	RFI 111 Structural Support Conflict at 2nd Floor Area D	\$1,940.00			X	
ACO 4-6	RFI 115 Courtyard Window LL - Required CFMF	\$4,654.42		X		
ACO 4-7	Costs to Accelerate Schedule	\$282,840.17	X			
ACO 4-8	PR #5 Add Video Wall in Courtyard	\$96,696.37	X			
ACO 05-1	RFI 106 Structural Steel Supports for Masonry and Brick at Low Roof	\$2,750.00		X		
ACO 05-2	RFI 115 Elevation LL in Courtyard Rough Carpentry	\$2,025.00		X		
ACO 05-3	PR #005 Electrical & Rough Carpentry	\$13,372.40	X			
ACO 05-4	RFI 102 C201 Patio Ceiling Finish	\$10,325.00	X			
ACO 05-5	PR #007 RFI 126 Substitute Metal Panel MP-1	\$16,000.00	X			
ACO 05-6	Credit for Knox Boxes	(\$3,160.00)			X	
ACO 05-7	Media Room C123 Bump Outs to Tile & Metal Panel Credit	(\$16,250.00)			X	
ACO 05-8	Costs to Accelerate Schedule	\$59,275.61	X			
ACO 05-9	RFI 128 Wainscot at Stairways	\$23,636.16	X			
ACO 05-10	PR #009 & Keying Schedule Meeting Changes	\$40,857.00	X			
ACO 06-1	Costs to Accelerate Schedule	\$152,915.10	X			
ACO 06-2	PR #006 RFI 121 Storm Water Sump Pump	\$185,947.00		X		
ACO 06-3	RFI 130 Exhibit Artwork Concepts	\$16,428.91	X			
ACO 06-4	ASI 003 Credit for Doors at A100.01, A101 & Hardware at A100.01	(\$11,890.00)		X		
ACO 06-5	RFI 129 Metal Wall Panels in Patio C201	\$34,863.00			X	
ACO 06-6	RFI 123 Soffit at Stage to be T-5 Tile	\$3,982.00	X			
ACO 06-7	RFI 127 Fire Suppression at Patio C201	\$3,995.00				X
ACO 06-8	Bird Wire Protection at Exposed Steel	\$53,524.00	X			
ACO 06-9	Canopy Covers Foundation Design	\$39,420.00	X			
ACO 06-10	Decorative Railing on Level 2 Modified from 42" to 48" Height	\$54,775.00	X			
ACO 06-11	Mechanical Room D118 CW Piping Relocation	\$10,262.00			X	
ACO 06-12	IT Cabinet in Central Plant	\$2,584.00	X			
ACO 06-13	Shade Column Pads with GP Logo at Playground	\$3,912.14	X			
ACO 06-14	Projector Lift in Cafeteria	\$16,417.21	X			
ACO 06-15	Signage GP Standard Upgrade	\$4,006.00	X			
ACO 06-16	Tapered Insulation Coating at Patio Roofs	\$14,052.00				X
Sub Total of Approved Items		\$2,670,835.51				

Items Pending Approval			Designation of Responsibility			
Item No	Description	Amount	Owner	Design	GC	Unforseen
ACO 07-1	PR #008 Precast Fence with Additional Sidewalks	\$386,060.00	X			
ACO 07-2	Exhibit Artwork Concepts - Career Room - Flooring Change & Moving to Art Room	\$15,129.69	X			
ACO 07-3	Added Fur Outs around Exposed Steel	\$4,779.25		X		
ACO 07-4	PR#10 Bike Rack, Outdoor Classroom, & Pollinator Garden, with Additional Paving	\$120,000.00	X			
ACO 07-5	Additional Security Cameras	\$17,464.82	X			
Sub Total of Items Pending Approval		\$543,433.76				

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Summary					
	Owner	Design	GC	Unforeseen	Total
Total Sum of All Items	\$2,748,517.95	\$290,652.69	\$30,055.00	\$75,043.63	\$3,214,269.27
% of Total Project Cost	5.58%	0.59%	0.06%	0.15%	6.52%



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Schedule Timeline											
Original Schedule						Permit Delay	Schedule after Permit Delay		Precast Fence	Weather Delays	Final Completion
	CMAr Selection	GMP Approval	GMP Amendment Executed	Notice to Proceed	Construction Duration (20 Months)	Construction Start on Hold Due to Permit	New Notice to Proceed	Construction Duration (20 Months)	30 Days	13 Days	
Date	7/29/2024	10/22/2024	11/12/2024	10/24/2026	10/24/2024 - 6/30/2026	2 Months and 17 Days	1/11/2025	1/11/2025 - 9/11/2026	10/11/2026	10/24/2026	10/24/2026

The completion date changed to 9/11/2026 based on the new notice to proceed date of 1/11/2025

We were tasked to coordinate with our subcontractors and develop a strategy to finish construction by the original completion date of June 30. This was going to cost the district \$2 Million and did not leave any contingency for delays caused by forces outside of the district or the contractor's control.

Instead, we proposed a strategy to finish the interior of the building by late July and focus the overtime on the selected trades that would have the most impact schedule wise.

The proposed overtime spending strategy was approved in August 2025

Steps taken:

Overtime and additional man power for Mechanical, Electrical, Plumbing and interior metal stud framing
This helped to get the "rough-in", or the portions of the systems behind the walls, in place so that we could begin installing sheetrock

Seal slab at the courtyard to have a workable surface instead of a muddy pit.
The seal slab will remain in place as additional subgrade at the courtyard.

Changing the drywall material to a moisture resistant material that would allow us to close up the walls prior to turning on the AC.

Construction Manager -at- Risk With Guaranteed Maximum Price (CMaR with GMP)	
Cost of the Work	Actual project costs
CMaR Fee	Contractor fee
GMP	Guaranteed Maximum Price
If the final cost is below GMP. Any savings return to Owner	
If the final cost exceeds GMP due to CMAR-controlled issues. CMAR absorbs the cost	
If costs increase due to approved scope or design changes. GMP adjusts through budget increases or change order.	