

Continental Building Company LLC contract breakdown:

Pre-con services	Local funds	\$230,500
GMP 1	State funds	\$3,564,978
TOTAL Continental Commitment		\$3,795,478

Requests will be submitted separately as the project progresses and additional GMPs are received.

**Document 00 53 23 - GMP Amendment (CM at Risk Project)**  
**State of Ohio Standard Requirements for Public Facility Construction**

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**GMP Amendment No. 01**

The State of Ohio, acting by and through the Contracting Authority, and the CM enter into this Amendment as of the date set forth below to amend the Contract they entered into as of 05.16.2024 in connection with the Project known as:

**Project Number:** 19901  
**Project Name:** College of Fine Arts Facilities Renewal 2024

**Owner:** Ohio University

**Contracting Authority:** Ohio University

**Construction Manager (“CM”):** Continental Building Company II, LLC

**ARTICLE 1 - CONTRACT SUM AND RELATED ITEMS FOR THIS AMENDMENT**

**1.1** The Contract Sum is **\$3,564,978.00**, which is the sum of the estimated Cost of the Work, plus the CM’s Contingency, plus the CM’s Fee as follows:

**1.1.1** The estimated Cost of the Work is **\$3,385,425.00**, which includes all Allowances (if any) and Unit Prices (if any) defined through this Amendment, and is the sum of:

**1.1.1.1** CM’s Construction Stage Personnel Costs in the amount of **\$179,885.00**, which amount shall not exceed \$2,820,510.00;

**1.1.1.2** General Conditions Costs in the amount of **\$95,310.00**, which shall not exceed \$1,425,400.00;

- .1** Before the date of this GMP Amendment, the General Conditions Cost cap was \$1,425,400.00.
- .2** Through this GMP Amendment, the scope of the General Conditions Work has been increased as follows:  
No increase to General Conditions Work..
- .3** On account of the increase in the scope of the General Conditions Work, the General Conditions Costs cap is hereby changed to \$1,425,400.00.

**1.1.1.3** all Work the CM proposes to provide through Subcontractors in the amount of **\$3,110,230.00**;

**1.1.1.4** all Self-Performed Work the CM proposes to provide directly or through a CM Affiliated Entity in the amount of \$ **0.00**, which amount does not include any costs accounted for under the CM’s Construction Stage Personnel Costs or General Conditions Costs.

**1.1.2** The CM’s Contingency in the amount of **\$101,299.00**, which shall not exceed 3 percent of the above-identified Cost of the Work.

**1.1.2.1** Notwithstanding **Article 9** of the **General Conditions**, the Contingency Review Dates will be the dates on which the CM achieves the following activities identified in the **Construction Progress Schedule** attached as **GMP Exhibit E**:

December 12, 2024 - Life Safety & Occupancy Inspections for RTEC

**1.1.3** The CM’s Fee in the amount of **\$78,254.00**, which shall not exceed 2 percent of the sum of the above-identified Cost of the Work plus the above-identified CM’s Contingency.

**1.2** Recap of Contract Sum and Related Items:

<b>Compensation Component Description</b> (refer to complete description in the Section of this GMP Amendment referenced below)	<b>Current Amount</b> (before execution of this GMP Amendment)	<b>Increase(Decrease)</b> (amount added to or (deducted from) Current Amount)	<b>Amended Amount</b> (after execution of this GMP Amendment)
1.1 Contract Sum	\$ 0.00	\$3,564,978.00	\$3,564,978.00
1.1.1 Estimated Cost of Work	\$ 0.00	\$3,385,425.00	\$3,376,645.00
1.1.1.1 Personnel Costs	\$ 0.00	\$179,885.00	\$408,885.00

<b>Compensation Component Description</b> (refer to complete description in the Section of this GMP Amendment referenced below)	<b>Current Amount</b> (before execution of this GMP Amendment)	<b>Increase(Decrease)</b> (amount added to or (deducted from) Current Amount)	<b>Amended Amount</b> (after execution of this GMP Amendment)
1.1.1.2 General Conditions Costs	\$ 0.00	\$95,310.00	\$28,800.00
1.1.1.3 Subcontracted Work	\$ 0.00	\$3,110,230.00	\$3,066,230.00
1.1.1.4 Self-Performed Work	\$ 0.00	\$ 0.00	\$ 0.00
1.1.2 CM's Contingency	\$ 0.00	\$101,299.00	\$101,299.00
1.1.3 CM's Fees	\$ 0.00	\$78,254.00	\$78,254.00

**1.3** The penal sum of the CM's Bonds shall equal 100 percent of the CM's Total Compensation.

## ARTICLE 2 - CONTRACT TIMES

**2.1** The Contract Times are the periods established in the following table for the achievement of the associated Milestones:

<b>Construction Stage Milestone(s)</b> <b>to which Liquidated Damages apply</b>	<b>Contract Time</b>	<b>Projected Date</b> (as of the date of this GMP Amendment)
Substantial Completion of All Work	117	01.03.2025

**2.1.1** The projected dates listed under "Projected Date (as of the date of this GMP Amendment)" are provided only for convenient reference during the consideration and negotiation of this GMP Amendment. The durations listed under "Contract Time" define the Contract Times and take precedence over the projected dates.

## ARTICLE 3 - LIST OF EXHIBITS

**3.1** This Amendment is based upon the following documents:

**3.1.1 Basis Documents** attached as **GMP Exhibit A;**

*(This exhibit includes the Design Intent Statement and a list, which identifies by number, title, and date, all of the Drawings, Specifications, and other documents, upon which the CM relied to prepare this Amendment.)*

**3.1.2 Assumptions and Clarifications** attached as **GMP Exhibit B;**

*(This exhibit includes a complete list of the assumptions and clarifications made by the CM in the preparation of this Amendment, which list is intended to clarify the information contained in the Basis Documents, but is not intended to otherwise modify the Contract.)*

**3.1.3 Project Estimate** attached as **GMP Exhibit C;**

*(This exhibit includes a detailed estimate of the Cost of the Work which (1) allocates the cost of each of item of the Work to labor and materials/equipment organized by trade categories and (2) does not contain a lump-sum estimate for any item other than the CM's Fee and the CM's Contingency. This exhibit is informational only. It is included to provide a tool to evaluate, analyze, and discuss the proposed Contract Sum.)*

**3.1.4 Project Schedule** attached as **GMP Exhibit D;**

**3.1.5 Construction Progress Schedule** attached as **GMP Exhibit E;**

**3.1.6 Staffing Plan** attached as **GMP Exhibit F;**

*(This exhibit includes the CM's detailed plan for staffing the Project during the Construction Stage and an outline of the qualifications and experience of the CM's proposed project manager and proposed superintendent, including references, unless the CM previously submitted that information and the CM's project manager and superintendent were approved.)*

**3.1.7 Subcontractor Work Scopes** attached as **GMP Exhibit G;**

*(This exhibit includes a detailed scope-of-Work description for each anticipated Subcontract.)*

**3.1.8 Scope of CM's Self-Performed Work** attached as **GMP Exhibit H;**

*(This exhibit includes a detailed scope-of-Work description for all Self-Performed Work the CM proposes to*

*provide itself or through a CM Affiliated Entity if the requirements in the Contract are met; otherwise this scope of Work will be performed by a Subcontractor.)*

- 3.1.9 Schedule of Allowances** attached as **GMP Exhibit I** (if applicable);  
*(This exhibit includes a complete list and detailed description of all Allowance Items with related measurement and payment terms.)*
- 3.1.10 Schedule of Unit Prices** attached as **GMP Exhibit J** (if applicable);  
*(This exhibit includes a complete list and detailed description of all Unit Price items with related measurement and payment terms.)*
- 3.1.11 Schedule of Alternates** attached as **GMP Exhibit K** (if applicable); and  
*(This exhibit includes a complete list and detailed description of all Alternates with related measurement and payment terms.)*
- 3.1.12 Schedule of Incentives and Shared Savings** attached as **GMP Exhibit L** (if applicable).  
*(This exhibit includes a detailed description of all performance incentives/bonuses applicable to the Work including related measurement/entitlement and payment terms.)*