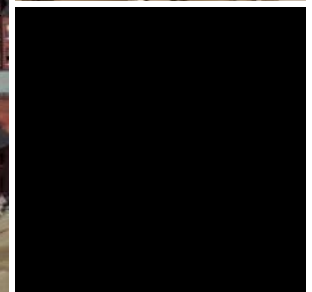


November 01, 2016



Guaranteed Maximum Price

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CONSTRUCTION

AT PC WE GO ABOVE AND BEYOND ON EVERY JOB, PERIOD.

November 1, 2016

Dr. Elaine M. Arbour, Ed.D.
Superintendent of Schools
The Dover School District – School Administrative Unit #11
McConnell Center
61 Locust Street, Suite 409
Dover, NH 03820-4132

Re: Dover School District – Dover High School & Career Technical Center
PC Project #15027 Guaranteed Maximum Price Estimate

Dr. Arbour:

On behalf of the entire PC Construction team, thank you for the opportunity to provide preconstruction services to support your project. We have developed a Guaranteed Maximum Price in the amount of \$71,643,000.

During the development of the current Guaranteed Maximum Price estimate, the project team worked with HMFH Architects through a document review and cost savings process to ensure the project remained within budget and maintained an expected level of quality. The cost savings items are outlined in the Cost Savings Log in Section 3 of this proposal.

It has been a pleasure working with you and your team during the development of the Guaranteed Maximum Price estimate. We are available at your convenience to review our proposal and answer any questions you may have. We look forward to working with the Dover School District and your entire team on this exciting project.

Sincerely,

Joseph Picoraro
Vice President

cc: Scott Eastman
Jay Fayette
Garret Bertolini
Scott Blair
HMFH Architects

Dover High School

Guaranteed Maximum Price Estimate

ESTIMATE SUMMARY

PC Construction Company
193 Tilley Drive
So. Burlington, VT 05403

Date : 11/1/2016
Project # : 15027
Duration (in months) : 38
Size : 310,380 SF

Direct costs		\$67,187,988
Material sales tax	0.00%	\$0
Gross cost		\$67,187,988
Escalation	0.00%	\$0
Gross receipts tax	0.00%	\$0
Builder's risk insurance	1 LS	\$68,782
Liability insurance	0.75%	\$537,323
Construction manager contingency	1 LS	\$1,700,000
P & P Bond	\$401,201	\$401,201
Sub Total		\$69,895,293
CM Fee	2.50%	\$1,747,382
Total		\$71,643,000



CONSTRUCTION

Dover High School - Garanteed Maximum Price Estimate

Job #: 15027
Project Size: 310380 SF
Recap - With Taxes and Insurance

Estimator:
Group 1: Undefined 4

Item Code	Description	Quantity	UM	Total UnitCost	Total Cost	
00	PRECONSTRUCTION SERVICES					
01A	BUILDING DESIGN					
01B	GENERAL CONDITIONS				3,728,315	
01C	GENERAL REQUIREMENTS				1,021,561	
02	DEMOLITION				2,219,000	
03	CONCRETE				4,417,634	
04	MASONRY				3,481,000	
05	METALS				7,156,733	
06	CARPENTRY				2,852,023	
07	THERMAL & MOISTURE PROTECTION				2,627,720	
08	DOORS & WINDOWS				3,525,090	
09	FINISHES				8,995,713	
10	SPECIALTIES				714,371	
11	EQUIPMENT				948,091	
12	FURNISHINGS				345,403	
14	CONVEYING SYSTEMS				211,131	
21	FIRE PROTECTION				604,520	
23	MECHANICAL, DUCTWORK & PLUMBING				10,992,712	
26	ELECTRICAL				6,856,800	
31	SITWORK				5,694,171	
32	SITE IMPROVEMENTS				646,582	
	ADDENDA REVISIONS				149,418	
	Total Gross Cost				67,187,988	

**CONSTRUCTION**

Dover High School - Garanteed Maximum Price Estimate

Job #: 15027
 Project Size: 310380 SF
 Detail - With Taxes and Insurance

Estimator:
 Group 1: Undefined 4
 Group 2: Minor ItemCode Groups

Item Code	Description	Quantity	UM	Total UnitCost	Total Cost
00 - PRECONSTRUCTION SERVICES					
ESTIMATING					
0060.002	Precon Services - N/A (Included under separate contract)				
** Total ESTIMATING					
* Total 00 - PRECONSTRUCTION SERVICES					
01A - BUILDING DESIGN					
BUILDING DESIGN					
0080.100	***DESIGN & ENGINEERING FEES BY CITY OF DOVER***				
** Total BUILDING DESIGN					
* Total 01A - BUILDING DESIGN					
01B - GENERAL CONDITIONS					
CM GENERAL CONDITIONS					
0100.000	Mobilize / Demobilize	1	LS	45,000.00	45,000
0100.020	Office Supplies	167	WK	225.00	37,575
0100.030	Office Furniture / Systems	1	LS	48,000.00	48,000
0100.035	PM Software	1	LS	24,505.00	24,505
0100.040	Engineer's Furniture / Equipment - N/A		LS		
0100.041	Engineer's Computer / Software - N/A		LS		
0100.045	Project Kiosk 30" - Purchase	2	EA	5,000.00	10,000
0100.060	Janitorial Services	167	WK	50.00	8,350
0100.064	Temporary Wiring	1	LS	5,000.00	5,000
0100.065	Electrical Energy Costs (By Owner)		MO	350.00	
0100.066	Water Usage Costs	38	MO	200.00	7,600
0100.100	Telephone / Communication	38	MO	900.00	34,200
0100.110	Sanitary / Facilities	38	MO	1,000.00	38,000
0110.080	Security / Watchman		WK		
0110.120	Photographs		MO		
0110.160	Documents & Reproductions	1	LS	15,000.00	15,000
0120.002	Estimating - GMP	1	LS	50,000.00	50,000
0120.003	Officer in Charge		MW	7,000.00	
0120.005	Construction Executive	14	MW	5,538.46	75,600
0120.008	Senior Project Manager	60	MW	4,720.00	283,200
0120.010	Project Manager	153	MW	3,800.00	580,925
0120.018	Senior Project Engineer		MW	2,880.00	
0120.020	Project Engineer	166	MW	2,400.00	398,760
0120.022	Office Engineer	105	MW	1,920.00	201,600
0120.024	Senior Superintendent	105	MW	4,720.00	493,712
0120.025	Project Superintendent	162	MW	3,720.00	602,640
0120.034	Construction Coordination - SCP	64	MW	2,400.00	153,048
0120.050	Scheduling Engineer		MW	2,280.00	
0120.058	Safety Manager		MW	3,720.00	
0120.060	Safety Engineer	106	MW	2,280.00	241,680
0120.220	Administration	127	MW	1,720.00	218,440
0130.000	Living Allowance - Management	180	MWK	450.00	81,000
0130.005	Living Allowance - Foremen		MWK	125.00	
0130.020	Travel and Expenses	38	MO	600.00	22,800
0140.000	Scheduling	1	WK	2,280.00	2,280
0140.200	Permit's & Fee's		LS		
0140.205	Building Permit		LS		
0140.800	Professional Services		LS		
0150.200	Equipment Trucking		WK		
0150.250	Off - Site Parking		WK		
0150.500	Personnel Elevator		MO		
0150.520	Field Office	38	TM	1,000.00	38,000
0150.540	Engineer / Architect Office		TM		
0150.560	Storage Trailers (2 Trailers)	76	TM	150.00	11,400

**CONSTRUCTION**

Dover High School - Garanteed Maximum Price Estimate

Job #: 15027
 Project Size: 310380 SF
 Detail - With Taxes and Insurance

Estimator:
 Group 1: Undefined 4
 Group 2: Minor ItemCode Groups

Item Code	Description	Quantity	UM	Total UnitCost	Total Cost
0160.300	Sub Bonds (Include w/ Subs)		LS		
0180.010	Gross Receipts Tax		LS		
0180.030	Sales Tax		LS		
** Total CM GENERAL CONDITIONS					3,728,315
* Total 01B - GENERAL CONDITIONS					3,728,315
01C - GENERAL REQUIREMENTS					
COST OF WORK GEN REQ'S					
0200.010	Materials Testing		LS		
0200.040	Snow Removal	1	LS	40,000.00	40,000
0200.110	Field Engineering	4	WK	5,000.00	20,000
0200.140	Temporary GWB Partitions		SF	7.80	
0200.160	ICRA / ILSM - N/A		LS		
0200.180	Scaffolding - In COW		LS		
0200.200	OSHA / First Aid	155	WK	500.00	77,500
0200.300	Material Handling	113	WK	940.00	106,220
0200.310	Cranes - In COW		CM		
0200.320	Progress Cleanup (Labor & Dumpster)	155	WK	1,200.00	186,000
0200.330	Floor Protection	313,535	SF	0.24	75,750
0200.360	Final Cleanup	313,535	SF	0.45	141,091
0200.400	Temporary Heat Equipment (Fuel By Owner)	1	LS	175,000.00	175,000
0200.410	Temporary Enclosure	1	LS	150,000.00	150,000
0200.975	Off Site Parking	1	LS	50,000.00	50,000
** Total COST OF WORK GEN REQ'S					1,021,561
* Total 01C - GENERAL REQUIREMENTS					1,021,561
02 - DEMOLITION					
DEMOLITION					
2010.200	Demolition	1	LS	1,127,000.00	1,127,000
2010.400	Hazardous Material Abatement Allowance	1	LS	1,092,000.00	1,092,000
** Total DEMOLITION					2,219,000
* Total 02 - DEMOLITION					2,219,000
03 - CONCRETE					
CONCRETE ACCESSORIES					
3250.400	Structural Concrete Foundation	1	LS	1,800,000.00	1,800,000
3250.405	Concrete Interior Flatwork	1	LS	2,019,559.00	2,019,559
3250.410	Polished Concrete Floors	1	LS	98,075.00	98,075
3250.415	Site Concrete	1	LS	500,000.00	500,000
** Total CONCRETE ACCESSORIES					4,417,634
* Total 03 - CONCRETE					4,417,634
04 - MASONRY					
MASONRY					
4000.000	Masonry	1	LS	3,481,000.00	3,481,000
** Total MASONRY					3,481,000
* Total 04 - MASONRY					3,481,000
05 - METALS					
STRUCTURAL STEEL					
5010.020	Structural Steel	1	LS	6,400,000.00	6,400,000
** Total STRUCTURAL STEEL					6,400,000
MISCELLANEOUS METALS					
5500.000	Miscellaneous Metals	1	LS	756,733.00	756,733
** Total MISCELLANEOUS METALS					756,733
* Total 05 - METALS					7,156,733
06 - CARPENTRY					
ROUGH CARPENTRY					
6000.000	Miscellaneous Carpentry & Blocking	1	LS	100,000.00	100,000

**CONSTRUCTION**

Dover High School - Garanteed Maximum Price Estimate

Job #: 15027
 Project Size: 310380 SF
 Detail - With Taxes and Insurance

Estimator:
 Group 1: Undefined 4
 Group 2: Minor ItemCode Groups

Item Code	Description	Quantity	UM	Total UnitCost	Total Cost	
** Total ROUGH CARPENTRY					100,000	
TRIM/FINISH CARPENTRY						
6200.040	Millwork	1	LS	372,023.00	372,023	
6200.045	Laboratory Casework	1	LS	1,180,000.00	1,180,000	
6200.050	Animal Science Allowance	1	LS	1,200,000.00	1,200,000	
** Total TRIM/FINISH CARPENTRY					2,752,023	
* Total 06 - CARPENTRY					2,852,023	
07 - THERMAL & MOISTURE PROTECTION						
WATERPROOFING						
7009.000	Waterproofing & Dampproofing	1	LS	492,000.00	492,000	
** Total WATERPROOFING					492,000	
ROOFING						
7530.010	Roofing & Flashing	1	LS	1,748,000.00	1,748,000	
** Total ROOFING					1,748,000	
FIREPROOFING						
7850.000	Applied Fireproofing	1	LS	328,320.00	328,320	
7852.000	Firestopping	1	LS	59,400.00	59,400	
** Total FIREPROOFING					387,720	
* Total 07 - THERMAL & MOISTURE PROTECTION					2,627,720	
08 - DOORS & WINDOWS						
HOLLOW METAL DOORS & FRAMES						
8010.008	Doors, Frames & Hardware	1	LS	761,290.00	761,290	
** Total HOLLOW METAL DOORS & FRAMES					761,290	
SPECIAL DOORS						
8300.000	Overhead Door	1	LS	63,800.00	63,800	
** Total SPECIAL DOORS					63,800	
GLASS AND GLAZING						
8800.500	Windows, Storefront & Curtainwalls	1	LS	2,700,000.00	2,700,000	
** Total GLASS AND GLAZING					2,700,000	
* Total 08 - DOORS & WINDOWS					3,525,090	
09 - FINISHES						
DRYWALL						
9280.110	Metal Framing & Drywall	1	LS	5,559,750.00	5,559,750	
** Total DRYWALL					5,559,750	
ACOUSTICAL TREATMENT						
9500.200	Acoustic Ceiling Panels	1	LS	585,473.00	585,473	
9500.250	Acoustic Wall Panels	1	LS	426,128.00	426,128	
** Total ACOUSTICAL TREATMENT					1,011,601	
WOOD FLOORING						
9550.050	Stage & Gymnasium Flooring	1	LS	159,000.00	159,000	
** Total WOOD FLOORING					159,000	
RESILIENT FLOORING						
9650.000	Ceramic Tile	1	LS	654,870.00	654,870	
9650.000	Resilient Flooring/Carpet	1	LS	957,992.00	957,992	
9650.005	Resilient Athletic Flooring	1	LS	49,000.00	49,000	
** Total RESILIENT FLOORING					1,661,862	
PAINTING/WALL COVERING						
9900.000	Paint & Coatings	1	LS	603,500.00	603,500	
** Total PAINTING/WALL COVERING					603,500	
* Total 09 - FINISHES					8,995,713	
10 - SPECIALTIES						

**CONSTRUCTION**

Dover High School - Garanteed Maximum Price Estimate

Job #: 15027
Project Size: 310380 SF
Detail - With Taxes and Insurance

Estimator:
Group 1: Undefined 4
Group 2: Minor ItemCode Groups

Item Code	Description	Quantity	UM	Total UnitCost	Total Cost	
MISC SPECIALTIES						
10000.000	Miscellaneous Specialties	1	LS	600,257.00	600,257	
** Total MISC SPECIALTIES					600,257	
IDENTIFYING DEVICES						
10410.000	Signage	1	LS	114,114.00	114,114	
** Total IDENTIFYING DEVICES					114,114	
* Total 10 - SPECIALTIES					714,371	
11 - EQUIPMENT						
LOADING DOCK EQUIPMENT						
11160.000	Loading Dock Equipment	1	LS	9,032.00	9,032	
** Total LOADING DOCK EQUIPMENT					9,032	
FOOD SERVICE EQUIPMENT						
11400.040	Kitchen Equipment	1	LS	523,570.00	523,570	
** Total FOOD SERVICE EQUIPMENT					523,570	
ATHLETIC & RECREATION						
11480.000	Athletic Equipment	1	LS	137,489.00	137,489	
** Total ATHLETIC & RECREATION					137,489	
THEATRICAL EQUIPMENT						
11654.000	Stage Rigging & Curtains	1	LS	278,000.00	278,000	
** Total THEATRICAL EQUIPMENT					278,000	
* Total 11 - EQUIPMENT					948,091	
12 - FURNISHINGS						
WINDOW TREATMENT						
12500.010	Window Treatments	1	LS	80,250.00	80,250	
** Total WINDOW TREATMENT					80,250	
MULTIPLE SEATING						
12700.100	Fixed Auditorium Seating	1	LS	123,335.00	123,335	
12700.200	Telescoping Gymnasium Seating	1	LS	141,818.00	141,818	
** Total MULTIPLE SEATING					265,153	
* Total 12 - FURNISHINGS					345,403	
14 - CONVEYING SYSTEMS						
ELEVATORS						
14200.115	Elevators	1	LS	211,131.00	211,131	
** Total ELEVATORS					211,131	
* Total 14 - CONVEYING SYSTEMS					211,131	
21 - FIRE PROTECTION						
FIRE PROTECTION						
15500.000	Fire Protection	1	LS	604,520.00	604,520	
** Total FIRE PROTECTION					604,520	
* Total 21 - FIRE PROTECTION					604,520	
23 - MECHANICAL, DUCTWORK & PLUMBING						
AIR HANDLING EQUIPMENT						
15620.140	Mechanical	1	LS	2,821,000.00	2,821,000	
15620.145	Ductwork	1	LS	2,863,900.00	2,863,900	
15620.150	Plumbing	1	LS	2,556,924.00	2,556,924	
15620.155	Automatic Temperature Controls	1	LS	835,110.00	835,110	
15620.160	Condensing Boilers	1	LS	99,108.00	99,108	
15620.165	Air Handling Equipment	1	LS	1,816,670.00	1,816,670	
** Total AIR HANDLING EQUIPMENT					10,992,712	
* Total 23 - MECHANICAL, DUCTWORK & PLUMBING					10,992,712	
26 - ELECTRICAL						

**CONSTRUCTION**

Dover High School - Garanteed Maximum Price Estimate

Job #: 15027
Project Size: 310380 SF
Detail - With Taxes and Insurance

Estimator:
Group 1: Undefined 4
Group 2: Minor ItemCode Groups

Item Code	Description	Quantity	UM	Total UnitCost	Total Cost
SITE ELECTRICAL					
16003.000	Electrical, Telecommunications and Security Systems	1	LS	6,856,800.00	6,856,800
** Total SITE ELECTRICAL					6,856,800
* Total 26 - ELECTRICAL					6,856,800
31 - SITEWORK					
EARTHWORK					
2200.120	Sitework - Bid Package	1	LS	4,471,082.00	4,471,082
2200.140	Sitework Revisions - (190001, 2, 3, 4, 9)	1	LS	169,614.00	169,614
2200.160	Additional Site Scope	1	LS	40,000.00	40,000
2200.180	Temp Site Fence	1	LS	30,000.00	30,000
2200.200	Site measures for temp access into the courtyard	1	LS	20,000.00	20,000
** Total EARTHWORK					4,730,696
RAMMED AGGREGATE PIERS					
2492.105	Rammed Aggregate Piers	1	LS	285,917.00	285,917
** Total RAMMED AGGREGATE PIERS					285,917
ATHLETIC TURF					
2920.000	Turf Field	1	LS	497,518.00	497,518
** Total ATHLETIC TURF					497,518
ATHLETIC COURTS					
2982.100	Tennis Courts	1	LS	136,540.00	136,540
2982.500	Track Repairs (for drainage crossings only)	1	LS	7,500.00	7,500
2982.700	Concrete Curb for Track - 1,200 LF	1	LS	36,000.00	36,000
** Total ATHLETIC COURTS					180,040
* Total 31 - SITEWORK					5,694,171
32 - SITE IMPROVEMENTS					
SITE IMPROVEMENTS					
2710.100	Landscaping & Hardscaping	1	LS	525,000.00	525,000
2710.110	Fencing	1	LS	121,582.00	121,582
** Total SITE IMPROVEMENTS					646,582
* Total 32 - SITE IMPROVEMENTS					646,582
ADDENDA REVISIONS					
UNIT PRICE ITEMS					
19000.000	Structural Revisions Bid to Construction Set	1	LS	44,178.00	44,178
19000.100	Addendum A	1	LS	61,244.00	61,244
19000.200	Addendum B	1	LS	43,996.00	43,996
** Total UNIT PRICE ITEMS					149,418
* Total ADDENDA REVISIONS					149,418
Total Gross Cost					67,187,988



A - Design Adjustments (These items have been applied to the current GMP estimate)

Item Number	Title/Description	Total Cost
1	Eliminate graffiti control application	(\$100,000)
2	Change projected brick so not finished on top, bottom and sides of projection	(\$157,000)
3	Eliminate Brick above roof lines Gym/Auditorium elevations	(\$57,000)
4	Reduce brick projections per HMFH Sketch 10/24/16	(\$27,000)
5	Change Stair Stringers from tubes to channels	(\$12,350)
6	Use 1-1/2" Aluminum plank grating at catwalk rather than 1/4" checker plate	(\$16,450)
7	Change loose lintels at overhead doors to galv in lieu of primer/galv	(\$1,300)
8	Change Exterior loose lintels at windows and doors to galv in lieu of primer/galv	(\$4,000)
9	Change all picket rails to standard 1-1/2" pipe rail with 1/2" square or round pickets 4" o/c	(\$16,800)
10	Delete signage attachment details and mount sign on building face	(\$27,100)
11	Opt 1 - Change courtyard Handrails from SS to color galvanized	(\$30,600)
12	Change 5 stairs from stainless to painted steel handrails	(\$20,000)
13	1-line posted site rails change to galv in lieu of primer/galv	(\$1,400)
14	Replace Stainless Steel Hinges & Pulls on casework with TMI standards	(\$13,047)
15	Change interior display cases & mailboxes to malamine	(\$20,000)
16	Change interior BL sills from SS to wood	(\$10,000)
17	Change Coat Hook to standard TMI	(\$3,098)
18	Utilize LG Hi-Macs Solid Surface counter tops	(\$7,632)
19	Change AV Barrier to spray applied	(\$33,000)
20	Delete protection board on top of metal deck	(\$80,000)
21	Use 10mil poly vapor barrier in lieu of self adhered VB	(\$65,000)
22	Change EPDM to PVC Mechanically Fastened 60 mil nominal	(\$341,000)
23	Reduce walkway pads to 2,000 LF or less (\$10/lf)	(\$20,000)
24	Reduce number of Skylights by 9 over forum stairs (Roof, GWB & Steel)	(\$21,000)
25	Reduce number of Skylights Library area (Elim one of two large ones)	(\$8,000)
26	Change 2A & 2C walls to 1A & 1C (demising walls)	(\$50,000)
27	Change 2A & 2C walls to 1A & 1C (corridor walls)	(\$40,000)
28	Change tile backer board to impact resistant in corridors	(\$21,250)
29	Delete GWB above wood ceiling at Auditorium Lobby	(\$2,000)
30	Target additional GWB savings with HMFH	(\$30,000)
31	Utilize Rocfon Artic 600/601 ACT in lieu of Rockfon Alaska 10100	(\$11,000)
32	Acoustical wall panel changes (standard width, standard louver fins)	(\$30,000)
33	Eliminate Ceramic tile at Ceiling and switch to painted drywall	(\$18,660)
34	Reverse tile material price group percentages noted per the tile specifications for corridor wall tile. (70% price group 2 colors, 30% price group 4 colors)	(\$37,180)
35	Change epoxy grout to latex grout in locker rooms and bathrooms	(\$19,830)
36	Change all Schluter wall tile trim from stainless steel to anodized aluminum	(\$89,860)
37	Reduce full height tile in common areas to match wainscot	(\$32,100)
38	Paint exposed joists with same product & color as decking	(\$35,000)
39	Use Sherwin Williams waterbased Epoxy at door frames and mis metals	(\$5,300)
40	Delete two small divider curtains in the Gymnasium	(\$10,000)
41	Delete CA133 testing requirement for aud seating	(\$27,045)
42	Use Quattro Steel Standards in lieu of cast aluminum for aud seating	(\$3,620)
43	Change seamless steel pipe to ERW	(\$42,000)
44	Change roof curbs from seismic to standard 18" high	(\$109,000)
45	Change gas piping to 2 psi welded piping and run one main versus 3	(\$68,000)
46	Delete emergency shut off at lab gas valve and install lockable valve box in each room	(\$49,000)
47	Delete all ductwork pressure testing	(\$8,000)
48	Delete insulation on indoor return ductwork	(\$80,000)
49	Delete Air Flow Measuring Stations at RTU's	(\$54,000)
50	Change copper windings in transformers to aluminum	(\$18,000)
51	Substitute Light Fixture/lighting control package and delete spares	(\$102,000)
52	Delete topsoil ammdments	(\$75,000)
53	Reduce guardrail scope along fields add boulders	(\$5,000)
	Total Cost Adjustments	(\$2,165,622)

SCOPE OF WORK CLARIFICATIONS

Division 1 – General Conditions

- 1.01 The scope of work consists of a newly constructed three story high school building totaling 301,484 square feet.
- 1.02 Clarifications and exclusions included in this document supersede the requirements of the construction drawings and specifications.
- 1.03 The following allowances are included:
 - A. Hazardous Materials Abatement \$1,092,000
 - B. Animal Science Building \$1,200,000
- 1.03 This estimate is based on a 38-month construction schedule.
- 1.04 Builder's Risk insurance is included, loss of use is excluded.
- 1.05 A performance and payment bond has been included.
- 1.06 Consumption costs for temporary heat fuel are to be provided by Owner.
- 1.07 Consumption costs for electrical energy and water are to be provided by Owner.
- 1.08 Guaranteed Maximum Price estimate includes a Construction Manager's construction contingency.
- 1.09 The following items are excluded:
 - A. Sales tax
 - B. Third-party commissioning for MEP systems, automation controls and building
 - C. Owner's protective insurance
 - D. Impact fees at the federal, state and local level
 - E. All permits apart from trade-specific permits
 - F. Design Fees
 - G. Owner contingency
 - H. Design contingency
 - I. Escalation
 - J. Preconstruction services are included under a separate contract
 - K. Dehumidification of any kind required for construction activities

Division 2 – Existing Conditions

2.01 Site demolition:

- Includes:
 - A. Removal of existing waterline
 - B. Removal of existing storm water piping
 - C. Removal of asphalt paving, walkways & concrete curbing
- Excludes:
 - A. Removal of hazardous material (covered by allowance)
 - B. Removal of utilities beyond the limits of school property unless noted otherwise

2.02 Mass demolition:

- Includes:
 - A. Includes the complete demolition of existing 270,000 SF high school building
 - B. Removal of existing entrance canopy
- Excludes:
 - A. Excludes seismic monitoring

2.03 Selective demolition:

- Includes:
 - A. An allowance of \$1,092,000 for the hazardous materials abatement in the high school, gym and auditorium. Scope of work is based on the quantities of hazardous materials included in Universal Environmental Consultants Hazardous Materials report dated February 10, 2015. Any items not quantified, or listed as unknown, are not included. Any additional abatement would be performed on a unit price basis.

Division 3 – Concrete

3.01 Concrete:

- All concrete foundations and flatwork in accordance with the contract documents.
- Excludes:
 - A. Form liner

Division 4 – Masonry

4.01 Masonry:

- Includes:
 - A. Projecting brick shall only be finished on face, not sides (VE item #2)
 - B. Reduced brick projections per HMFH sketch dated 10/24/16 (VE item #4)
 - C. Eliminate brick veneer on non-visible walls above Gym/Auditorium roofs (VE item 3)
- Excludes:
 - A. Graffiti control (VE item #1)

Division 5 – Metals

5.01 Structural steel:

- Includes:
 - A. All structural steel, metal deck and metal joist in accordance with the contract documents and addendum
- Excludes:
 - A. Steel for signage attachment deleted and signage attached to building face (VE item #10)

5.02 Miscellaneous metals:

- Includes:
 - A. Stair stringers constructed of channels (VE item #5)
 - B. Courtyard handrail changed from stainless steel to color galvanized (VE item #11)
 - C. Galvanized loose lintels (VE items #7 & 8)
 - D. 1 ½" aluminum plank grating at Auditorium catwalk (VE item #6)
 - E. Utilize standard 1 ½" pipe railing with ½" pickets at 4" o.c. (VE item #9)
 - F. Change handrails at interior stairs to painted steel (VE item #12)
 - G. 1-line post site railings changed to galvanized (VE item #13)
- Excludes:
 - A. Unistrut below ceilings in CTC spaces

Division 6 – Carpentry

6.01 Rough carpentry:

- Includes:
 - A. Metal strap blocking for lockers per manufacturer recommendation
- Excludes:
 - A. Stud framing and plywood in Electrical Tech

6.02 Finish carpentry and millwork:

- Includes:
 - A. Wood sills at interior borrowed lights (VE item #16)
 - B. Solids surface sills at exterior windows
 - C. Melamine in display cases and mail boxes (VE item #15)
 - D. LG Hi-Macs solid surface counter tops, Color Group "C" (VE item #18)
- Excludes:
 - A. Locks at custom millwork except Display Cases

Division 7 – Moisture and Thermal Protection

7.01 Waterproofing/dampproofing:

- Includes:

- A. Dampproofing of steel columns below slabs
- B. Crystalline waterproofing at elevator pits
- C. Fluid applied waterproofing on foundation walls exposed on inside
- D. Sheet waterproofing at Orchestra pit walls
- E. Caulking and sealants as required
- Excludes:
 - A. Dampproofing on frost walls
 - B. Drainage board on walls not receiving waterproofing

7.02 Insulation/AV Barrier:

- Includes:
 - A. 2' section of 2" rigid insulation at perimeter of slab on grade
 - B. Fluid applied air infiltration barrier at all exterior walls (VE item #19)

7.03 Fireproofing:

- Includes:
 - A. Cementitious fireproofing at steel beams, columns and roof deck only at construction type 1B areas
 - B. Intumescent fireproofing at steel where indicated
- Excludes:
 - A. Fireproofing not mentioned above

7.04 Roofing:

- Includes:
 - A. PVC mechanically fastened membrane roof with painted aluminum break metal coping (VE item #22)
 - B. 2000' Lf of roof walkway pads (VE item #23)
 - C. 10 mil poly vapor barrier in lieu of self-adhered (VE item #21)
 - D. Skylights as indicated (reduced per VE items #24 & 25)
 - E. Roof expansion joints
- Excludes:
 - A. Green roof
 - B. Roof tie-offs
 - C. Protection board between metal deck and roof insulation (VE item #20)

7.05 Expansion Joints:

- Include:
 - A. Interior and exterior wall control joints
 - B. Expansion joints in floor
 - C. Fire rated expansion joints at fire walls

Division 8 – Doors and Windows

8.01 Exterior doors:

- Include:
 - A. Exterior aluminum doors to be storefront construction not curtainwall with a 2 coat Kynar finish.

8.02 Special doors:

- Excludes:
 - A. Bi-fold doors are not included as none shown

8.03 Exterior windows/curtainwall:

- Include:
 - A. Fritted glass to be manufacturer's standard pattern at 50% coverage
 - B. We have eliminated (91) operable vents per HMFH Window VE drawing e-mailed on 10/24/16.
 - C. ES Windows are carried for punched windows in lieu of Architectural Window. ES Window carries a 20-year exterior finish warranty.
 - D. The finish on the interior side of the punched windows will be a 2-coat Kynar system.

8.04 Interior doors:

- Include:
 - A. Hollow metal frames at interior doors. Sidelite frames and sill to match manufacturer standard sections, not details K and O on A9.8
 - B. NanaWall sliding door at Culinary Dining
- Excludes:
 - A. 083470 Sound Control Door Assemblies. STC ratings will be met with standard door manufacturer and scheduled hardware
 - B. 2 hour rated wood doors. Wood door rating stops at 90 minutes
 - C. Fire-rated labels at oversized doors
 - D. Multiple lights at any STC rated doors, carried as single half glass doors
 - E. STC rating on door 003A.1. STC rating only to 8'-0" doors

8.05 Interior windows:

- Include:
 - A. Glazing at interior borrowed lights to be 1/4" where shown and 1/2" tempered in lieu of 13/16" laminated where allowable
- Exclude:
 - A. Interior Curtain Wall

Division 9 – Finishes

9.01 Partitions:

- Include:

A. Type 2A & 2C walls changed to 1A & 1C at demising and corridor walls (VE items #26 & 27)

- Exclude:

- A. Spot grouting hollow metal frames in GWB walls as indicated on A9.8
- B. Buried layer of GWB at exterior walls with furred wall in front, 1/A8.16
- C. Tile backer board at ceramic tile wainscot in dry locations (replaced with impact resistant GWB) (VE item #28)

9.02 Flooring:

- All flooring to be included per floor finish plans except for the following:
 - A. Moisture mitigation is excluded
 - B. Daltile quarry naturals series 8" x 8" for kitchen tile as specified is no longer available
 - C. Tile murals are excluded

9.03 Wall finishes:

- Include:
 - A. Acoustic panels in auditorium with standard sizes and fin spacing (VE item #32)
 - B. Wall tile to be selected from price groups 2 and 4 (70% & 30%) (VE item #34)
 - C. Anodized aluminum Schluter trim (VE item #36)
 - D. Reduced full height tile in common areas to match wainscot (VE item #37)
- Exclude:
 - A. Ceramic tile at ceilings in corridors (VE item #33)
 - B. Epoxy grout at locker rooms and bathrooms (VE item #35)

9.04 Ceiling finishes:

- All flooring to be included per floor finish plans except for the following:
 - A. Ceiling systems per documents (VE item #31)
 - B. Auditorium ceiling clouds are included per detail 17/A3.3 (GWB with framing)
- Exclude:
 - A. GWB ceiling above wood slat ceiling at auditorium entrance (VE item #29)

9.05 Painting:

- A. Exposed joists to be painted same color as decking (VE item #38)
- B. Utilize Sherwin-Williams water-based epoxy paint at door frames and misc metals (VE item #39)

Division 10 – Specialties

10.01 Specialties:

- Include:
 - A. New knockdown lockers at corridor locations, welded lockers in locker rooms
- Exclude:
 - A. Smart boards

- B. Paper towel dispensers, surface mount waste receptacle, soap dispenser and hand dryers at restrooms are by the Owner
- C. Chain link ceilings at interior chain link partition areas

Division 11 – Equipment

11.01 Food service equipment:

- Includes:
 - A. Food service equipment
 - B. Walk-in cooler and freezer in kitchen
 - C. Alliances as indicated (refrigerators, microwave, washer/dryers)
- Excludes:
 - D. CTC Culinary Kitchen Equipment (connections included)

11.02 Athletic equipment:

- Includes:
 - A. Installation of owner provided batting cage
 - B. Scoreboards
- Excludes:
 - A. Climbing wall and obstacle course
 - B. Shot clocks
 - C. Smaller divider curtains in gymnasium (VE item #40)

11.03 Theater and stage equipment:

- Includes:
 - A. Line sets and shell system

11.04 Loading dock equipment:

- Includes:
 - A. One dock leveler
 - B. Dock bumper

Division 12 – Furnishings

12.01 Window Furnishings:

- Include:
 - A. Manual roller shades at exterior windows as scheduled
 - B. Motorized shades at CW29 only
 - C. Mini blinds at borrowed lights in classrooms and offices as scheduled as manufactured by Walker Specialties

12.02 Lab Casework:

- Includes:
 - A. Standard hinges and pulls (VE item #16)
 - B. Standard coat hooks (VE item #17)

12.03 Seating:

- Excludes:
 - A. CA133 testing for Auditorium seating (VE item #41)
 - B. Standard cast aluminum standards for Auditorium seating (VE item #42)

Division 14 – Conveying Systems

14.01 Two hydraulic elevators

Division 21 – Fire Protection

21.01 Fire protection system:

- Includes:
 - A. Sprinkler coverage as indicated
 - B. Standpipe to top of stair#1 with hose valve
- Excludes:
 - A. Fire pump(s)
 - B. Ansul or specialty systems for protection of kitchen equipment (included with kitchen hoods)
 - C. Trade permit – waived by Town of Dover

Division 22 – Plumbing

22.01 Plumbing system:

- Includes:
 - A. Lab gas control system to be lockable ball valve with in-wall box (VE item #46)
 - B. Interior natural gas distribution to be 2psi. Revised riser to be provided by Design Team (VE item #45)
- Excludes:
 - A. Specialized plumbing equipment
 - B. Kitchen and Culinary equipment packages
 - C. Salon equipment package
 - D. Natural gas meter and primary regulators
 - E. Domestic water filtration systems
 - F. Trade permit – waived by Town of Dover
 - G. Emergency/secondary roof drains

Division 23 – HVAC

23.01 HVAC system:

- Includes:
 - A. Equipment as scheduled
 - B. Manufacturer's standard 18" roof curb with spring isolators for RTU's (VE item #44)
 - C. Seismic restraints at piping and ductwork systems to meet local codes
 - D. ERW piping for hot and chilled water (VE item #43)
- Excludes:
 - A. Specialty kitchen equipment
 - B. Kitchen exhaust hood (included with kitchen equipment)
 - C. Paint booth exhaust system
 - D. Seamless pipe for hot and chilled water (VE item #43)
 - E. Insulation indoor return air duct work (VE item #48)
 - F. All pressure testing of ductwork (VE item #47)
 - G. Air flow monitoring stations as air handling equipment (VE item #49)
 - H. Trade permit – waived by Town of Dover

Division 26 – Electrical

26.01 Electrical system:

- Includes:
 - A. Primary service entrance as drawn including pathway and conductors. Primary transformer and overhead cut-outs by Owner
 - B. Dry type transformers to be provided with aluminum windings (VE item #50)
 - C. Lighting fixtures to be or-equal products with no spare/extra stock (VE item #51)
- Excludes:
 - A. Servers
 - B. Power and lighting systems for exterior athletic fields, courts and scoreboards except as noted
 - C. Trade permit – waived by Town of Dover
 - D. Cable, internet and telephone service into the building

Division 31 – Sitework

31.01 Earthwork:

- Excludes:
 - A. Drilling/blasting and rock removal
 - B. Unsuitable soil removal and replacement

31.02 Dewatering:

- Excludes:
 - A. Major dewatering

31.03 Site Utilities:

- As indicated on the drawings
- Excludes:
 - A. Directional boring
 - B. Rock removal

31.04 Roads and walks:

- Includes:
 - A. Site paving per documents (excluding Alumni Drive grind and overlay)
- Excludes:
 - A. Grind and overlay of paving at Alumni Drive
 - B. Colored concrete

31.05 Site improvements:

- Include:
 - A. Screening and spreading topsoil from stockpile
 - B. Trees and plantings per base bid documents.
 - C. Irrigation for the (2) softball fields, soccer field and courtyard planting beds.
- Exclude:
 - A. Sod (except in courtyard)
 - B. Topsoil amendments noted in specification (VE item #52)
 - C. Track Reconstruction and perimeter drainage
 - D. Track Equipment
 - E. Any irrigation not noted above
 - F. Wood guardrail along Daley Drive, replace with boulders (VE item #53)

LIST OF DOCUMENTS

Drawing List

- A. Dover HS / Career Technical Center, Dover, NH; 100% Construction Drawings, Volumes 1 thru 4, August 12, 2016, HMFH Architects, Inc.
- B. Addenda #A dated August 29, 2016
- C. Addenda #B dated September 1, 2016

Specifications

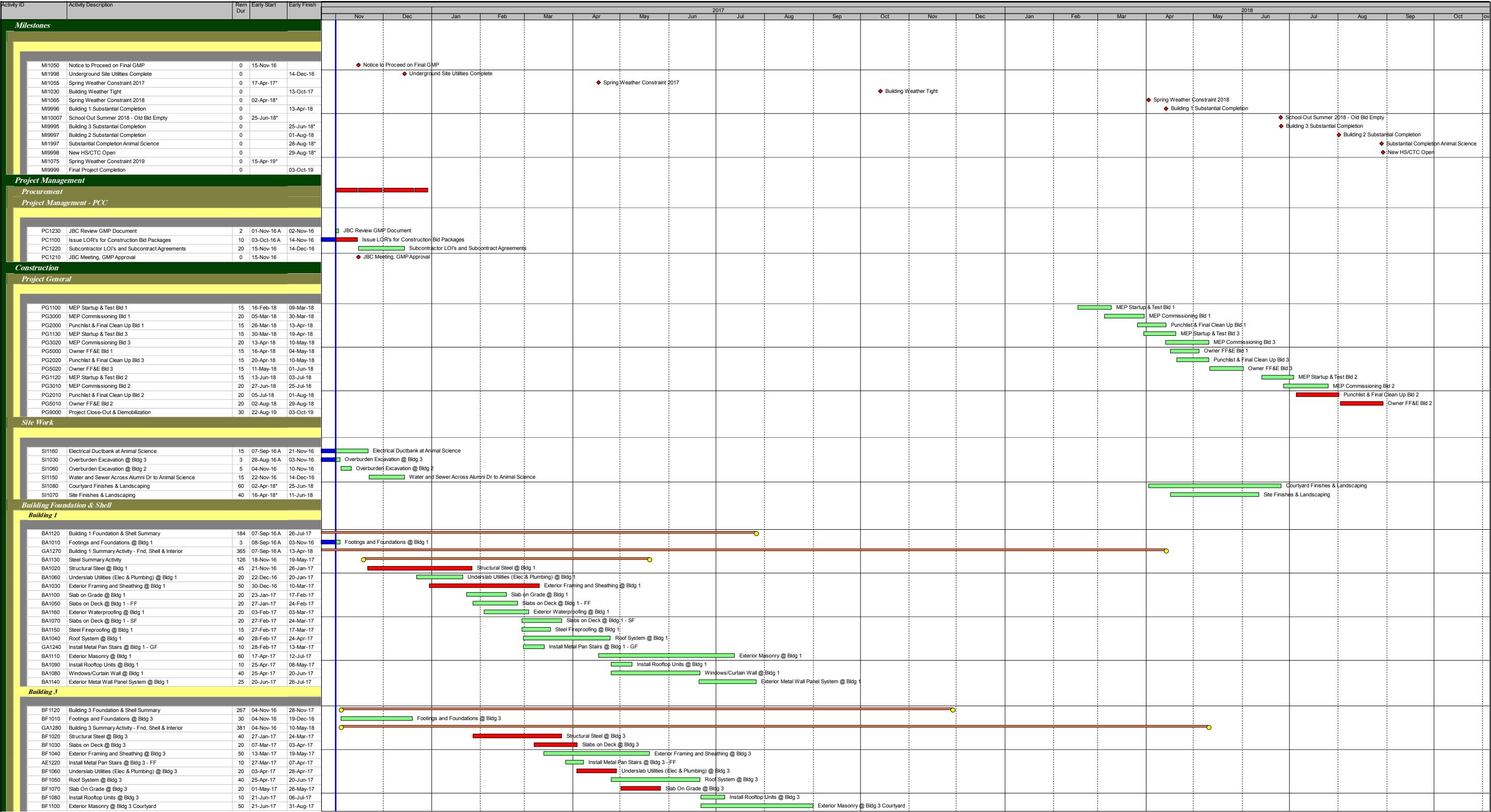
- A. Dover High School & Career Technical Center, Dover, NH; Project Manual, HMFH Architect, Inc., 100% Construction Documents, Volumes 1&2, August 12, 2016

Value Engineering Drawings

- A. Revised brick elevations dated 10/24/16, HMFH Architects, Inc.
- B. Revised window elevations dated 10/24/16, HFMH Architects, Inc.

ALTERNATES

1	Rubber stair treads in lieu of painted risers and sealed concrete	\$98,743
2	Two additional tennis courts	\$51,863
3	Base irrigation design per IR.1 thru IR.4	\$366,676
3A	Irrigation at softball (2) and soccer fields and courtyard shrub beds	GMP
4	Complete track renovation including drainage, equipment, football & soccer goals	\$915,076
5	Utilize Marmoleum modular floor tile in lieu of MCT	\$306,913
6	Integrally colored concrete at entry plazas and courtyard	\$110,930
7	Increase corridor wall tile height to 7'-2"	\$401,618
8	Change Gymnasium veneer to brick	\$188,558
9	Furnish and install scoreboard at softball field	No Bid
10	Furnish and install scoreboard at football field	No Bid
11	Trees and Plantings around building	\$135,767
12	New lockers in lieu of refurbishing existing	GMP
13	Stage and Rigging upgrades	\$53,281
14	Track repairs at drainage crossings	GMP



Start Date 20-May-15
Finish Date 03-Oct-19
Data Date 01-Nov-16
Run Date 01-Nov-16

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GMP Schedule



Activity ID	Activity Description	Ram Dur	Early Start	Early Finish	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	2017 Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
BF1090	Windows/Curtain Wall @ Bldg 3	40	21-Jun-17	17-Aug-17																																							
BF1110	Exterior Masonry @ Bldg 3	60	01-Sep-17	28-Nov-17																																							
BF1130	Install Colling Doors @ Bldg 3	10	13-Nov-17	28-Nov-17																																							
Building 2																																											
BC1140	Rammed Aggregate Piers @ Bldg 2	15	01-Nov-16	21-Nov-16																																							
BC1120	Building 2 Foundation & Shell Summary	268	19-Dec-16	11-Jan-18																																							
GA1290	Building 2 Summary Activity - Fnd, Shel & Interior	409	19-Dec-16	01-Aug-18																																							
BC1000	Footings and Foundations @ Bldg 2	40	20-Dec-16	15-Feb-17																																							
BC1010	Structural Steel @ Bldg 2	40	27-Mar-17	19-May-17																																							
BC1020	Exterior Framing and Sheathing @ Bldg 2	50	22-May-17	02-Aug-17																																							
BC1040	Slabs on Deck @ Bldg 2 - FF	20	22-May-17	19-Jun-17																																							
BC1090	Slabs on Deck @ Bldg 2 - SF	20	20-Jun-17	19-Jul-17																																							
BC1080	Underlab Utilities (Elec & Plumbing) @ Bldg 2	20	20-Jun-17	19-Jul-17																																							
BC1030	Roof System @ Bldg 2	40	21-Jun-17	17-Aug-17																																							
BC1100	Slab on Grade @ Bldg 2	15	20-Jul-17	09-Aug-17																																							
BC1050	Install Rooftop Units @ Bldg 2	10	18-Aug-17	31-Aug-17																																							
BC1060	Windows/Curtain Wall @ Bldg 2	40	18-Aug-17	13-Oct-17																																							
BC1070	Exterior Masonry @ Bldg 2 Courtyard	45	01-Sep-17	03-Nov-17																																							
BC1110	Exterior Masonry @ Bldg 2	60	16-Oct-17	11-Jan-18																																							
BC1130	Install Colling Doors @ Bldg 2	10	28-Dec-17	11-Jan-18																																							
Building Interior																																											
Building 1																																											
Auditorium																																											
AU1240	Auditorium Building Interior Summary Activity	276	17-Feb-17	23-Mar-18																																							
AU1000	Structual Steel & Decking for Stepped Slab @ Auditorium	10	21-Feb-17	06-Mar-17																																							
AU1010	Stepped Slab @ Auditorium	10	25-Apr-17	08-May-17																																							
AU1130	Erect Staging for Overhead Work @ Auditorium	5	09-May-17	15-May-17																																							
AU1250	Fireproof Steel @ Auditorium	10	09-May-17	22-May-17																																							
AU1100	Fire Protection Overhead Rough-in @ Auditorium	5	16-May-17	22-May-17																																							
AU1040	Overhead Framing @ Auditorium	10	23-May-17	06-Jun-17																																							
AU1030	Electrical Overhead Rough-in @ Auditorium	10	07-Jun-17	20-Jun-17																																							
AU1070	Hang & Tape Overhead Drywall @ Auditorium	10	21-Jun-17	06-Jul-17																																							
AU1120	Finish Paint Overhead @ Auditorium	10	07-Jul-17	20-Jul-17																																							
AU1050	Overhead Finishes @ Auditorium	30	21-Jul-17	31-Aug-17																																							
AU1140	Install Overhead Lighting, Sound System, Etc @ Auditorium	10	01-Sep-17	15-Sep-17																																							
AU1110	Fire Protection Overhead Finishes @ Auditorium	5	01-Sep-17	08-Sep-17																																							
AU1060	Electrical Overhead Finishes @ Auditorium	5	01-Sep-17	08-Sep-17																																							
AU1150	Test Overhead Lighting, Sound System, Etc @ Auditorium	5	18-Sep-17	22-Sep-17																																							
AU1160	Dismantle Staging @ Auditorium	5	25-Sep-17	29-Sep-17																																							
AU1080	Wall Finishes @ Auditorium	50	02-Oct-17	12-Dec-17																																							
AU1090	Electrical Wall Finishes @ Auditorium	5	13-Dec-17	19-Dec-17																																							
AU1170	Seal Concrete Floors @ Auditorium	5	20-Dec-17	27-Dec-17																																							
AU1020	Fixed Seating @ Auditorium	10	28-Dec-17	11-Jan-18																																							
AU1200	Catwalk and Ladders @ Stage	10	12-Jan-18	25-Jan-18																																							
AU1230	Lighting @ Stage	10	26-Jan-18	08-Feb-18																																							
AU1210	Rigging and Curtains @ Stage	10	09-Feb-18	23-Feb-18																																							
AU1220	Flooring @ Stage	10	26-Feb-18	09-Mar-18																																							
AU1180	Carpeting @ Auditorium	5	12-Mar-18	16-Mar-18																																							
AU1190	Final Clean @ Auditorium	5	19-Mar-18	23-Mar-18																																							
Ground Floor																																											
GA1210	Masonry Elevator Shaft @ Bldg 1 - GF	15	21-Feb-17	13-Mar-17																																							
GA1230	Building 1 Ground Floor Summary Activity	222	03-Mar-17	18-Jan-18																																							
GA1220	Entire Ground Floor Building Interior Summary Activity	222	03-Mar-17	18-Jan-18																																							
GA1000	Interior Framing @ Bldg 1 - GF	25	06-Mar-17	07-Apr-17																																							
GA1030	Plumbing Above Ceiling Rough-in @ Bldg 1 - GF	30	27-Mar-17	05-May-17																																							
GA1060	Plumbing In Wall Rough-in @ Bldg 1 - GF	30	10-Apr-17	19-May-17																																							
GA1050	Electrical In Wall Rough-in @ Bldg 1 - GF	30	10-Apr-17	19-May-17																																							
GA1040	Mechanical In Wall Rough-in @ Bldg 1 - GF	30	10-Apr-17	19-May-17																																							

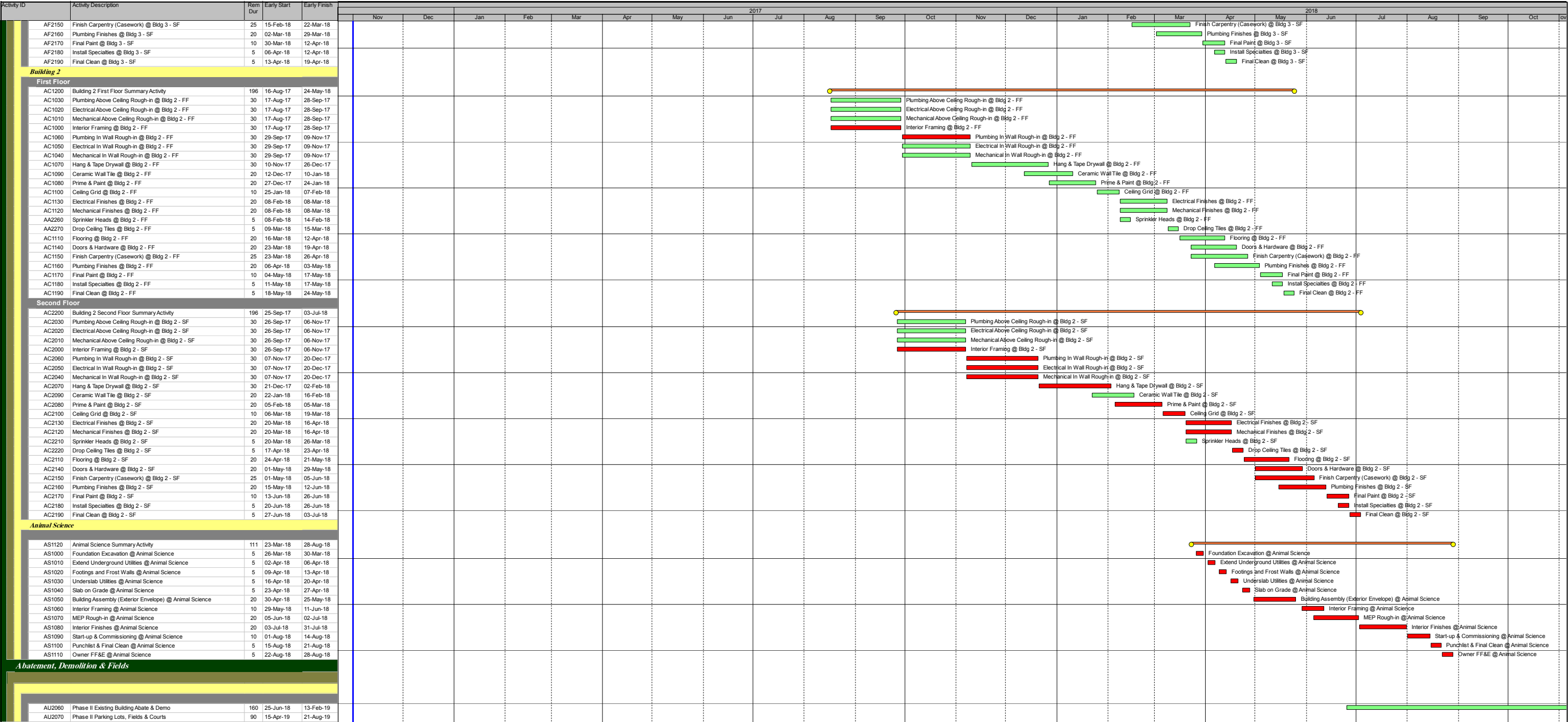
Start Date	20-May-15
Finish Date	03-Oct-19
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Start Date20-May-15

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15027 - Dover High School - Dover, NH

November 1, 2016 Update No. 3

GMP Schedule





CONSTRUCTION

PC Construction Company
100% Employee Owned

Headquarters

193 Tilley Drive
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678.691.4305

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