



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the third day of April in the year Two Thousand Twenty-six, 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 Sixteenth day of July in the year Two Thousand Twenty Five (the “Agreement”)
(In words, indicate day, month, and year.)

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

East Mountain High School (EMHS) Phase 1
25 La Madera Road
Sandia Park, NM 87407

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

East Mountain High School Foundation
25 La Madera Road
Sandia Park, NM 87407
(505) 281-7400

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

Franken Construction Company, Inc.
8425 Washington Place NE
Albuquerque, NM 87113
(505) 554-1481

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 is guaranteed by the Construction Manager not to exceed Four million nine hundred forty-eight thousand six hundred twenty-one (\$ 4,948,621), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ 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.)

Sequence 1:
Modular: \$720,539
Early Work Package: \$4,228,082
Total Phase 1: \$4,948,621 (NMGRT Included)

§ A.1.1.3 The Construction Manager’s Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager’s Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
NA	NA

§ 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
NA	NA	NA

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
NA	NA	NA

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- The date of execution of this Amendment.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: July,15 2027

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Modular Building and Parking lot	July, 13 2026

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

Section	Title	Date	Pages
	East Mountain School	2026-03-16	814

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

See Attached Drawings - East Mountain School Modular Classroom Building 12/22/205

Number	Title	Date
See Attached		12/22/205

§ 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
NA		

Other identifying information:

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

Item	Price
NA	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

This initial sum is for the Modular building and site work only. The GMP will be amended at a future date to capture the complete new construction.

§ 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.)

Palomar Modular Building Fabrication/Installation drawings

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.)

Cambro Construction, Inc
Concrete
7424 2nd St. NW
Albuquerque, NM 87107

Franklin's Earthmoving
Demolition, Earthwork, Utilities, Paving
700 Industrial Ave NE
Albuquerque, NM 87107

Silverado Enterprises Electrical
8515 Calle Alameda NE Ste B
Albuquerque, NM 87113

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



Ryan Berryman Apr 7, 2026 16:26:20 MDT
OWNER (Signature)

Ryan Berryman – President, EMHS Foundation

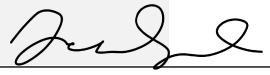
(Printed name and title)

Signed by:


24C784FFE807424
CONSTRUCTION MANAGER (Signature)

Brent J Franken – President, Franken Construction

(Printed name and title)



OWNER (Signature)

Trey Smith - Executive Director, EMS School

(Printed name and title)

EMS Modular Classroom - Drawing Index

GENERAL

G-001 COVER SHEET
G-002 CODE ANALYSIS
F1 FIRE 1

CIVIL

C-100 CIVIL GENERAL NOTES
CG-101 GRADING & DRAINAGE PLAN
CG-201 GRADING PLAN 1
CG-202 GRADING PLAN 2
CG-501 STORM DRAIN PLAN & DETAILS
CG-502 GRADING DETAILS
CP-101 SITE PAVING PLAN
CP-501 PAVING DETAILS
CU-101 SITE UTILITY PLAN

LANDSCAPE (*FOR REFERENCE ONLY)

LP101 LANDSCAPE PLAN
LP501 LANDSCAPE DETAILS

STRUCTURAL

S-001 GENERAL STRUCTURAL NOTES
S-100 MODULAR BUILDING FOUNDATION PLAN
S-501 FOUNDATION DETAILS

ARCHITECTURAL

AD101 SITE DEMOLITION PLAN
AS101 SITE PLAN OVERALL
AS102 SITE PLAN - ENLARGED
AS103 SITE PLAN ENLARGED
AS401 SITE - ENLARGED PLANS AND ELEVATIONS

PALOMAR

A-1 PALOMAR A-1
A-2 PALOMAR A-2
A-3 PALOMAR A-3
A-4 PALOMAR A-4
D-1 PALOMAR D-1
E-1 PALOMAR E-1
E-2 PALOMAR E-2
E-3 PALOMAR E-3
E-3.1 PALOMAR E-3.1

E-4 PALOMAR E-4
M-1 PALOMAR M-1
M-2 PALOMAR M-2
M-3 PALOMAR M-3
S-1 PALOMAR S-1
S-2 PALOMAR S-2
S-3 PALOMAR S-3
S-4 PALOMAR S-4
S-5 PALOMAR S-5
S-6 PALOMAR S-6

ELECTRICAL

E-001 ELECTRICAL LEGEND
ES101 ELECTRICAL SITE PLAN

* ALL IRRIGATION AND PLANTINGS WILL BE INSTALLED AT THE COMPLETION OF SEQUENCE 2, NEW BUILDING CONSTRUCTION UNDER A SEPERATE PERMIT.

PROJECT:
DOCUMENT TITLE:
ARCHITECT:
LOCATION:
BID DATE:
BUILDING GSF:

EMHS Phase 1 - MODULAR BUILDING
95% CD'S
SMPC Architects
EMHS Campus
12.22.25
MODULAR BUILDING

February 24, 2026

27,400 Square Feet

Base Bid										
ITEM NO.	DESCRIPTION	EST QTY	UNIT	Labor Price	Labor Amount	Material Amount	Sub Amount	SUB TOTAL	ITEM NO. TOTAL	COST/SF
0	PRECONSTRUCTION FEE	-							\$ -	\$ -
1	GENERAL REQUIREMENTS	-			\$ 105,425.00	\$ 141,764.39	\$ 11,480.00	\$ 258,669.39	\$ 258,669	\$ 9.44
2	EXISTING CONDITIONS	-							\$ -	\$ -
3	CONCRETE	-			\$ -	\$ -	\$ 127,028	\$ 127,028	\$ 127,028	\$ 4.64
4	MASONRY	-			\$ -	\$ -	\$ 26,520	\$ 26,520	\$ 26,520	\$ 0.97
5	STRUCTURAL STEEL	-							\$ -	\$ -
6	ROUGH CARPENTRY / WOODWORK	-							\$ -	\$ -
7	THERMAL & MOISTURE PROTECTION	-							\$ -	\$ -
8	OPENINGS	-							\$ -	\$ -
9	FINISHES	-							\$ -	\$ -
10	SPECIALTIES	-							\$ -	\$ -
11	EQUIPMENT	-							\$ -	\$ -
12	FURNISHINGS	-							\$ -	\$ -
21	FIRE SUPPRESSION	-							\$ -	\$ -
22	PLUMBING	-			\$ -	\$ -	\$ 38,000	\$ 38,000	\$ 38,000	\$ 1.39
23	HEATING VENTILATING AIR CONDITIONING	-							\$ -	\$ -
26	ELECTRICAL	-			\$ -	\$ -	\$ 102,571	\$ 102,571	\$ 102,571	\$ 3.74
27	COMMUNICATIONS & DATA	-							\$ -	\$ -
28	SAFETY AND SECURITY	-							\$ -	\$ -
31	EARTHWORK	-			\$ 930	\$ 29,383	\$ 19,603	\$ 49,916	\$ 49,916	\$ 1.82
32	EXTERIOR IMPROVEMENTS	-			\$ 2,920	\$ 26,340	\$ 7,634	\$ 36,894	\$ 36,894	\$ 1.35
33	SITE UTILITIES	-							\$ -	\$ -
	SUBTOTAL				\$ 109,275	\$ 197,488	\$ 332,836	\$ 639,599	\$ 639,599	\$ 23.34
									\$ -	\$ -
									SUBTOTAL	\$ 639,599 \$ 23.34
									FEE 4.00%	\$ 25,584 \$ 0.93
									SUBTOTAL	\$ 665,183 \$ 24.28
									CONTINGENCY 0.00%	\$ - \$ -
									INSURANCE 1.00%	\$ 6,652 \$ 0.24
									SUBTOTAL	\$ 671,834 \$ 24.52
									BOND 1.00%	\$ 6,718 \$ 0.25
									SUBTOTAL	\$ 678,553 \$ 24.76
									TAX 6.1875%	\$ 41,985 \$ 1.53
									TOTAL	\$ 720,539 \$ 26.30

PROJECT:
DOCUMENT TITLE:
ARCHITECT:
LOCATION:
BID DATE:
BUILDING GSF:

EMHS Phase 1
CONSTRUCTION DOCUMENTS 50% EARLY WORK PACKAGE
SMPC Architects
EMHS Campus
2.20.2026
50% CDS

February 24, 2026
27,400 Square Feet

Base Bid										
ITEM NO.	DESCRIPTION	EST QTY	UNIT	Labor Price	Labor Amount	Material Amount	Sub Amount	SUB TOTAL	ITEM NO. TOTAL	COST/SF
0	PRECONSTRUCTION FEE	-							\$ -	\$ -
1	GENERAL REQUIREMENTS	-			\$ -	\$ 51,521.20	\$ -	\$ 51,521.20	\$ 51,521	\$ 1.88
2	EXISTING CONDITIONS	-			\$ -	\$ -	\$ 77,250	\$ 77,250	\$ 77,250	\$ 2.82
3	CONCRETE	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	MASONRY	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	STRUCTURAL STEEL	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	ROUGH CARPENTRY / WOODWORK	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	THERMAL & MOISTURE PROTECTION	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	OPENINGS	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	FINISHES	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	SPECIALTIES	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	EQUIPMENT	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	FURNISHINGS	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	FIRE SUPPRESSION	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	PLUMBING	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	HEATING VENTILATING AIR CONDITIONING	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	ELECTRICAL	-			\$ -	\$ -	\$ 525,386	\$ 525,386	\$ 525,386	\$ 19.17
27	COMMUNICATIONS & DATA	-						\$ -	\$ -	\$ -
28	SAFETY AND SECURITY	-						\$ -	\$ -	\$ -
31	EARTHWORK	-			\$ 2,410	\$ 40,361	\$ 1,760,199	\$ 1,802,970	\$ 1,802,970	\$ 65.80
32	EXTERIOR IMPROVEMENTS	-			\$ 12,860	\$ 1,532	\$ 519,674	\$ 534,066	\$ 534,066	\$ 19.49
33	SITE UTILITIES	-			\$ 35,222	\$ 17,585	\$ 526,794	\$ 579,601	\$ 579,601	\$ 21.15
	SUBTOTAL				\$ 50,492	\$ 110,999	\$ 3,409,303	\$ 3,570,794	\$ 3,570,794	\$ 130.32
								\$ -	\$ -	\$ -
								SUBTOTAL	\$ 3,570,794	\$ 130.32
								FEE	4.00%	\$ 142,832 \$ 5.21
								SUBTOTAL	\$ 3,713,626	\$ 135.53
								Insurance	1.00%	\$ 37,136 \$ 1.36
								Contingency	5.00%	\$ 185,681 \$ 6.78
								SUBTOTAL	\$ 3,936,444	\$ 143.67
								BOND	1.15%	\$ 45,269 \$ 1.65
								SUBTOTAL	\$ 3,981,713	\$ 145.32
								TAX	6.1875%	\$ 246,368 \$ 8.99
								TOTAL	\$ 4,228,082	\$ 154.31

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Other Amount	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
1	GENERAL REQUIREMENTS										\$ 51,522	\$1.88	
	General Conditions	0	ls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Cost of Work General Conditions			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Project Superintendent	0	mo	\$ 9,945.00	\$ -	\$ 1,250.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Project Management	0	mo	\$ 9,650.00	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Project Engineer	0	mo	\$ 7,450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Builders Risk Insurance	0	mo	\$ -	\$ -	\$ 2,945.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Permit Fee	1	LS	\$ -	\$ -	\$ 23,988.00	\$ 23,988.00	\$ -	\$ -	\$ -		\$ 0.88	
	Internet	0	mo	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Phone	0	mo	\$ -	\$ -	\$ 225.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Temp Dumpsters	0	mo	\$ -	\$ -	\$ 1,250.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Tool Maintenance	0	mo	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Small Tools	0	mo	\$ -	\$ -	\$ 650.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Jobsite Signage	0	ea	\$ 345.00	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Drinking Water	0	mo	\$ -	\$ -	\$ 115.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Temp Toilets	0	mo	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Storage Conex	0	mo	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Temp Office Rental	0	mo	\$ -	\$ -	\$ 1,254.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Office Equipment	0	LS	\$ -	\$ -	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Site Security Monitoring	0	mo	\$ -	\$ -	\$ 4,450.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Site Photos and Jobsite Camera	0	mo	\$ -	\$ -	\$ -	\$ -	\$ 1,245.00	\$ -	\$ -		\$ -	
	First Aid	0	mo	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Progress Cleaning	0	mo	\$ 2,650.00	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Final Cleaning	0	sf	\$ -	\$ -	\$ -	\$ -	\$ 1.25	\$ -	\$ -		\$ -	
	Closeout and Training	0	ls	\$ 2,500.00	\$ -	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Temp Fire Extinguishers	0	mo	\$ 50.00	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -		\$ -	
	Mockups and Field Samples	0	ls	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Sub Bonds (.65% of Sub & Material Costs \$18MM)	4,235,876	\$	\$ -	\$ -	\$ 0.00650	\$ 27,533.20	\$ -	\$ -	\$ -		\$ 1.00	
			ls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ -		\$ 51,521		\$ -	\$ -		\$1.88	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
2	DEMOLITION										\$ 77,250	\$ 2.82	
	Site Demolition and tree removal	1	LS		\$ -	\$ -	\$ -	\$ 77,250.00	\$ 77,250.00	\$ 77,250.00		\$ 2.82	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
					\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	
					\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	
					\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	
					\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	
					\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ -	\$ -	\$ -		\$ 77,250	\$ 77,250		\$ 2.82	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
31	Earthwork										\$ 1,802,970	\$ 65.80	
	Survey (Includes As-Built Survey)	1	ls	\$ -	\$ -	\$ -	\$ -	\$ 92,335.00	\$ 92,335.00	\$ 92,335.00		\$ -	
	Dust Control Permit	1	ls	\$ -	\$ -	\$ 18,955.00	\$ 18,955.00	\$ -	\$ -	\$ 18,955.00		\$ 3.37	
	Earthwork Complete	1	ls	\$ -	\$ -	\$ -	\$ -	\$ 604,240.00	\$ 604,240.00	\$ 604,240.00		\$ 0.69	
	Overex - 3'	1.00	Inc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 22.05	
	Cut fill, Compact Site	1	Inc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Haul off excess soils	1	Inc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Grade site to +/- .25	1	Inc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Grade pad to +/- .10	1	Inc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Assumes Reuse of Native Soil			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Water Truck for Dust Control	4	months	\$ 465.00	\$ 1,860.00	\$ 5,214.00	\$ 20,856.00	\$ -	\$ -	\$ 22,716.00		\$ -	
	Equipment & Trailer Transport	1	ea	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ -	\$ -	\$ 1,100.00		\$ 0.83	
	Drop off Quing	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 85,338.00	\$ 85,338.00	\$ 85,338.00		\$ 3.11	
	Parent drop off/sm parking	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 82,687.00	\$ 82,687.00	\$ 82,687.00		\$ 3.02	
	PARKING LOT TOTALS			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Earthwork at Parking Lot	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 384,400.00	\$ 384,400.00	\$ 384,400.00		\$ 14.03	
	Subgrade Prep - Parking Lot	9,930	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	6" Agg Base Course - Parking Lot	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 272,173.00	\$ 272,173.00	\$ 272,173.00		\$ 9.93	
	3" Asphalt Paving - Parking Lot	9,930	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Subgrade Prep - Bus Lane	1,230	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	6" Agg Base Course - Bus Lane	1,230	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	4" Asphalt Paving - Bus Lane	1,230	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	PAVING TOTAL for ABOVE	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 392,416.00	\$ 392,416.00	\$ 392,416.00		\$ 14.32	
	Striping, Signage, and Bumpers	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 46,610.00	\$ 46,610.00	\$ 46,610.00		\$ 1.70	
	Paving REMOVAL in Parkinglot	1	LS	\$ -	\$ -	\$ -	\$ -	\$ (200,000.00)	\$ (200,000.00)	\$ (200,000.00)		\$ (7.30)	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ 2,410		\$ 40,361		\$ 1,760,199	\$ 1,802,970		\$ 65.80	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Amount	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
32	Exterior Improvements								\$ 534,067	\$ 19.49	
	Site Concrete FOR EWP	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Median Curb & Gutter - 5,563 LF	0	LF	\$ -	\$ -	\$ 460,701.00	\$ 460,701.00	\$ 460,701.00		\$ 16.81	Flat work/ C&G
	Sidewalks - Unreinforced	21,170	SF	\$ -	\$ -	\$ 32.00	\$ -	\$ -		\$ -	
	CIP Stairs	30	risers	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Concrete Paving at Crosswalks - 7" thick	233	SF	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Retaining Walls and Footings	446	LF	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Dumpster Pad	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Add 6x6x6 WWF at Sidewalks	0	LS	\$ -	\$ -	\$ 39,006.00	\$ -	\$ -		\$ -	
	Site Fencing	0	LS	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Site Layout - 195	195	man hours	\$ 9,360.00	\$ -	\$ -	\$ -	\$ 9,360.00		\$ 0.34	
	Temp Fencing - 2,745 lf	14	mo	\$ -	\$ 132.30	\$ -	\$ -	\$ 132.30		\$ 0.00	
	Temp Fence Maintenance - 12 months	14	mo	\$ 3,500.00	\$ 1,400.00	\$ -	\$ -	\$ 4,900.00		\$ 0.18	
	Stair Nosings Allowance (No Details)	0	LS	\$ -	\$ -	\$ 30,000.00	\$ -	\$ -		\$ -	
	Landscaping	0	LS	\$ -	\$ -	\$ 379,305.00	\$ -	\$ -		\$ -	
		1	LS	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	SWPPP Plan	1		\$ -	\$ -	\$ 11,458.00	\$ 11,458.00	\$ 11,458.00		\$ 0.42	
	SWPPP Measures (Silt Fence and Wattles) - 2,795 L	2,795	LF	\$ -	\$ -	\$ 17.00	\$ 47,515.00	\$ 47,515.00		\$ 1.73	
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf	\$ 12,860	\$ 1,532		\$ 519,674	\$ 534,067		\$ 19.49	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
	SITE UTILTIIES	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579,601.00	\$ -	
	Site Utilties	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 482,564.00	\$ 482,564.00	\$ 482,564.00		\$ 17.61	
	Utility Stubs into Building	0	EA	\$ -	\$ -	\$ -	\$ -	\$ 5,150.00	\$ -	\$ -		\$ -	IN 50%
	Barricades/Trench Boxes/Shoring	1	LS	\$ 4,525.00	\$ 4,525.00	\$ 11,385.00	\$ 11,385.00	\$ -	\$ -	\$ 15,910.00		\$ 0.58	
	Gas Yard Line	0	LS	\$ -	\$ -	\$ -	\$ -	\$ 65,000.00	\$ -	\$ -		\$ -	
	Thrust Blocking	1	LS	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ -	\$ -	\$ 12,400.00		\$ 0.45	
	Hot Box (Insulated with Electric Heater)	1	EA	\$ -	\$ -	\$ -	\$ -	\$ 31,635.00	\$ 31,635.00	\$ 31,635.00		\$ 1.15	
	Layout and Shooting Inverts	144	man hours	\$ 48.00	\$ 6,912.00	\$ -	\$ -	\$ -	\$ -	\$ 6,912.00		\$ 0.25	
	Private Line Locates & Potholing	11	ea	\$ -	\$ -	\$ -	\$ -	\$ 1,145.00	\$ 12,595.00	\$ 12,595.00		\$ 0.46	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ 35,222		\$ 17,585		\$ 526,794	\$ 579,601		\$ 21.15	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Other Price	Other Amount	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
1	GENERAL REQUIREMENTS											\$ 258,670	\$9.44	
	General Conditions	0	ls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Cost of Work General Conditions			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Project Superintendent	4	mo	\$ 9,945.00	\$ 39,780.00	\$ 1,250.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ 44,780.00	\$ 1.63	
	Project Management	4	mo	\$ 9,650.00	\$ 38,600.00	\$ 250.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ 39,600.00	\$ 1.45	
	Project Engineer	2	mo	\$ 7,450.00	\$ 14,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,900.00	\$ 0.54	
	Builders Risk Insurance	4	mo	\$ -	\$ -	\$ 2,945.00	\$ 11,780.00	\$ -	\$ -	\$ -	\$ -	\$ 11,780.00	\$ 0.43	
	Permit Fee	1	LS	\$ -	\$ -	\$ 23,988.00	\$ 23,988.00	\$ -	\$ -	\$ -	\$ -	\$ 23,988.00	\$ 0.88	
	Internet	4	mo	\$ -	\$ -	\$ 135.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ 0.02	
	Phone	4	mo	\$ -	\$ -	\$ 225.00	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ 0.03	
	Temp Dumpsters	4	mo	\$ -	\$ -	\$ 1,250.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 0.18	
	Tool Maintenance	4	mo	\$ 250.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 0.07	
	Small Tools	4	mo	\$ -	\$ -	\$ 650.00	\$ 2,600.00	\$ -	\$ -	\$ -	\$ -	\$ 2,600.00	\$ 0.09	
	Jobsite Signage	1	ea	\$ 345.00	\$ 345.00	\$ 1,100.00	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	\$ 1,445.00	\$ 0.05	
	Drinking Water	4	mo	\$ -	\$ -	\$ 115.00	\$ 460.00	\$ -	\$ -	\$ -	\$ -	\$ 460.00	\$ 0.02	
	Temp Toilets	4	mo	\$ -	\$ -	\$ 1,500.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 0.22	
	Storage Conex	4	mo	\$ -	\$ -	\$ 450.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 0.07	
	Temp Office Rental	4	mo	\$ -	\$ -	\$ 1,254.00	\$ 5,016.00	\$ -	\$ -	\$ -	\$ -	\$ 5,016.00	\$ 0.18	
	Office Equipment	1	LS	\$ -	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	\$ 0.24	
	Site Security Monitoring	4	mo	\$ -	\$ -	\$ 4,450.00	\$ 17,800.00	\$ -	\$ -	\$ -	\$ -	\$ 17,800.00	\$ 0.65	
	Site Photos and Jobsite Camera	4	mo	\$ -	\$ -	\$ -	\$ -	\$ 1,245.00	\$ 4,980.00	\$ -	\$ -	\$ 4,980.00	\$ 0.18	
	First Aid	4	mo	\$ -	\$ -	\$ 75.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ 0.01	
	Progress Cleaning	4	mo	\$ 2,650.00	\$ 10,600.00	\$ 250.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ 11,600.00	\$ 0.42	
	Final Cleaning	5,200	sf	\$ -	\$ -	\$ -	\$ -	\$ 1.25	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00	\$ 0.24	
	Temp Fire Extinguishers	4	mo	\$ 50.00	\$ 200.00	\$ 150.00	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ 0.03	
	Mockups and Field Samples	3	ls	\$ -	\$ -	\$ 15,000.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 1.64	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Sub Bonds (.65% of Sub & Material Costs \$18MM)	673,906	\$	\$ -	\$ -	\$ 0.00650	\$ 4,380.39	\$ -	\$ -	\$ -	\$ -	\$ 4,380.39	\$ 0.16	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total	27,400	sf		\$ 105,425		\$ 141,764		\$ 11,480		\$ -		\$9.44	

ITEM NO.	DESCRIPTION	QTY	UNIT	HIDE		HIDE		HIDE			ITEM NO. TOTAL	COST / SF	NOTES & SUBS
				Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL			
3	CONCRETE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,028	\$ 4.64	
	Building and Site Sequence 1	CAMBRO	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 118,148.00	\$ 118,148.00	\$ 118,148.00	\$ 4.31	
	FOUNDATIONS				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Continuous Footings		996	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Median Curb and Gutter		1,135	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Sidewalks		2,696	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Dumpster Pads		1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Concrete Pumping		3	mob	\$ -	\$ -	\$ -	\$ -	\$ 2,960.00	\$ 8,880.00	\$ 8,880.00	\$ 0.32	
	Materials & Special Testing - By Owner				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total		27,400	sf		\$ -	\$ -	\$ -	\$ 121,108.00	\$ 127,028	\$ 127,028	\$ 4.64	

\$ -
CHECK

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Amount	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
4	MASONRY								\$ 26,520	\$ 0.97	
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Masonry			\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	CMU @ Dumpster Enclosure BEATY	1	LS	\$ -	\$ -	\$26,520.00	\$ 26,520.00	\$ 26,520.00		\$ 0.97	Brick Veneer
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf	\$ -	\$ -		\$ 26,520	\$ 26,520		\$ 0.97	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Amount	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
22	Plumbing								\$ 38,000	\$ 1.39	
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	BUILDING PRICING	1	LS	\$ -	\$ -	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00		\$ 1.39	
						\$ -	\$ -	\$ -			
				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf	\$ -	\$ -		\$ 38,000	\$ 38,000		\$ 1.39	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
26	ELECTRICAL										\$ 102,571	\$ 3.74	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Electrical Budget	1	ls	\$ -	\$ -	\$ -	\$ -	\$ 93,099.00	\$ 93,099	\$ 93,099		\$ 3.40	
	Temp Power for Project	4	months	\$ -	\$ -	\$ -	\$ -	\$ 2,368.00	\$ 9,472	\$ 9,472		\$ 0.35	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ -		\$ -		\$ 102,571	\$ 102,571		\$ 3.74	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
31	Earthwork										\$ 49,916	\$ 1.82	
	Dust Control Permit	1	ls	\$ -	\$ -	\$ 18,955.00	\$ 18,955.00	\$ -	\$ -	\$ 18,955.00		\$ -	
	Earthwork AT MODULAR BUILDING ONLY	1	ls	\$ -	\$ -	\$ -	\$ -	\$ 19,603.00	\$ 19,603.00	\$ 19,603.00		\$ 0.69	
	Water Truck for Dust Control	2	months	\$ 465.00	\$ 930.00	\$ 5,214.00	\$ 10,428.00	\$ -	\$ -	\$ 11,358.00		\$ 0.41	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
		1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ 930		\$ 29,383		\$ 19,603	\$ 49,916		\$ 1.82	

ITEM NO.	DESCRIPTION	QTY	UNIT	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	TOTAL	ITEM NO. TOTAL	COST / SF	NOTES & SUBS
32	Exterior Improvements										\$ 36,895	\$ 1.35	
	Site Concrete - Included in DIV 3	0	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	Flat work/ C&G
	Site Layout - 195	40	man hours	\$ 48.00	\$ 1,920.00	\$ -	\$ -	\$ -	\$ -	\$ 1,920.00		\$ 0.07	
	Trash Enclosure Gates	1	LS	\$ -	\$ -	\$ -	\$ -	\$ 7,634.00	\$ 7,634.00	\$ 7,634.00		\$ 0.28	
	Temp Fencing - 2,745 lf	2,745	lf	\$ -	\$ -	\$ 9.45	\$ 25,940.25	\$ -	\$ -	\$ 25,940.25		\$ 0.95	
	Temp Fence Maintenance - 12 months	4	mo	\$ 250.00	\$ 1,000.00	\$ 100.00	\$ 400.00	\$ -	\$ -	\$ 1,400.00		\$ 0.05	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	Total	27,400	sf		\$ 2,920		\$ 26,340		\$ 7,634	\$ 36,895		\$ 1.35	