

September 4, 2026

CK Construction GMP-2 Proposal

Mount Vernon Police Department

Prepared for:



September 4, 2026

City of Mount Vernon
40 Public Square, Room 103
Mount Vernon, Ohio 43050

RE: Mount Vernon Police Department

City of Mt Vernon,

CK Construction is pleased to submit this GMP-2 proposal for your consideration. This proposal is based on, and clarified by the provided list of Exhibits.

GMP-1 Total	\$ 6,107,994
GMP-2 Total	\$ 20,430,427
GMP-2 Base Amount	\$ 19,815,246
GMP-2 Soil Remediation	\$ 615,181
Project Total	\$ 26,538,421

Sincerely,



Mitch Vincent
President of CK Construction



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3.2.3.1: Drawings & Specifications

No.	Title	Rev.	Date	Set
General				
G100	COVER SHEET	4	7/23/2026	IFB & Permit
G120	CODE SUMMARY	4	7/23/2026	IFB & Permit
G121	CODE PLAN -SITE		3/27/2026	IFB & Permit
G122	LIFE SAFETY PLAN	5	8/21/2026	IFB & Permit
G123	LIFE SAFETY PLAN -ATTIC SPACE	5	8/21/2026	IFB & Permit
G130	STORM SHELTER	4	7/23/2026	IFB & Permit
G140	SYMBOLS & ABBREVIATIONS	5	8/21/2026	IFB & Permit
G150	ACCESSIBILITY & MOUNTING HEIGHTS		3/27/2026	IFB & Permit
Civil				
C100	TITLE SHEET	5	8/21/2026	IFB & Permit
C101	GENERAL NOTES & DETAILS	5	8/21/2026	IFB & Permit
C102	DEMOLITION PLAN	5	8/21/2026	IFB & Permit
C103	LOCATION PLAN	5	8/21/2026	IFB & Permit
C104	UTILITY PLAN	5	8/21/2026	IFB & Permit
C105	STORM SEWER PROFILES	5	8/21/2026	IFB & Permit
C106	STORM SEWER PROFILES	5	8/21/2026	IFB & Permit
C108	GRADING PLAN	5	8/21/2026	IFB & Permit
C109	GRADING DETAILS	5	8/21/2026	IFB & Permit
C110	DETENTION BASIN DETAILS	5	8/21/2026	IFB & Permit
C111	EROSION CONTROL PLAN	5	8/21/2026	IFB & Permit
C112	EROSION CONTROL NOTES	5	8/21/2026	IFB & Permit
C113	EROSION CONTROL DETAILS	5	8/21/2026	IFB & Permit
L100	PLANTING PLAN	5	8/21/2026	IFB & Permit
L101	PLANTING DETAILS	5	8/21/2026	IFB & Permit
Architectural				
A010	ARCHITECTURAL SITE PLAN	4	7/23/2026	IFB & Permit
A011	ENTRY PLAZA	4	7/23/2026	IFB & Permit
A012	ADD ALT #1 -IMPOUNDBUILDING		3/27/2026	IFB & Permit
A013	ADD ALT #1 -IMPOUNDBUILDING -SECTIONS	1	5/1/2026	IFB & Permit
A015	ADD ALT #3 COVERED PARKING	3	5/20/2026	IFB & Permit
A016	ADD ALT #4 -MONUMENT SIGN	2	5/6/2026	IFB & Permit
A020	SITE ELEVATIONS & DETAILS	4	7/23/2026	IFB & Permit
A021	SITE ELEVATIONS & DETAILS	3	5/20/2026	IFB & Permit
A022	SITE ELEVATIONS & DETAILS	3	5/20/2026	IFB & Permit
A100	LEVEL 1 -FLOOR SLAB PLAN		3/27/2026	IFB & Permit
A101	LEVEL 1 -OVERALL FLOOR PLAN	4	7/23/2026	IFB & Permit
A102	ATTIC SPACE -OVERALL FLOOR PLAN	4	7/23/2026	IFB & Permit
A103	ROOF PLAN	4	7/23/2026	IFB & Permit
A110A	LEVEL 1 -AREA A FLOOR PLAN	4	7/23/2026	IFB & Permit
A110B	LEVEL 1 -AREA B FLOOR PLAN	4	7/23/2026	IFB & Permit
A110C	LEVEL 1 -AREA C FLOOR PLAN	5	8/21/2026	IFB & Permit
A110D	LEVEL 1 -AREA D FLOOR PLAN	2	5/6/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
A151	ENLARGED PLANS & ELEVATIONS -TOWN HALL		3/27/2026	IFB & Permit
A161	ENLARGED PLANS & ELEVATIONS AT TOILETS	2	5/6/2026	IFB & Permit
A162	ENLARGED PLANS & ELEVATIONS AT TOILETS	4	7/23/2026	IFB & Permit
A163	ENLARGED PLANS & ELEVATIONS AT TOILETS	2	5/6/2026	IFB & Permit
A301	LEVEL 1 -REFLECTEDCEILING PLAN	4	7/23/2026	IFB & Permit
A310A	LEVEL 1 REFLECTED CEILING PLAN -AREA A	5	8/21/2026	IFB & Permit
A310B	LEVEL 1 REFLECTED CEILING PLAN -AREA B	4	7/23/2026	IFB & Permit
A310C	LEVEL 1 REFLECTED CEILING PLAN -AREA C	3	5/20/2026	IFB & Permit
A310D	LEVEL 1 REFLECTED CEILING PLAN -AREA D	4	7/23/2026	IFB & Permit
A401	OVERALL EXTERIOR ELEVATIONS	4	7/23/2026	IFB & Permit
A402	OVERALL EXTERIOR ELEVATIONS	4	7/23/2026	IFB & Permit
A501	BUILDING SECTIONS -CROSS	4	7/23/2026	IFB & Permit
A502	BUILDING SECTIONS -LONGITUDINAL	4	7/23/2026	IFB & Permit
A551	WALL SECTIONS -TYPICAL	4	7/23/2026	IFB & Permit
A552	WALL SECTIONS -TYPICAL	4	7/23/2026	IFB & Permit
A553	WALL SECTIONS -ENTRY FRONTS	4	7/23/2026	IFB & Permit
A554	WALL SECTIONS -ENTRY FRONTS	4	7/23/2026	IFB & Permit
A555	WALL SECTIONS -CLERESTORY	4	7/23/2026	IFB & Permit
A556	WALL SECTIONS -CLERESTORY	4	7/23/2026	IFB & Permit
A557	WALL SECTIONS -CLERESTORY	4	7/23/2026	IFB & Permit
A558	WALL SECTIONS -FIRING RANGE	4	7/23/2026	IFB & Permit
A570	ON-SITE MOCKUP WALL	2	5/6/2026	IFB & Permit
A601	CONSTRUCTION TYPES -EXTERIOR		3/27/2026	IFB & Permit
A602	CONSTRUCTION TYPES -ROOF & FLOOR	1	5/1/2026	IFB & Permit
A603	CONSTRUCTION TYPES -PARTITION TYPES		3/27/2026	IFB & Permit
A604	CONSTRUCTION TYPES -PARTITION TYPES		3/27/2026	IFB & Permit
A610	EXTERIOR WALL DETAILS -PLAN	4	7/23/2026	IFB & Permit
A611	EXTERIOR WALL DETAILS -PLAN	4	7/23/2026	IFB & Permit
A612	EXTERIOR WALL DETAILS -PLAN	4	7/23/2026	IFB & Permit
A621	EXTERIOR WALL DETAILS -SECTION	4	7/23/2026	IFB & Permit
A622	EXTERIOR WALL DETAILS -SECTION	4	7/23/2026	IFB & Permit
A623	EXTERIOR WALL DETAILS -SECTION	4	7/23/2026	IFB & Permit
A624	EXTERIOR WALL DETAILS -SECTION	4	7/23/2026	IFB & Permit
A625	EXTERIOR WALL DETAILS -SECTION	4	7/23/2026	IFB & Permit
A660	ROOF DETAILS		3/27/2026	IFB & Permit
A661	ROOF DETAILS		3/27/2026	IFB & Permit
A690	CAST STONE PROFILES	4	7/23/2026	IFB & Permit
A701	MECH ACCESS STAIR -PLANS AND SECTIONS		3/27/2026	IFB & Permit
A702	MECHANICAL ACCESS STAIR -DETAILS		3/27/2026	IFB & Permit
A801	INTERIOR ELEVATIONS -MAIN LOBBY	1	5/1/2026	IFB & Permit
A802	INTERIOR ELEVATIONS -TRAINING		3/27/2026	IFB & Permit
A803	INTERIOR ELEVATIONS -MILLWORK	3	5/20/2026	IFB & Permit
A804	INTERIOR ELEVATIONS -CONF & MEETING		3/27/2026	IFB & Permit
A805	INTERIOR ELEVATIONS -MAIN CORRIDOR	2	5/6/2026	IFB & Permit
A806	INTERIOR ELEVATIONS -SOUTHCORRIDOR	1	3/27/2026	IFB & Permit
A821	MILLWORK SECTIONS -COMMON	3	5/20/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
A822	MILLWORK SECTIONS -COMMON	2	5/6/2026	IFB & Permit
A850	INTERIOR DETAILS		3/27/2026	IFB & Permit
A851	INTERIOR DETAILS		3/27/2026	IFB & Permit
A852	INTERIOR DETAILS	2	3/27/2026	IFB & Permit
A901	OPENINGS SCHEDULE	4	7/23/2026	IFB & Permit
A910	OPENINGS AND FRAMES ELEVATIONS	4	7/23/2026	IFB & Permit
A920	EXTERIOR OPENINGS DETAILS -DOORS	4	7/23/2026	IFB & Permit
A921	EXTERIOR OPENINGS DETAILS -DOORS	4	7/23/2026	IFB & Permit
A922	EXTERIOR OPENINGS DETAILS -DOORS	4	7/23/2026	IFB & Permit
A923	OPENINGS DETAILS -STORM SHELTER	4	7/23/2026	IFB & Permit
A930	EXTERIOR OPENINGS DETAILS -STOREFRONT	4	7/23/2026	IFB & Permit
A931	EXTERIOR OPENINGS DETAILS -STOREFRONT	4	7/23/2026	IFB & Permit
A932	EXTERIOR OPENINGS DETAILS -STOREFRONT	4	7/23/2026	IFB & Permit
A933	EXTERIOR OPENINGS DETAILS -STOREFRONT	4	7/23/2026	IFB & Permit
A940	INTERIOR OPENINGS DETAILS		3/27/2026	IFB & Permit
Interiors				
I000	INTERIOR MATERIAL ID SCHEDULE	4	7/23/2026	IFB & Permit
I001	INTERIOR MATERIAL ID SCHEDULE	3	5/20/2026	IFB & Permit
I100	LEVEL 1 FINISH PLAN		3/27/2026	IFB & Permit
I101A	LEVEL 1 FINISH PLAN -AREA A		3/27/2026	IFB & Permit
I101B	LEVEL 1 FINISH PLAN -AREA B		3/27/2026	IFB & Permit
I101C	LEVEL 1 FINISH PLAN -AREA C		3/27/2026	IFB & Permit
I101D	LEVEL 1 FINISH PLAN -AREA D		3/27/2026	IFB & Permit
I401	LEVEL 1 -FURNITURE PLAN	3	5/20/2026	IFB & Permit
Structural				
S001	GENERAL STRUCTURAL INFORMATION	4	7/23/2026	IFB & Permit
S101A	AREA A -FOUNDATIONPLAN	4	7/23/2026	IFB & Permit
S101B	AREA B -FOUNDATIONPLAN	4	7/23/2026	IFB & Permit
S101C	AREA C -FOUNDATIONPLAN	4	7/23/2026	IFB & Permit
S101D	AREA D -FOUNDATIONPLAN	4	7/23/2026	IFB & Permit
S102	EVIDENCE BLDG -FOUNDATION PLAN & DETAILS		3/27/2026	IFB & Permit
S201	FOUNDATION DETAILS	4	7/23/2026	IFB & Permit
S202	FOUNDATION DETAILS	4	7/23/2026	IFB & Permit
S203	FOUNDATION DETAILS	4	7/23/2026	IFB & Permit
S301A	AREA A -LOW ROOF FRAMING PLAN	4	7/23/2026	IFB & Permit
S301B	AREA B -LOW ROOF FRAMING PLAN	4	7/23/2026	IFB & Permit
S301C	AREA C -LOW ROOF FRAMING PLAN	4	7/23/2026	IFB & Permit
S301D	AREA D -MEZZ. & LOW ROOF FRAMING PLAN	4	7/23/2026	IFB & Permit
S302B	AREA B -HIGH ROOF FRAMING PLAN		3/27/2026	IFB & Permit
S302D	AREA D -HIGH ROOF FRAMING PLAN		3/27/2026	IFB & Permit
S401	COLUMN SCHEDULE AND DETAILS		3/27/2026	IFB & Permit
S402	FRAMING ELEVATIONS AND DETAILS		3/27/2026	IFB & Permit
S501	FRAMING DETAILS		3/27/2026	IFB & Permit
S502	FRAMING DETAILS		3/27/2026	IFB & Permit
S503	FRAMING DETAILS		3/27/2026	IFB & Permit
S504	FRAMING DETAILS		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
S505	FRAMING DETAILS	4	7/23/2026	IFB & Permit
S506	FRAMING DETAILS	4	7/23/2026	IFB & Permit
Mechanical				
M001	SYMBOLS, LEGENDS, & PROJECT NOTES	1	5/1/2026	IFB & Permit
M002	HVAC ZONING -1ST FLOOR	1	5/1/2026	IFB & Permit
M003	HVAC ZONING -1ST FLOOR	1	5/1/2026	IFB & Permit
M101	HVAC PLAN -OVERALL		3/27/2026	IFB & Permit
M102	HVAC PLAN -AREA A	4	7/23/2026	IFB & Permit
M103	HVAC PLAN -AREA B	1	5/1/2026	IFB & Permit
M104	HVAC PLAN -AREA C	1	5/1/2026	IFB & Permit
M105	HVAC PLAN -AREA D	5	8/21/2026	IFB & Permit
M121	HVAC PLAN -MEZZANINE & ROOF (EAST)		3/27/2026	IFB & Permit
M122	HVAC PLAN -MEZZANINE & ROOF (WEST)	1	5/1/2026	IFB & Permit
M131	HVAC PLAN -VEHICLEIMPOUND BLDG	1	5/1/2026	IFB & Permit
M201	HVAC PIPING PLAN - OVERALL		3/27/2026	IFB & Permit
M202	HVAC PIPING PLAN - AREA A	1	5/1/2026	IFB & Permit
M203	HVAC PIPING PLAN - AREA B	1	5/1/2026	IFB & Permit
M204	HVAC PIPING PLAN - AREA C	1	5/1/2026	IFB & Permit
M205	HVAC PIPING PLAN - AREA D	5	8/21/2026	IFB & Permit
M221	HVAC PIPING PLAN - SNOW MELT (EAST)	1	5/1/2026	IFB & Permit
M222	HVAC PIPING PLAN - SNOW MELT (WEST)	1	5/1/2026	IFB & Permit
M401	ENLARGED HVAC PLAN -MECH MEZZANINE	1	5/1/2026	IFB & Permit
M501	DETAILS	4	7/23/2026	IFB & Permit
M502	DETAILS	4	7/23/2026	IFB & Permit
M503	DETAILS	1	5/1/2026	IFB & Permit
M601	SCHEDULES	5	8/21/2026	IFB & Permit
M602	SCHEDULES	1	5/1/2026	IFB & Permit
M603	SCHEDULES	1	5/1/2026	IFB & Permit
M701	CONTROLS		3/27/2026	IFB & Permit
M702	CONTROLS	1	5/1/2026	IFB & Permit
M703	CONTROLS	1	5/1/2026	IFB & Permit
M704	CONTROLS	1	5/1/2026	IFB & Permit
M705	CONTROLS	1	5/1/2026	IFB & Permit
M706	CONTROLS	1	5/1/2026	IFB & Permit
Fire Suppression				
FP001	FIRE SUPPRESSION DESIGN NOTES AND DETAILS		3/27/2026	IFB & Permit
FP101	FIRE SUPPRESSION LEVEL 1 -OVERALL	1	5/1/2026	IFB & Permit
FP122	FIRE SUPPRESSION EQUIPMENT PLATFORM		3/27/2026	IFB & Permit
Plumbing				
	ABBREVIATIONS, SYMBOLS, LEGENDS, & PROJECT			
P001	NOTES		3/27/2026	IFB & Permit
P002	PLUMBING SITE PLAN	1	5/1/2026	IFB & Permit
P100	PLUMBING FOUNDATION PLAN -OVERALL		3/27/2026	IFB & Permit
P100A	PLUMBING FOUNDATION PLAN -AREA A	1	5/1/2026	IFB & Permit
P100B	PLUMBING FOUNDATION PLAN -AREA B		3/27/2026	IFB & Permit
P100C	PLUMBING FOUNDATION PLAN -AREA C		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
P100D	PLUMBING FOUNDATION PLAN -AREA D	1	5/1/2026	IFB & Permit
P101	PLUMBING PLAN -OVERALL		3/27/2026	IFB & Permit
P101A	PLUMBING PLAN -AREA A	1	5/1/2026	IFB & Permit
P101B	PLUMBING PLAN -AREA B		3/27/2026	IFB & Permit
P101C	PLUMBING PLAN -AREA C		3/27/2026	IFB & Permit
P101D	PLUMBING PLAN -AREA D	1	5/1/2026	IFB & Permit
P102	PLUMBING PLAN -EQUIPMENT PLATFORM		3/27/2026	IFB & Permit
P103	PLUMBING PLAN -ROOF		3/27/2026	IFB & Permit
P111	PLUMBING PLAN -VEHICLE IMPOUND BUILDING		3/27/2026	IFB & Permit
P401	DETAILS		3/27/2026	IFB & Permit
P501	SCHEDULES	1	5/1/2026	IFB & Permit
P601A	SWV DIAGRAM -AREA A	1	5/1/2026	IFB & Permit
P601B	SWV DIAGRAM -AREA B		3/27/2026	IFB & Permit
P601C	SWV DIAGRAM -AREA C		3/27/2026	IFB & Permit
P601D	SWV DIAGRAM -AREA D	1	5/1/2026	IFB & Permit
P602	SWV DIAGRAM -IMPOUND BUILDING		3/27/2026	IFB & Permit
Electrical				
E001	SYMBOLS, LEGENDS, & PROJECT NOTES	5	8/21/2026	IFB & Permit
E002	ELECTRICAL SITE PLAN	4	7/23/2026	IFB & Permit
E101	POWER PLAN -OVERALL		3/27/2026	IFB & Permit
E101A	POWER PLAN -AREA A	1	5/1/2026	IFB & Permit
E101B	POWER PLAN -AREA B		3/27/2026	IFB & Permit
E101C	POWER PLAN -AREA C	1	5/1/2026	IFB & Permit
E101D	POWER PLAN -AREA D	1	5/1/2026	IFB & Permit
E121	POWER PLAN -MEZZANINE & ROOF (EAST)		3/27/2026	IFB & Permit
E122	POWER PLAN -MEZZANINE & ROOF (WEST)	1	5/1/2026	IFB & Permit
E201	LIGHTING PLAN -OVERALL		3/27/2026	IFB & Permit
E201A	LIGHTING PLAN -AREA A	5	8/21/2026	IFB & Permit
E201B	LIGHTING PLAN -AREA B		3/27/2026	IFB & Permit
E201C	LIGHTING PLAN -AREA C	1	5/1/2026	IFB & Permit
E201D	LIGHTING PLAN -AREA D	1	5/1/2026	IFB & Permit
E221	LIGHTING PLAN -MEZZANINE & ROOF (EAST)		3/27/2026	IFB & Permit
E222	LIGHTING PLAN -MEZZANINE & ROOF (WEST)		3/27/2026	IFB & Permit
E301A	FIRE ALARM PLAN -AREA A		3/27/2026	IFB & Permit
E301B	FIRE ALARM PLAN -AREA B		3/27/2026	IFB & Permit
E301C	FIRE ALARM PLAN -AREA C		3/27/2026	IFB & Permit
E301D	FIRE ALARM PLAN -AREA D		3/27/2026	IFB & Permit
E321	FIRE ALARM PLAN -MECHANICALMEZZ/ROOF		3/27/2026	IFB & Permit
E501	DETAILS	4	7/23/2026	IFB & Permit
E502	DETAILS		3/27/2026	IFB & Permit
E503	LIGHTING DETAILS		3/27/2026	IFB & Permit
E601	PANEL SCHEDULES	5	8/21/2026	IFB & Permit
E602	PANEL SCHEDULES	5	8/21/2026	IFB & Permit
E603	LIGHTING & MOTOR SCHEDULES	5	8/21/2026	IFB & Permit
E701	SINGLE LINE	1	5/1/2026	IFB & Permit
E801	ELECTRICAL ALTERNATES	1	5/1/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
E802	ELECTRICAL ALTERNATES		3/27/2026	IFB & Permit
Technology				
T001	TECHNOLOGY LEGEND		3/27/2026	IFB & Permit
T002	TECHNOLOGY LEGEND		3/27/2026	IFB & Permit
T003	TECHNOLOGY NOTES		3/27/2026	IFB & Permit
T010	TECHNOLOGY SITE PLAN		3/27/2026	IFB & Permit
T011	TECH MAIN BLDG COMP PATHWAY RCP	4	7/23/2026	IFB & Permit
T012	TECH IMPOUND BLDG COMP PATHWAY RCP		3/27/2026	IFB & Permit
T101	TECHNOLOGY OVERALL SITE PLAN		3/27/2026	IFB & Permit
T102	TECHNOLOGY MAIN BLDG PLAN		3/27/2026	IFB & Permit
T103	TECHNOLOGY IMPOUND BLDG PLAN		3/27/2026	IFB & Permit
T201	SECURITY OVERALL SITE PLAN	1	5/1/2026	IFB & Permit
T202	SECURITY MAIN BLDG PLAN		3/27/2026	IFB & Permit
T203	SECURITY IMPOUND PLAN		3/27/2026	IFB & Permit
T401	IT 1120 ENLARGED AND ELEVATION PLANS		3/27/2026	IFB & Permit
T501	COMPOSITE PATHWAY DETAILS		3/27/2026	IFB & Permit
T502	DATA AND AUDIO VISUAL DETAILS		3/27/2026	IFB & Permit
T510	SECURITY DETAILS		3/27/2026	IFB & Permit
T511	SECURITY DOOR DETAILS		3/27/2026	IFB & Permit
T602	SECURITY SCHEDULES	1	5/1/2026	IFB & Permit
T603	DATA DROP SCHEDULE	1	5/1/2026	IFB & Permit
Project Specifications				
00 01 01	Project Title Page Volume 1		3/27/2026	IFB & Permit
00 01 10	Table of Contents Volume 1		3/27/2026	IFB & Permit
00 31 00	Available Project Information		3/27/2026	IFB & Permit
00 31 00.01	Geotechnical Engineering Report		3/27/2026	IFB & Permit
00 31 00.02	Columbus Ohio Construction and Material Spec		3/27/2026	IFB & Permit
01 10 00	Summary		3/27/2026	IFB & Permit
01 13 21	Electronic Files and Cad Release Form		3/27/2026	IFB & Permit
01 23 00	Alternates		3/27/2026	IFB & Permit
01 25 00	Contract Modification Procedures		3/27/2026	IFB & Permit
01 29 00	Payment Procedures		3/27/2026	IFB & Permit
01 31 00	Project Management and Coordination		3/27/2026	IFB & Permit
01 32 00	Construction Progress Documentation		3/27/2026	IFB & Permit
01 33 00	Submittal Procedures		3/27/2026	IFB & Permit
01 40 00	Quality Requirements		3/27/2026	IFB & Permit
01 42 00	References Standards and Definitions		3/27/2026	IFB & Permit
01 50 00	Temporary Facilities and Controls		3/27/2026	IFB & Permit
01 60 00	Product Requirements		3/27/2026	IFB & Permit
01 60 01	Product Substitution Request Form Construction		3/27/2026	IFB & Permit
01 70 00	Execution Requirements		3/27/2026	IFB & Permit
01 74 19	Construction Waste Management		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
01 77 00	Closeout Procedures		3/27/2026	IFB & Permit
01 78 23	Operation and Maintenance Data		3/27/2026	IFB & Permit
01 78 39	Project Record Documents		3/27/2026	IFB & Permit
01 79 00	Demonstration and Training		3/27/2026	IFB & Permit
02 41 13	Selective Site Demolition		3/27/2026	IFB & Permit
03 30 00	Cast In Place Concrete		3/27/2026	IFB & Permit
03 35 00	Concrete Finishing		3/27/2026	IFB & Permit
03 35 43	Polished Concrete Finishing		3/27/2026	IFB & Permit
03 49 00	Glass Fiber Reinforced Concrete		3/27/2026	IFB & Permit
04 20 00	Unit Masonry		3/27/2026	IFB & Permit
04 72 00	Cast Stone Masonry		3/27/2026	IFB & Permit
05 05 53	Security Fasteners		3/27/2026	IFB & Permit
05 12 00	Structural Steel		3/27/2026	IFB & Permit
05 21 00	Steel Joists		3/27/2026	IFB & Permit
05 31 00	Metal Decking		3/27/2026	IFB & Permit
05 40 00	Cold Formed Metal Framing		3/27/2026	IFB & Permit
05 50 00	Metal Fabrications	2	5/6/2026	IFB & Permit
05 51 00	Metal Stairs		3/27/2026	IFB & Permit
05 52 13	Pipe and Tube Railings		3/27/2026	IFB & Permit
05 57 00	Decorative Metal		3/27/2026	IFB & Permit
05 73 00	Decorative Metal Railings Exterior		3/27/2026	IFB & Permit
05 77 13	Metal Rooftop Equipment Screen Panels		3/27/2026	IFB & Permit
06 10 00	Rough Carpentry		3/27/2026	IFB & Permit
06 16 00	Sheathing		3/27/2026	IFB & Permit
06 20 23	Interior Finish Carpentry		3/27/2026	IFB & Permit
06 40 00	Architectural Woodwork	4	7/23/2026	IFB & Permit
06 61 16	Cast Polymer Solid Surfacing		3/27/2026	IFB & Permit
07 18 01	Traffic Coatings (Pedestrian)		3/27/2026	IFB & Permit
07 21 00	Thermal Insulation		3/27/2026	IFB & Permit
	Fluid Applied Membrane Air Barriers, Vapor			
07 27 26	Retarding		3/27/2026	IFB & Permit
07 31 00	Structural Thermal Break		3/27/2026	IFB & Permit
07 42 13	Formed Metal Wall Panels		3/27/2026	IFB & Permit
07 42 19	Insulated Metal Wall Panels		3/27/2026	IFB & Permit
07 42 43	Aluminum Composite Wall Panels		3/27/2026	IFB & Permit
07 54 23	TPO Membrane Roofing		3/27/2026	IFB & Permit
07 61 13	Standing Seam Sheet Metal Roofing		3/27/2026	IFB & Permit
07 62 00	Sheet Metal Flashing and Trim		3/27/2026	IFB & Permit
07 71 13	Manufactured Copings		3/27/2026	IFB & Permit
07 84 13	Penetration Firestopping		3/27/2026	IFB & Permit
07 84 43	Joint Firestopping		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
07 92 00	Joint Sealants		3/27/2026	IFB & Permit
07 92 15	Security Joint Sealants		3/27/2026	IFB & Permit
08 06 71	Door Hardware Schedule	3	5/20/2026	IFB & Permit
08 11 13	Hollow Metal Doors and Frames	4	7/23/2026	IFB & Permit
08 14 00	Wood Doors		3/27/2026	IFB & Permit
08 31 13	Access Doors and Frames		3/27/2026	IFB & Permit
08 36 00	Sectional Overhead Doors	4	7/23/2026	IFB & Permit
08 41 13	Aluminum Framed Entrances and Storefronts		3/27/2026	IFB & Permit
08 44 13	Glazed Aluminum Curtain Walls		3/27/2026	IFB & Permit
08 56 53	Transaction Security Windows		3/27/2026	IFB & Permit
08 71 00	Door Hardware		3/27/2026	IFB & Permit
08 71 00.01	Door Hardware Schedule	3	5/20/2026	IFB & Permit
08 80 00	Glazing	4	7/23/2026	IFB & Permit
08 83 00	Mirrors		3/27/2026	IFB & Permit
08 88 53	Security Glazing	1	5/1/2026	IFB & Permit
08 88 66	Interior Glass Partition Systems		3/27/2026	IFB & Permit
08 91 00	Architectural Louvers	1	5/1/2026	IFB & Permit
09 21 16	Gypsum Board Assemblies	4	7/23/2026	IFB & Permit
09 22 16	Non Structural Metal Framing		3/27/2026	IFB & Permit
09 30 00	Tiling		3/27/2026	IFB & Permit
09 51 23	Acoustical Tile Ceilings		3/27/2026	IFB & Permit
09 57 53	Security Metal Ceilings		3/27/2026	IFB & Permit
09 65 00	Resilient Flooring		3/27/2026	IFB & Permit
09 67 23	Resinous Flooring		3/27/2026	IFB & Permit
09 68 00	Carpeting		3/27/2026	IFB & Permit
09 77 33	FRP Wall Paneling		3/27/2026	IFB & Permit
09 84 00	Security Wall Systems		3/27/2026	IFB & Permit
09 84 33	Acoustic Wall Paneling		3/27/2026	IFB & Permit
09 91 13	Exterior Painting		3/27/2026	IFB & Permit
09 91 23	Interior Painting		3/27/2026	IFB & Permit
09 96 00	High Performance Coatings		3/27/2026	IFB & Permit
10 11 00	Visual Display Units		3/27/2026	IFB & Permit
10 14 00	Signage		3/27/2026	IFB & Permit
10 21 13	Toilet Compartments		3/27/2026	IFB & Permit
10 26 00	Wall and Door Protection		3/27/2026	IFB & Permit
10 28 00	Toilet and Bath Accessories		3/27/2026	IFB & Permit
10 28 63	Detention Toilet Accessories		3/27/2026	IFB & Permit
10 44 00	Fire Protection Specialties		3/27/2026	IFB & Permit
10 51 00	Lockers		3/27/2026	IFB & Permit
10 51 70	Law Enforcement Lockers		3/27/2026	IFB & Permit
10 75 00	Flagpoles		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
10 82 13	Roof Top Equipment Screens	4	7/23/2026	IFB & Permit
10 90 00	Miscellaneous Specialties		3/27/2026	IFB & Permit
11 19 16	Detention Gun Lockers		3/27/2026	IFB & Permit
11 31 00	Residential Appliances		3/27/2026	IFB & Permit
11 67 23	Shooting Range Equipment	2	5/6/2026	IFB & Permit
12 20 00	Window Treatments		3/27/2026	IFB & Permit
12 36 16	Metal Countertops		3/27/2026	IFB & Permit
12 36 61	Simulated Stone Countertops		3/27/2026	IFB & Permit
12 48 00	Entrance Flooring		3/27/2026	IFB & Permit
12 55 00	Detention Furniture		3/27/2026	IFB & Permit
13 46 00	Ballistic Resistant Assemblies		3/27/2026	IFB & Permit
20 01 01	Project Title Page Volume 2		3/27/2026	IFB & Permit
20 01 10	Table of Contents Volume 2		3/27/2026	IFB & Permit
21 05 01	Basic Fire Suppression Requirements		3/27/2026	IFB & Permit
21 05 02	Agreement and Waiver for Use of Electronic Files Electronic Files Heapy Release Form to		3/27/2026	IFB & Permit
21 05 02A	Contractors		3/27/2026	IFB & Permit
21 05 04	Basic Fire Suppression Materials and Methods		3/27/2026	IFB & Permit
21 05 05	Firestopping		3/27/2026	IFB & Permit
21 05 07	Piping Materials and Method for Fire Suppression		3/27/2026	IFB & Permit
21 05 09	Excavation, Backfill and Surface Restoration		3/27/2026	IFB & Permit
21 05 13	Electrical Requirements for Fire Suppression Equipment		3/27/2026	IFB & Permit
21 05 19	Meters and Gauges for Fire Suppression Piping Hangers and Supports for Fire Suppression		3/27/2026	IFB & Permit
21 05 29	Piping		3/27/2026	IFB & Permit
21 05 48	Seismic Control for Fire Suppression Systems		3/27/2026	IFB & Permit
21 05 53	Identification of Fire Suppression Piping and Equipment		3/27/2026	IFB & Permit
21 11 13	Facility Water Distribution Piping Fire		3/27/2026	IFB & Permit
21 13 12	Fire Suppression Piping		3/27/2026	IFB & Permit
21 13 13	Fire Suppression Sprinkler System		3/27/2026	IFB & Permit
22 05 01	Basic Plumbing Requirements		3/27/2026	IFB & Permit
22 05 02	Agreement and Waiver for Use of Electronic Files Electronic Files Heapy Release Form to		3/27/2026	IFB & Permit
22 05 02A	Contractors		3/27/2026	IFB & Permit
22 05 04	Basic Plumbing Materials and Methods		3/27/2026	IFB & Permit
22 05 05	Firestopping		3/27/2026	IFB & Permit
22 05 07	Piping Materials and Methods		3/27/2026	IFB & Permit
22 05 09	Excavation, Backfill and Surface Restoration		3/27/2026	IFB & Permit
22 05 13	Electrical Requirements for Plumbing Equipment		3/27/2026	IFB & Permit
22 05 19	Meters and Gauges for Plumbing Piping		3/27/2026	IFB & Permit
22 05 23	General Duty Valves for Plumbing Piping		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
22 05 29	Hangers and Supports for Plumbing Piping		3/27/2026	IFB & Permit
22 05 30	Bases and Supports for Plumbing Equipment		3/27/2026	IFB & Permit
22 05 48	Seismic Control for Plumbing Systems		3/27/2026	IFB & Permit
22 05 53	Identification of Plumbing Piping and Equipment		3/27/2026	IFB & Permit
22 07 19	Plumbing Piping Insulation		3/27/2026	IFB & Permit
22 10 12	Building Gas Piping		3/27/2026	IFB & Permit
22 11 16	Interior Domestic Water Piping	4	7/23/2026	IFB & Permit
22 11 19	Interior Domestic Water Piping Specialties		3/27/2026	IFB & Permit
22 13 16	Interior Drainage and Vent Systems		3/27/2026	IFB & Permit
22 13 19	Drainage Systems Specialties		3/27/2026	IFB & Permit
22 13 23	Sanitary Storm Drainage Interceptors		3/27/2026	IFB & Permit
	Domestic Water Heaters High Efficiency			
22 33 00A	Condensing		3/27/2026	IFB & Permit
22 33 00C	Domestic Water Heaters Electric		3/27/2026	IFB & Permit
22 42 00	Plumbing Fixtures		3/27/2026	IFB & Permit
23 05 01	Basic HVAC Requirements		3/27/2026	IFB & Permit
23 05 02	Agreement and Waiver for Use of Electronic Files		3/27/2026	IFB & Permit
	Electronic Files Heapy Release Form to			
23 05 02A	Contractors		3/27/2026	IFB & Permit
23 05 04	Basic HVAC Materials and Methods		3/27/2026	IFB & Permit
23 05 05	Firestopping		3/27/2026	IFB & Permit
23 05 07	Piping Materials and Methods		3/27/2026	IFB & Permit
23 05 13	Electrical Requirements for HVAC Equipment		3/27/2026	IFB & Permit
23 05 14	Adjustable Frequency Motor Controller		3/27/2026	IFB & Permit
23 05 17	Expansion Loops for HVAC Piping Systems		3/27/2026	IFB & Permit
23 05 19	Gauges and Make Up Meters for HVAC Piping		3/27/2026	IFB & Permit
23 05 21	Flow and Energy Meters		3/27/2026	IFB & Permit
23 05 23	General Duty Valves for HVAC Piping		3/27/2026	IFB & Permit
23 05 29	Hangers and Supports for HVAC Piping		3/27/2026	IFB & Permit
23 05 30	Bases and Supports for HVAC Equipment		3/27/2026	IFB & Permit
23 05 31	HVAC Equipment Drives		3/27/2026	IFB & Permit
23 05 48	Seismic Control for HVAC System		3/27/2026	IFB & Permit
23 05 49	Vibration Control for HVAC		3/27/2026	IFB & Permit
23 05 50	Flexible HVAC Pipe Connectors		3/27/2026	IFB & Permit
23 05 53	Identification of HVAC Piping and Equipment		3/27/2026	IFB & Permit
23 05 93	Testing, Adjusting and Balancing for HVAC		3/27/2026	IFB & Permit
23 07 13	Duct Insulation		3/27/2026	IFB & Permit
23 07 16	HVAC Equipment Insulation		3/27/2026	IFB & Permit
23 07 19	HVAC Pipe Insulation		3/27/2026	IFB & Permit
23 09 23	Building Automation System for HVAC		3/27/2026	IFB & Permit
23 09 25	Instrumentation and Control Devices for HVAC		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

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No.	Title	Rev.	Date	Set
23 09 47	Control Power and Wiring for HVAC		3/27/2026	IFB & Permit
23 21 13	Hydronic Piping		3/27/2026	IFB & Permit
23 21 14	Expansion Tanks (Pressurized Bladder)		3/27/2026	IFB & Permit
23 21 17	Glycol Solution System		3/27/2026	IFB & Permit
23 21 23	Hydronic Pumps		3/27/2026	IFB & Permit
23 23 00	Refrigerant Piping		3/27/2026	IFB & Permit
23 25 00	Water Treatment Systems		3/27/2026	IFB & Permit
23 31 13	HVAC Ductwork		3/27/2026	IFB & Permit
23 33 00	Air Duct Accessories		3/27/2026	IFB & Permit
23 34 00	HVAC Fans		3/27/2026	IFB & Permit
23 34 23	HVAC Gravity Roof Ventilators		3/27/2026	IFB & Permit
23 36 16	Air Terminal Units VAV Reheat and Shutoff (DDC Control)		3/27/2026	IFB & Permit
23 37 00	Air Outlets and Inlets	4	7/23/2026	IFB & Permit
23 41 00	Air Filters		3/27/2026	IFB & Permit
23 51 17	Breeching, Chimneys and Stacks (Factory Double Wall)		3/27/2026	IFB & Permit
23 52 20	Hot Water High Efficiency Condensing Boilers		3/27/2026	IFB & Permit
23 55 34	Gas Fired Unit Heaters		3/27/2026	IFB & Permit
23 62 15	Condensing Units Air Cooled (Larger Units)		3/27/2026	IFB & Permit
23 73 10	Indoor Packaged Split DX Modular Air Handling Units		3/27/2026	IFB & Permit
23 81 19B	Self Contained Air Conditioners Rooftop		3/27/2026	IFB & Permit
23 81 28	DX Mini Split Systems – Air Cooled		3/27/2026	IFB & Permit
23 82 39	Unit Heaters (Cabinet Propeller)		3/27/2026	IFB & Permit
23 83 26	Snow Melting System Hydronic		3/27/2026	IFB & Permit
23 84 14B	Humidifier Electric Resistance Immersion Steam Gen Type		3/27/2026	IFB & Permit
26 05 01	Basic Electrical Requirements		3/27/2026	IFB & Permit
26 05 02	Agreement and Waiver for Use of Electronic Files		3/27/2026	IFB & Permit
26 05 02A	Electronic Files Heapy Release Form to Contractors		3/27/2026	IFB & Permit
26 05 04	Basic Electrical Materials and Methods		3/27/2026	IFB & Permit
26 05 05	Firestopping		3/27/2026	IFB & Permit
26 05 09	Excavation, Backfill and Surface Restoration		3/27/2026	IFB & Permit
26 05 19	Low Voltage Electrical Power Conductors Copper		3/27/2026	IFB & Permit
26 05 26	Grounding and Bonding for Electrical Systems		3/27/2026	IFB & Permit
26 05 28	Communications Systems Pathways and Support Equipment		3/27/2026	IFB & Permit
26 05 33	Raceways and Boxes for Electrical Systems		3/27/2026	IFB & Permit
26 05 43	Pullboxes, Handholes, Underground Ducts and Raceways for Electrical System		3/27/2026	IFB & Permit

3.2.3.1: Drawings & Specifications

September 4, 2026

No.	Title	Rev.	Date	Set
26 05 48	Seismic Control for Electrical Systems		3/27/2026	IFB & Permit
26 05 53	Identification for Electrical Systems		3/27/2026	IFB & Permit
26 05 65	Specific Wiring Applications		3/27/2026	IFB & Permit
26 05 73	Overcurrent Protective Device Coord. Study		3/27/2026	IFB & Permit
26 09 23	Lighting Control Devices	2	5/6/2026	IFB & Permit
26 24 13	Distribution Switchboard (Below 600 Volts)	4	7/23/2026	IFB & Permit
26 24 16	Panelboards	4	7/23/2026	IFB & Permit
26 24 17	Panelboard With Surge Protective Device		3/27/2026	IFB & Permit
26 24 23	Generator Quick Connect Switchboards		3/27/2026	IFB & Permit
26 27 16	Electrical Cabinets and Enclosures		3/27/2026	IFB & Permit
26 27 26	Wiring Devices and Coverplates	4	7/23/2026	IFB & Permit
26 28 13	Fuses		3/27/2026	IFB & Permit
26 28 16	Disconnect Switches		3/27/2026	IFB & Permit
26 29 13	Motor Controllers		3/27/2026	IFB & Permit
26 32 13	Diesel Engine Driven Generator Sets		3/27/2026	IFB & Permit
26 33 53	Static Uninterruptible Power Supply System		3/27/2026	IFB & Permit
26 36 23	Automatic Transfer Switches (Asco Series 300)		3/27/2026	IFB & Permit
26 41 00	Facility Lightning Protection System		3/27/2026	IFB & Permit
	Surge Protective Devices (SPD'S) for Low Voltage			
26 43 13	Electrical Power Circuits		3/27/2026	IFB & Permit
26 51 19	LED Interior Lighting		3/27/2026	IFB & Permit
26 56 19	LED Exterior Lighting		3/27/2026	IFB & Permit
27 05 00	Common Work Results for Communications		3/27/2026	IFB & Permit
27 05 10	Agreement & Waiver for Use of Bim Files		3/27/2026	IFB & Permit
27 05 25	Firestopping		3/27/2026	IFB & Permit
27 05 26	Grounding and Bonding for Comms Systems		3/27/2026	IFB & Permit
27 05 28	Pathways for Communications Systems		3/27/2026	IFB & Permit
27 08 02	Documentation and Close Out for Tech & Security		3/27/2026	IFB & Permit
27 11 00	Communications Equipment Room Fittings		3/27/2026	IFB & Permit
27 13 00	Communications Backbone Cabling		3/27/2026	IFB & Permit
27 15 13	Communications Copper Horizontal Cabling		3/27/2026	IFB & Permit
28 05 13	Conductors and Cables for Electronic Safety and Security		3/27/2026	IFB & Permit
28 05 20	Basic Security Materials and Methods		3/27/2026	IFB & Permit
28 05 26	Grounding and Bonding for Security Systems		3/27/2026	IFB & Permit
28 05 28	ESS Pathways and Support Equipment		3/27/2026	IFB & Permit
28 15 00	Integrated Access Control Hardware Devices		3/27/2026	IFB & Permit
28 31 00B	Fire Detection and Alarm (Addressable)		3/27/2026	IFB & Permit

3.2.3.2: Clarifications & Assumptions

- General Clarifications
 - Prevailing wages are included.
 - Sales tax is excluded.
 - Builder's Risk is included.
 - General Liability Insurance included.
 - Payment and Performance Bond included.
 - Building permit, and utility tap fees with owner.
 - Excludes any third-party material testing.
 - Utility consumption fees with owner.
 - Excludes fees for CAD files.
 - All tariff and fuel surcharges after August 17, 2026, are excluded.
 - Includes CM staffing through attached construction schedule.
 - Base scope includes seeding only over Impound Building footprint if alternate #1 is not accepted.
 - Alternates #1 must be accepted by October 1, 2026. If accepted outside this date pricing is subject to change based on material escalation and schedule impacts.
 - Alternates #2-5 must be accepted by November 1, 2026. If accepted outside this date pricing is subject to change based on material escalation and schedule impacts.
 - GMP-2 to be executed by September 11, 2026.
- Division 01 - General Requirements
 - This GMP includes General Requirements necessary to support the Work contained within GMP No. 2, based on the current project scope, construction approach, assumptions, clarifications, and qualifications included in this submission.
 - Alternate #3 for covered parking structure is an allowance only pending design.
 - Tree trimming required at south property line to be performed by city.
- Division 03 – Concrete
 - Concrete 03.30
 - Includes river rock aggregate base in lieu of limestone.
- Division 04 – Masonry
 - Masonry 04.20

3.2.3.3: Guaranteed Maximum Price

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- Includes interior thin brick at the Lobby only.
- Division 05 – Structural Steel & Miscellaneous Metals
 - Includes use of powder coated 1-1/2” non-lighted steel railing in lieu of scheduled integral anodized aluminum railing at entrance plaza per approved VE. Drawings to be updated to reflect accepted VE.
- Division 07 – Roofing, Insulation, and Waterproofing
 - Building Envelope Consultant 07.00
 - Includes on-site building envelope consulting services with Mays Consulting.
 - Roofing 07.50
 - Includes use of DMI 7.2 exposed fastener wall panels in lieu of Cityscapes mechanical screens at firing range rooftop equipment per approved VE.
 - Pre-fabricated metal copings to be used rather than the detailed custom-formed copings per RFI responses.
- Division 08 – Openings
 - Doors, Frames, and Hardware 08.11
 - Includes stain finished interior wood doors per opening schedule on sheet A901 in lieu of painted per interior finish plans.
 - Excludes any detention rated doors, frames, or hardware. Doors designated as detention frames or detention rated to be extra-heavy duty commercial rated HM doors and frames.
 - Final door lockset cores to be supplied by CK for install and keying by the city.
 - Glazing 08.41
 - Includes use of Stanley M-series low energy automatic door operators in lieu of specified Norton Rixson 6000 series per approved VE.
 - At ballistic rated openings, an operable ballistic window will be installed directly inside of the fixed storefront opening per details on A930.
 - Includes Tubelite aluminum framing systems.
 - Mockup does not include operable ballistic resistant window.
 - Exterior facing glazing includes internal grids only. Exterior applied muntin bars are not included.
 - Final door lockset cores to be supplied by CK for install and keying by the city.
- Division 09 – Finishes
 - Flooring 09.65

3.2.3.3: Guaranteed Maximum Price

September 4, 2026

- Pedestrian traffic coating included throughout mechanical room 1700.
- Division 10 – Specialties
 - Bath Accessories 10.21
 - Includes install of items denoted owner furnished contractor installed.
 - Items marked OPOI on drawings to be owner furnished and owner installed.
 - Lockers 10.51
 - Law enforcement lockers include electrical knockouts at top shelf for future used per specification section 10 51 70 part 2.2.D. No receptacles included at locations per electrical plans.
 - Storage Shelving 10.60
 - Slab coordination included for future high density storage systems.
- Division 11 – Equipment
 - Residential Appliances 11.00
 - Residential appliances to be owner furnished and owner installed.
 - Shooting Range 11.67
 - Ballistic wall paneling to extend 9ft from the base of the bullet trap.
 - Excludes 360deg electric turning target system. Includes conduit rough-in for future install.
- Division 12 – Furnishings
 - Window Treatment 12.20
 - Includes motorized shades at Lobby and Training Room only.
 - Includes 120V AC motors per electrical plan keynotes.
- Division 21 – Fire Suppression Systems
 - Includes flex whips to drop heads into grid ceilings.
- Division 22 – Plumbing Systems
 - Pricing based on GMP-2 Revision drawing set dated 7/23/26.
- Division 26 – Electrical Systems
 - Includes use of aluminum electrical feeders at 100A or larger in lieu of copper per approved VE.
 - Includes 120V connections for motorized shades at roller shade locations of Lobby/Vestibule, matching keynote 8 in Training Room.

3.2.3.3: Guaranteed Maximum Price

September 4, 2026

- Alternate #2 includes 3 circuits, with ground, 120VAC each, at 30 AMP service for the fueling equipment.
- Division 27 – Telecommunication Systems
 - Owner to furnish and install network systems head-end equipment, wireless access points, IP telephone systems head end, and IP telephone system field devices.
 - Owner's vendor to furnish and install incoming fiber optic cable to the IT rm M-02.
 - Includes install of owner furnished video displays and mounts.
- Division 28 – Electronic Security & Fire Alarm Systems
 - Includes security system cabling only. Security system hardware provided by owner's preferred security vendor.
 - Owner's vendor to furnish and install access control head-end equipment, access control field devices (CRs, keypads, contacts, REX, etc), video surveillance head-end equipment and field devices, and door entry intercom system equipment.
 - Door contacts, access control readers, power supplies, and access control lockset CLX33605-SN200 PZD to be furnished and installed by owner contracted integrator per door hardware schedule specification section 087100.01.
 - Final door lockset cores to be supplied by CK for install and keying by the city.
- Division 31 – Sitework
 - Earthwork and Utility Systems 31.00
 - Includes oil/water interceptor at sanitary lateral from main building.
 - Includes an allowance of \$30,000 for sanitary lateral revision plan released post GMP-2 addendum dated 8/21/26.
 - Septic tank removal and remediation is included in CCD-02.
- Division 32 – Exterior Improvements
 - Fencing 32.00
 - Includes 8ft black vinyl dipped chain link fence. Chain link wire to be 2x9c/8Fx 8ft tall. All posts are DQ40 weight ASTM1043 steel set in concrete footings. Line posts to be 2.5", terminal posts 3", and top fence rail 1-5/8". Black coated tension wire is provided along the bottom sections.
 - All exterior perimeter fencing and gates include black privacy slats.
 - Barbed wire is not included on the fencing.
 - Includes 5ft pedestrian gate with 180deg hinges and latch.

3.2.3.3: Guaranteed Maximum Price

September 4, 2026

- Includes (2) motorized cantilever gates on 4" posts with nylon rollers. Linear 3/4hp gate motors. Gate speed to be 2.5ft/sec with a 3-phase AC induction motor with gear reducer and VFD.
- Includes a manual cantilever gate on 4" posts with nylon rollers at Impound Building.
- Division 33 – Utilities
 - Fuel Storage Tanks (alternate #2a/2b)
 - Option 2a includes two separate ConVault tanks as shown, a 3000g gasoline tank (11'-3"x8'-0" at 36,000lbs) and a 1000g diesel fuel tank (11' -0" x 5'-6" at 18,000lbs). Concrete UL-2085 listed tanks with natural aggregate finish with integral tank-top spill containment.
 - Option 2b includes a single combined ConVault tank, a double 3000g gasoline and 1000g diesel fuel tank (17'-7" x 8'-0" at 48,000lbs). Concrete UL-2085 listed tanks with natural aggregate finish with integral tank-top spill containment.
 - Alternate includes the following equipment:
 - Single hose fuel dispensing pump with meter, hose, nozzle, and all of the breakaways and swivels needed to meet the fire code for each of the two tanks (gas and diesel).
 - Tank accessories including atmospheric and emergency vents, tank-top spill containments, fittings, suction and fill pipes, tank gauge, basic mechanical leak detection, decals and markings.
 - A pulser installed in each of the fuel pumps to send a signal to the card system.
 - An overfill alarm and 95% fill valve to meet State fire code.
 - A FuelMaster fuel management system using FOBS.
 - Includes permit and testing for the fire inspection.

3.2.3.3: Guaranteed Maximum Price

Description	Quantity	Unit	Total Amount
PRECONSTRUCTION			
Staff & GCs			
Staffing & Site Office Extension from Soil Stabilization	1.00	ls	\$ 55,818.00
Preconstruction Reimbursables			
SDI Deduct from GMP1	1.00	ls	-\$ 50,118.00
GENERAL REQUIREMENTS			
General Trades			
General Trades Package	1.00	ls	\$ 1,157,270.00
General Trades (Flagpole)	2.00	ea	\$ 6,707.00
Building Envelope QAQC			
Building Envelope QAQC	1.00	ls	\$ 7,250.00
Personnel: Field Staff			
Carpenter	2,600.00	mh	\$ 199,754.00
Photographs			
Progress Camera - Continuous	18.00	mo	\$ 4,785.00
Temporary Sanitation			
Trash Hauling - To & From Dumpster	252.00	mh	\$ 15,709.00
Dumpsters - 30cy (\$/Pull)	50.00	ea	\$ 19,750.00
Weather Protection			
Weather Protection	1.00	ls	\$ 25,000.00
Fleet Equipment			
Skidloader	249.00	day	\$ 20,418.00
Skidloader - Sweeper/Broom Attach	249.00	day	\$ 4,482.00
Telehandling Forklift	249.00	day	\$ 40,637.00
Temporary Heating			
Temp Heating	1.00	allow	\$ 15,000.00
Temporary Barriers And Enclosures			
Temporary Opening Enclosure & Protection	14.00	open	\$ 17,500.00
Cleaning Up			
Cleanup - Continuous After Bldg Enclosure	31.00	wk	\$ 87,220.00
Cleanup - Final	37,000.00	sf	\$ 55,500.00
CONCRETE			
Concrete In Place			
Concrete Sealing	1.00	ls	\$ 22,125.00
Concrete (Bldg & Site)	1.00	ls	\$ 1,320,150.00
Replace Sidewalks at Sychar Rd	1.00	allow	\$ 29,500.00
Concrete Add for Soil Stabilization Excavating	1.00	ls	\$ 33,500.00
Polished Concrete Floors			
Concrete Polishing	1.00	ls	\$ 40,850.00
MASONRY			
Masonry			
Masonry (Brick veneer, cast stone, & CMU)	1.00	ls	\$ 2,885,000.00
Thin Brick at Lobby	1.00	ls	\$ 42,000.00

3.2.3.3: Guaranteed Maximum Price

September 4, 2026

METALS

Div. 5 Subcontracted

Misc Metals	1.00	ls	\$ 179,000.00
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WOOD, PLASTICS, AND COMPOSITES

Millwork

Finish Carpentry, Complete	1.00	ls	\$ 446,857.00
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THERMAL AND MOISTURE PROTECTION

Bituminous Asphalt Coating

Bituminous Dampproofing, Complete	1.00	ls	\$ 28,375.00
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Fluid Applied Membrane Air Barrier

Fluid Applied Air Barrier	1.00	ls	\$ 143,875.00
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Metal Faced Panels And Accessories

Metal Panels at Sally Port	2,387.00	sf	\$ 198,525.00
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Thermoplastic Polyolefin Roofing (T.P.O.)

TPO Roofing (Main Building)	22,241.00	sf	\$ 491,150.00
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Standing Seam Sheet Metal Roofing, Field Fabricated

Standing Seam Metal Roofing	10,826.00	sf	\$ 311,075.00
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Caulking And Sealants

Joint Sealants & Expansion Joints	1.00	ls	\$ 120,525.00
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OPENINGS

Overhead Commercial Doors

Overhead Sectional Doors, Sallyport	2.00	ea	\$ 20,780.00
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Storefront Systems

Glass & Glazing, Complete	1.00	ls	\$ 406,154.00
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FINISHES

Gypsum Board Assemblies

CFMF & Drywall (Includes SCT-1,SWP-1)	1.00	ls	\$ 1,852,640.00
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Flooring

Flooring (Carpet, Resilient, Tiling, Walk off mat)	1.00	ls	\$ 286,713.00
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Pedestrian Traffic Coating at Mech RM	2,910.00	sf	\$ 25,850.00
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Epoxy Flooring (EREZ)	1.00	ls	\$ 53,550.00
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Painting

Painting (Includes ARWP-1,2,3,4)	1.00	ls	\$ 256,117.00
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EQUIPMENT

Firing Range

Firing Range Systems	1.00	ls	\$ 519,595.00
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FURNISHINGS

Window Blinds

Roller Shades (Lobby & Training)	1.00	ls	\$ 27,922.00
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FIRE SUPPRESSION

Fire Suppression Systems

Fire Suppression Systems (Wet & Dry)	36,400.00	sf	\$ 315,573.00
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3.2.3.3: Guaranteed Maximum Price

September 4, 2026

PLUMBING

Plumbing Subcontractor

Plumbing (Main Building)	36,400.00	sf	\$ 962,508.00
Plumbing Add for Soil Stabilization Excavating	1.00	ls	\$ 8,765.00

HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

HVAC Subcontractor

HVAC (Main Building)	36,400.00	sf	\$ 2,506,872.00
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ELECTRICAL

Electrical Subcontractor

Electrical (Main Building & Impound Building)	36,400.00	sf	\$ 2,914,945.00
Additional Motorized Shade Connections at Lobby	6.00	ea	\$ 3,000.00
Electrical Systems Seismic Protection	1.00	allow	\$ 30,000.00
Electrical Add for Soil Stabilization Excavating	1.00	ls	\$ 19,445.00

EARTHWORK

Rough Grading Sites

VE - Export Excess Subsoil	1.00	ls	-\$ 140,000.00
Cement Stabilization (4%)	1.00	ls	\$ 460,700.00

EXTERIOR IMPROVEMENTS

Asphaltic Concrete Paving

Asphalt Paving	1.00	ls	\$ 268,365.00
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High-Security Chain Link Fences, Gates And Systems

8ft black chainlink fence with PDS, 2 elec gates, 1 manual	1,764.00	allow	\$ 200,000.00
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Segmental Conc. Unit Masonry Retaining Walls

Sloped Stone Embankment ILO Retaining Wall	1.00	ls	-\$ 280,000.00
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Landscaping

Landscaping	1.00	ls	\$ 117,127.00
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UTILITIES

Water Supply, Polyvinyl Chloride Pipe

Reduce fire/water loop carried in GMP1	1.00	ls	-\$ 108,761.00
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Sewage Collection, Polyvinyl Chloride Pipe

Reduce sanitary carried in GMP1	1.00	ls	-\$ 81,887.00
Sanitary Revision Post-Addendum	1.00	allow	\$ 30,000.00

**The Pricing Breakdown shows the basis of the GMP pricing.*

Exhibit A – Attachment 1

PROPOSAL FORM 5 GUARANTEED MAXIMUM PRICE PROPOSAL*

Note: This form shall be submitted at the completion of the Preconstruction services for the Project, per the instructions in the RFP.

Item	Price
(A) Construction Fee	2 <u>.25</u> % of the Cost of the Work, which equates to: \$ <u>419,651.00</u> when applied to the Maximum Cost of the Work provided in (D) below. This Construction Fee includes the CMR's <u>0</u> % "At-Risk Fee"
(B) General Conditions**	\$ <u>986,591.00</u> (which is equal to the monthly cost of \$ <u>89,690.00</u> multiplied by <u>11</u> month Project duration, plus bond costs of <u>0.9</u> % of the GMP, CMR insurance costs of <u>1.05</u> % of the GMP, and SDI costs of <u>0</u> % of the GMP)
(C) Contingency	<u>2.0</u> % of the Cost of the Work, which equates to: \$ <u>373,023.00</u> when applied to the Maximum Cost of the Work provided in (D) below.
(D) Maximum Cost of the Work	\$ <u>18,651,162.00</u>
Guaranteed Maximum Price = (A)+(B)+(C)+(D)	\$ <u>20,430,427.00</u>

* = These values must be consistent with/shall not exceed the values in Proposer's Initial Price Proposal.

** When fully and actively engaged in construction phase Work and as set forth in Proposer's Itemized General Conditions, included with the Proposal.

PROJECT COST	PRECONSTRUCTION (Mark with "X")	GENERAL CONDITIONS (Mark with "X")	INCLUDED IN COST OF WORK (Mark with 'X')	OWNER (Mark with 'X')
PreConstruction Services	\$0			
Program and Plan Review with Owner	X			
Preconstruction Coordinator	X			
Design Development Estimate	X			
GMP Estimate	X			
Scheduling	X			
Develop Subcontractors and Vendors	X			
Attend Weekly Precon Meetings	X			
Insurance & Bonds:		\$398,393		
General Liability Insurance		0.80%		
Builders Risk		0.25%		
P&P Bond		0.90%		
Subcontractor Bonds		N/A		
CCIP / OCIP		N/A		
Design & Permits:				
Design and Engineering Services				X
Building Permit Fees				X
Building Inspections		\$0		
Project Personnel		\$588,198		
Project Management		X		
Project Engineering		X		
Project Administration		X		
Project Supervision		X		
Safety Officer		X		
Project Vehicles		X		
Site Office for Project Personnel Only:		\$0		
Temporary Office		X		
Office Supplies		X		
Computer/Printer		X		
First Aid Supplies		X		
Job Set-up/Removal		X		
Job Signage		X		
Temporary Toilets		X		
Janitor Supplies - For CM Trailer		X		
Electrical - Installation for Trailer			X	
Water Service - For CM Trailer			X	
Temporary Utilities Consumption				
Building				X
Site Office		\$0		

Aid in Construction				X
Temporary Construction				
Dumpsters			X	
Temporary Enclosures (General)			X	
Temporary Storage Facilities			X	
Temporary Toilets			X	
Traffic Control			X	
Safety Equip. & Safety Maint.			X	
Fence			X	
Fire Protection			X	
Weather Protection			X	
Utility, Tap, Metering & Usage Fees				X
Third Party and Materials Testing				X
Clean Up:				
General			X	
Site			X	
Final			X	

Bid Form General Conditions \$986,591

Months 11

Cost/Month \$89,690

3.2.3.3.1: Alternates

#	Alternate Description	Total Value
1	Impound Building	\$914,394.00
2a	Refueling Station – Separate Tanks	\$124,401.00
2b	Refueling Station – Combined Gas/Diesel Tank	\$115,174.00
3	Covered Parking	\$518,931.00
4	Monument Sign	\$62,644.00
5	Pre-action Fire Suppression Systems	\$75,772.00

** Above values are to include all material, labor, equipment, engineering, etc. required to furnish and install the listed items. **

** Values are inclusive of contractor burden*

3.2.3.3.1: Allowances

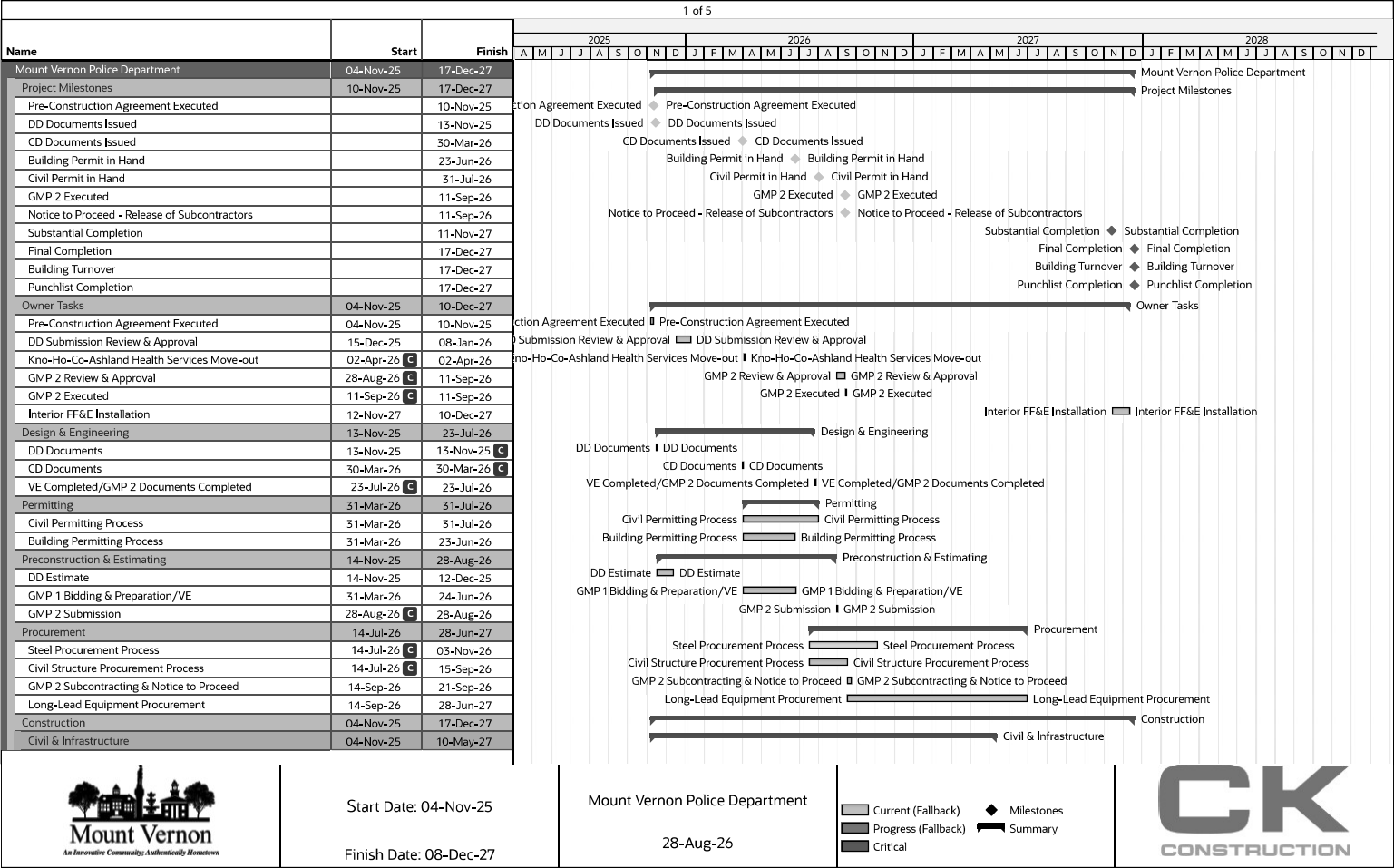
#	Allowance Description	Total Value
1	Electrical Systems Seismic Protection	\$30,000
2	Site Fencing & Gate Controls	\$200,000
3	Sanitary Lateral Revision	\$30,000
4	Replace Sidewalks at Sychar Rd	\$29,500
5	Temporary Heating	\$15,000

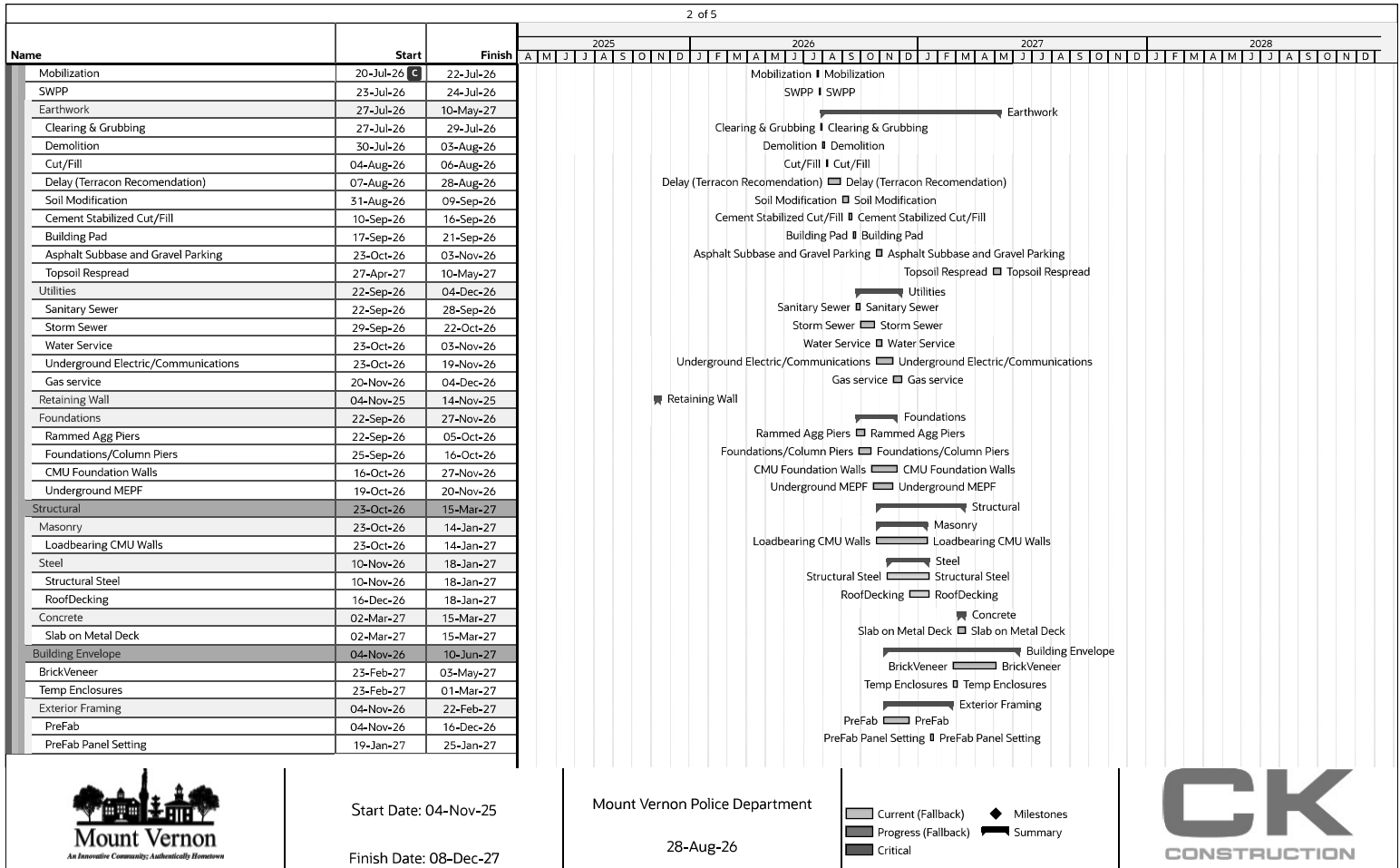
** Above values are to include all material, labor, equipment, engineering, etc. required to furnish and install the listed items. **

** Values are inclusive of contractor burdens*

3.2.3.4: Construction Schedule

- The schedule included reflects the anticipated duration of the overall project based on the current construction documents.
- Substantial Completion: November 11, 2027
- Final Completion: December 17, 2027





3.2.3.6: Proposed Subcontractors

- Division 01:
 - General Trades: CK SPG
- Division 03:
 - Concrete (Building & Site): Lithko
 - Concrete Sealing/Polishing, Epoxy Flooring: Miles-McClellan
- Division 04:
 - Masonry: Miles-McClellan
- Division 05:
 - Structural Steel & Misc. Metals: CK SPG
- Division 06:
 - Millwork & Finish Carpentry: CK SPG
- Division 07:
 - Waterproofing, Fluid Applied Air Barrier, Joint Sealants: Dri-lok
 - TPO and Standing Seam Metal Roofing, Metal Panels: Meade Roofing
- Division 08:
 - Overhead Sectional Doors: Pro-Select
 - Storefront Systems: Wooster Glass Company, Inc
- Division 09:
 - CFMF & Drywall: CK SPG
 - Flooring (Carpet, Resilient, Tiling): Ascent Contracting
 - Painting: Martin Painting
- Division 11:
 - Firing Range: Action Target
- Division 12:
 - Roller Shades: Silver Threads
- Division 23:
 - HVAC & Plumbing: MIELKE

3.2.4: CM Contingency

September 4, 2026

- Fueling Systems: Advanced Fuel Systems
- Division 26:
 - Electrical: McClintock Electrical
- Division 32:
 - Asphalt Paving: Kokosing
 - Landscaping: Utility Farm Managment



Contact:

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President	614.212.5750