

**AMENDMENT TO FACILITIES LEASE AGREEMENT  
DATED MARCH 25, 2014  
FOR PROJECT 14-25R, CLASSROOM REPLACEMENT  
BY AND BETWEEN  
BALFOUR BEATTY CONSTRUCTION  
AND  
OAK PARK UNIFIED SCHOOL DISTRICT**

The Facilities Lease Agreement, dated March 25, 2014, for Project 14-25R, Classroom Replacement, by and between Balfour Beatty Construction, as Sublessor, and Oak Park Unified School District, as Sublessee, shall be amended as follows:

**EXHIBIT A, DESCRIPTION OF PROJECT:**

DELETE: Exhibit A, Description of Project, including Balfour Beatty Construction Preliminary GMP Proposal, dated March 25, 2014; detailed project cost estimate labeled Preliminary GMP Revised 4/28/14; and GrowthPoint Structures Budget Estimate 03/14/14 (7 Structures).

REPLACE WITH: Exhibit A (Amended October 21, 2014), Description of Project, including Balfour Beatty Construction Final Guaranteed Maximum Price, Amended Exhibit A to the Facilities Lease Agreement – Description of Project Scope, dated October 16, 2014; and detailed project cost labeled Balfour Beatty Construction, Final GMP, dated 10/16/14.

**EXHIBIT D, CONSTRUCTION PROVISIONS/CONSTRUCTION SERVICES:**

**PARAGRAPH 3. GUARANTEED MAXIMUM PRICE**

DELETE THE FOLLOWING LANGUAGE: The Preliminary GMP for the Project is \$1,546,171.00. The Preliminary GMP will be converted to the final GMP via addendum to this Agreement executed after requisite DSA approvals are obtained and final subcontractor bids are received, reviewed and accepted.

REPLACE WITH THE FOLLOWING LANGUAGE: The final GMP for the Project is \$1,745,441.00.

**PARAGRAPH 5. OWNER CONTINGENCY FUND**

DELETE THE FOLLOWING LANGUAGE: The Owner Contingency Fund shall be set at five percent (5%) of the hard construction costs (defined as the total of Subcontractors bids). Based on the current estimated GMP, the Owner's Contingency Fund is estimated to be \$69,753.00. This amount shall be adjusted to reflect adjustments in the GMP once the Subcontractor bids have been received and tabulated.

REPLACE WITH THE FOLLOWING LANGUAGE: The Owner Contingency Fund shall be set at zero percent (0%) of the hard construction costs (defined as the total of Subcontractors bids). Based on the current estimated GMP, the Owner's Contingency Fund is estimated to be \$0.00.

PARAGRAPH 6. CONTRACTOR CONTINGENCY FUND

DELETE THE FOLLOWING LANGUAGE: The amount of the Contractor Contingency Fund shall be three percent (3%) of the hard construction costs (defined as the total of Subcontractors bids), or approximately \$41,851.00. As with the Owner Contingency Fund, the amount of the Contractor Contingency Fund may be adjusted to reflect adjustment in the GMP, once the Subcontractor bids have been received and tabulated.

REPLACE WITH THE FOLLOWING LANGUAGE: The amount of the Contractor Contingency Fund shall be zero percent (0%) of the hard construction costs (defined as the total of Subcontractors bids), or approximately \$0.00.

ATTACHMENT 2. MATRIX OF RESPONSIBILITY FOR PROJECT OVERHEAD AND GENERAL CONDITIONS AND GENERAL REQUIREMENTS

DELETE: Attachment 2, Matrix of Responsibility for Project Overhead and General Conditions and General Requirements, including Balfour Beatty Construction Attachment 2 to CSA Preliminary GMP, dated March 25, 2014; detailed project cost estimate labeled Preliminary GMP Revised 4/28/14; and GrowthPoint Structures Budget Estimate 03/14/14 (7 Structures).

REPLACE WITH: Attachment 2 (Amended October 21, 2014), Matrix of Responsibility for Project Overhead and General Conditions and General Requirements, including Balfour Beatty Construction Final Guaranteed Maximum Price, Amended Attachment 2 to the Construction Services Agreement - Matrix of Responsibility for Project Overhead and General Conditions and General Requirements, dated October 16, 2014; and final detailed project cost labeled Balfour Beatty Construction, Final GMP, dated 10/16/14.

ATTACHMENT 3. PLANS AND SPECIFICATION PROJECT SCHEDULE

DELETE: Attachment 3, Plans and Specification Project Schedule, including Balfour Beatty Construction Attachment 3 to CSA Preliminary GMP, dated March 25, 2014; detailed project cost estimate labeled Preliminary GMP Revised 4/28/14; and GrowthPoint Structures Budget Estimate 03/14/14 (7 Structures).

REPLACE WITH: Attachment 3 (Amended October 21, 2014), Plans and Specification Project Schedule, including Balfour Beatty Construction Final Guaranteed Maximum Price, Amended Attachment 3 - Plans and Specification Project Schedule, dated October 16, 2014; and final detailed project cost labeled Balfour Beatty Construction, Final GMP, dated 10/16/14.

Amendment to Facilities Lease Agreement  
Project 14-25R, Classroom Replacement, By and Between  
Balfour Beatty Construction and Oak Park Unified School District  
October 21, 2014  
Page 3 of 3

ATTACHMENT 4. LIST OF REQUIRED SUBCONTRACTORS

DELETE: Attachment 4, List of Required Contractors.

REPLACE WITH: Attachment 4 (Amended October 21, 2014), List of Required Contractors.

EXCEPT AS SPECIFICALLY MODIFIED BY THIS AMENDMENT, ALL OTHER TERMS AND CONDITIONS OF THE FACILITIES LEASE AGREEMENT, BY AND BETWEEN BALFOUR BEATTY CONSTRUCTION AND OAK PARK UNIFIED SCHOOL DISTRICT, DATED MARCH 25, 2014, SHALL REMAIN UNCHANGED.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Facilities Lease Agreement to be executed by their respective officers thereunto duly authorized, as of October 21, 2014.

OAK PARK UNIFIED SCHOOL DISTRICT

By: \_\_\_\_\_  
Name: Martin Klauss  
Its: Assistant Superintendent, Business Services

BALFOUR BEATTY CONSTRUCTION

By: \_\_\_\_\_  
Name: Brian Cahill  
Its: President – Southwest Region

Approved as to form:

FAGEN FRIEDMAN & FULFROST LLP

\_\_\_\_\_  
Kathleen J. McKee, Counsel for District

Amendment to Facilities Lease Agreement  
Project 14-25R, Classroom Replacement, By and Between  
Balfour Beatty Construction and Oak Park Unified School District  
October 21, 2014

**EXHIBIT A**  
**(Amended October 21, 2014)**

**DESCRIPTION OF PROJECT**

*Refer to the attached document for the final description of the project scope.*

Oak Park Unified School District  
5801 East Conifer Street  
Oak Park, CA 91377  
Attn; Martin Klaus, Assistant Superintendent Business Services

October 16, 2014

Subject: Project 14-25R Replacement Classrooms  
Oak Park High School, Oak Park USD

Re: Balfour Beatty Construction Final Guaranteed Maximum Price  
**AMENDED EXHIBIT A TO THE FACILITIES LEASE AGREEMENT – DESCRIPTION  
OF PROJECT SCOPE**

Dear Mr. Klaus,

Attached please find a breakdown outlining the final guaranteed maximum price (GMP) to remove (6) existing relocatable classroom buildings and replace with (7) prefabricated modular classroom buildings to be placed in a permanent fashion at Oak Park High School under a lease – lease back delivery method. The final GMP has been assembled to include all final construction costs including fabrication, delivery and installation of DSA PC approved high efficiency prefabricated modular classroom buildings, site grading, electrical, low voltage and data connections, site flatwork and miscellaneous repairs based upon the projects final design and various DSA approval documents design.

Final GMP considerations;

1. Prefabricated 960sf modular classroom units manufactured by Growth Point Structures are based upon final DSA PC approved units to include the following added value items;
  - a. Modify the north facing elevation to include full width glass system
  - b. Upgraded South and north elevation slat awnings
  - c. District standard LED exterior lighting
  - d. District standard LED interior lighting
  - e. District standard carpet tile system
  - f. Tack boards and marker boards
  - g. Upgraded exterior tinted window glazing in lieu of District standard tinted glazing
  - h. Upgraded door hardware to meet District standards
  - i. HVAC CO2 sensors to meet upgraded District standards
  - j. Upgraded interior electrical and data provisions for District technology systems
  - k. Additional signage to meet District campus standards
  
2. Site and final building assembly work is based upon the scope of work;
  - a. Demolition and removal of (6) existing relocatable classroom buildings
  - b. Rough grading with over-excavation, recompaction and soils haul off to accommodate finish floor elevation set flush with exterior walkway elevation (no prefabricated ramps or stairs). All work completed per various DSA Construction Change Directives
  - c. Final site grading upgrades to accommodate final landscape design
  - d. Concrete building foundations in lieu of wood foundation completed to accommodate final building locations and in compliance with various DSA Construction Change Directives
  - e. Storm drain extensions to accommodate crawl space drainage modified to accommodate various DSA Construction Change Directives and final building locations and actual site conditions

- f. Removal and replacement of site concrete fire lane and walk ways to include modifications associated with final site location of buildings and various DSA Construction Change Directives
- g. Rework, upgrade, extension and connection of site electrical, low voltage, and data system to each unit
- h. Craning, setting and structural connections of prefabricated building units to foundations per final DSA approved plans
- i. Final in building connection and tie-ins for HVAC, electrical, low voltage and data within units
- j. Final tie in of roofing at building unit modular seams
- k. Contractor general conditions to include;
  - i. Bonds
  - ii. Insurances
  - iii. Temporary fencing
  - iv. SWPPP
  - v. Contractors Fee

3. Final Project Schedule Milestones

3-26-14	Board authorization of BBC/OPUSD Preliminary GMP LLB agreement
4-9-14	DSA submittal by KPI Architects
4-29-14	DSA approval of site placement plans
6-18-14	BBC mobilize site/start construction
8-5-14	Delivery of modular classroom buildings
8-25-14	Substantial completion and District Move in
8-27-14	Start of 2014-2015 School year

The Original agreement between the District and Balfour Beatty Construction was mutually agreed lease-lease back agreement based upon preliminary guaranteed maximum price (GMP). Final GMP costs have now been established following DSA approval and site scope package bidding. Preliminary GMP will now be formally amended to the Lease-Lease Back Final GMP.

We thank you for this opportunity and should you have any questions or require any additional information, please contact me at anytime

Respectfully,



Dennis Kuykendall  
Senior Project Manager, Balfour Beatty Construction

Attachments; Balfour Beatty Construction Final Guaranteed Maximum Price Estimate dated 10-16-14

cc. Julie Suarez, OPUSD  
Keith Henderson, Balfour Beatty Construction  
File

**Oak Park Unified School District Measure "R"**  
**Oak Park High School Replacement of existing Relocatables R1-R6**  
Based upon (7) new classroom units  
Project installation duration; June - August 2014

Balfour Beatty Construction  
**FINAL GMP**  
10/16/14

Scope	Prelim Estimate	Final BBC Costs	Comments
1 Mobilize Project, Job site set up and safe off	\$ 1,500.00	\$ 1,500.00	
2 Temp Fencing (120x200+gate) Set up and Rental	\$ 1,050.00	\$ 1,050.00	United Site Services
3 Temp Toilet/handwash - Rental and service	\$ 1,000.00	\$ -	Not used
4 SWPPPS/Dust Control - Allowance	\$ 5,000.00	\$ -	Included in subcontract costs
5 Final Clean Up & Demobilization of Project	\$ 2,500.00	\$ -	
6 Demo/Safe Off Utilities, MEP	\$ 2,500.00		District
7 Saw Cut Concrete Paving/Side Walk	\$ 1,350.00		District
8 Demo Site Concrete	\$ 5,850.00		District
9 Demolish and haul off 6 existing Buildings	\$ 45,000.00	\$ -	District
10 Engineering & Layout (Survey)	\$ 3,500.00	\$ -	District
11 Clear & Grubb	\$ 4,500.00		
12 Fine Grade Areas	\$ 1,350.00		
13 Over-ex/Re-Compact Relocatable Areas (Processing) 5ft below and 5ft out	\$ 25,000.00	\$ 56,800.00	Re-design per CCD-1
14 Export Excess/Overcut Soils	\$ 20,000.00		
15 Back Fill Footings	\$ 13,000.00		
16		\$ 1,725.00	Foundation re-design per DSA CCD -1 R - add export
17		\$ 14,708.00	Revise grading and haul off at the Great Lawn to remove the existing berm
18		\$ 23,211.00	Revise grading to accommodate landscape area design
19 Landscape Planting and Irrigation	\$ 3,000.00	\$ -	District
20 Concrete Foundation (GP estimate with Hughes review)	\$ 100,800.00	\$ 226,786.00	Foundation re-design per DSA CCD -1 R
21		\$ 10,399.00	T&M for waterproofing at foundations per DSA CCD 1R
22 6" PCC Paving at Sidewalks	\$ 45,000.00	\$ 39,600.00	3,919sf firelane flatwork and steps per CCD 2
23 Ramping (9" grade change)	\$ 20,000.00	\$ 14,480.00	Install 33lf 36" & 68lf 30" tall conc. Ramp walls per CCD 2
24		\$ 7,769.00	203lf mow curb N, E and W sides per CCD 2
25 Drainage at crawl space slab	\$ 7,500.00	\$ 21,555.00	Install rodent slab drains & N side SD system
26		\$ 1,128.00	Drywells for HVAC system
27		\$ (28,656.00)	Delete CMU Ramp walls included in concrete foundation costs
28			
29 Misc. Electrical Hook ups to relots. Lump Sum	\$ 25,000.00	\$ 67,675.00	Elect upgrade required at final design
30 Wall Mounted Conduit & Wire for Electrical to Relo's, 2-2" Conduits	\$ 3,375.00		
31		\$ 6,965.00	Make elect and LV connections within GP unit (unit to unit service)
32		\$ 13,069.00	Replace existing elect cabling to and breaker at elect power source per RFI
33			Misc District additions (phone)
34		\$ 2,558.00	Add Energy Monitoring device
35 Setting and Connection of GP Structures (GP estimate)	\$ 33,600.00	\$ 87,550.00	Building connection re-design per CCD -1 R
36		\$ 23,026.00	Additional Field work for building set
37		\$ 20,204.00	Roofing tie in field
38			Set and connect HVAC Units - DISTRICT
39			Crane to lift HVAC units - DISTRICT
40 Misc conditions allowance	\$ 15,000.00	\$ -	Applied to add scope costs
<b>41 Subtotal Site Work</b>	<b>\$ 386,375.00</b>	<b>\$ 613,102.00</b>	<b>Subtotal Site Work</b>
42			
43 GrowthPoint Structures Subtotal structure purchase price	\$ 840,000.00	\$ 840,000.00	
44 <b>GrowthPoint Structures Additions/Upgrades (Oak Park Spec Upgrades)</b>	\$ 50,603.00	\$ 50,603.00	OPUSD Standard Spec upgrades
45 GrowthPoint Structures - Alt Fire Sprinklers	\$ 30,240.00	N/A	Fire Sprinklers not required
46 <b>GrowthPoint Structures Additions/Upgrades (LEDs, Tack Boards, etc)</b>	\$ 35,280.00	\$ 35,280.00	OPUSD Additional Upgrades upgrades
47 GrowthPoint Structures Sales Tax, Quality Control, DSA Soft Costs	\$ 40,062.00	\$ 33,332.00	Sales tax
48 GrowthPoint Structures - Shipping & Delivery/Craning (3rd party hired by BBC)	\$ 12,500.00	\$ 5,000.00	DSA plan Changes
49		\$ 12,500.00	Delivery/Shipping
50		\$ 3,000.00	GrowthPoint onsite QA/QC
<b>51 Subtotal GrowthPoint Structures</b>	<b>\$ 1,008,685.00</b>	<b>\$ 979,715.00</b>	<b>Subtotal GrowthPoint Structures</b>
52		\$ 9,726.00	GP COR # 004, 005, 009, 010
53		\$ 25,310.00	Upgrade North Elevation overhang/awning to slats
54		\$ 4,264.00	Change door hardware per District
55		\$ 42,699.00	Upgrade exterior window/tint per District
56		\$ 7,977.00	CO2 sensors and installation requested by District
57		\$ 2,120.00	Temporary handrail installation
58		\$ 1,354.00	Exit/braille signs, upgraded per District
59		\$ 7,649.00	On site labor charged by Premier Carpet
60		\$ 1,525.00	Installation of quad outlets inside closets per District
61 Less Early Mover Credit	\$ (100,000.00)	\$ (100,000.00)	
<b>62 Estimated Cost for Growth Point</b>	<b>\$ 908,685.00</b>	<b>\$ 982,339.00</b>	<b>Final Cost for Growth Point</b>
63			
<b>64 Subtotal Site Work and GrowthPoint Structures</b>	<b>\$ 1,395,060.00</b>	<b>\$ 1,595,441.00</b>	<b>Subtotal Site Work and GrowthPoint Structures</b>
66 General Conditions/ OH-P	\$ 139,506.00	\$ 150,000.00	Bonds, Insurance, GC's, Fee
<b>68 Subtotal Preliminary Construction/Installation Estimate</b>	<b>\$ 1,534,566.00</b>	<b>\$ 1,745,441.00</b>	<b>Subtotal Final Construction/Installation GMP</b>
69			
70 Contractors Contingency 3%	\$ 41,851.80	\$ -	Applied to final design, DSA CCD's and site conditions above
71 District Contingency 3%	\$ 69,753.00	\$ -	Applied to final design, DSA CCD's and site conditions above
<b>72 Total Preliminary GMP</b>	<b>\$ 1,646,170.80</b>	<b>\$ 1,745,441.00</b>	<b>Total Final GMP</b>

Amendment to Facilities Lease Agreement  
Project 14-25R, Classroom Replacement, By and Between  
Balfour Beatty Construction and Oak Park Unified School District  
October 21, 2014

**ATTACHMENT 2**  
**(Amended October 21, 2014)**

**MATRIX OF RESPONSIBILITY FOR PROJECT**  
**OVERHEAD AND GENERAL CONDITIONS AND**  
**GENERAL REQUIREMENTS**

*To be established and inserted to this agreement following project approval by the Division of the State architect and site scope package bidding. Refer to the attached document outlining project responsibility and requirements.*

Oak Park Unified School District  
5801 East Conifer Street  
Oak Park, CA 91377  
Attn; Martin Klauss, Assistant Superintendent Business Services

October 16, 2014

Subject: Project 14-25R Replacement Classrooms  
Oak Park High School, Oak Park USD

Re: Balfour Beatty Construction Final Guaranteed Maximum Price  
**AMENDED ATTACHMENT 2 TO THE CONSTRUCTION SERVICES AGREEMENT -  
MATRIX OF RESPONSIBILITY FOR PROJECT OVERHEAD AND GENERAL  
CONDITIONS AND GENERAL REQUIREMENTS**

Dear Mr. Klauss,

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Balfour Beatty Construction Final Guaranteed Maximum Price  
Amended Attachment 2 to Exhibit D, Construction Services Agreement –  
Matrix of Responsibility for Project Overhead and  
General Conditions and General Requirements  
Page 2 of 2

- f. Removal and replacement of site concrete fire lane and walk ways to include modifications associated with final site location of buildings and various DSA Construction Change Directives
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Dennis Kuykendall  
Senior Project Manager, Balfour Beatty Construction

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**Oak Park Unified School District Measure "R"**  
**Oak Park High School Replacement of existing Relocatables R1-R6**  
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Balfour Beatty Construction  
**FINAL GMP**  
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70 Contractors Contingency 3%	\$ 41,851.80	\$ -	Applied to final design, DSA CCD's and site conditions above
71 District Contingency 3%	\$ 69,753.00	\$ -	Applied to final design, DSA CCD's and site conditions above
<b>72 Total Preliminary GMP</b>	<b>\$ 1,646,170.80</b>	<b>\$ 1,745,441.00</b>	<b>Total Final GMP</b>

Amendment to Facilities Lease Agreement  
Project 14-25R, Classroom Replacement, By and Between  
Balfour Beatty Construction and Oak Park Unified School District  
October 21, 2014

**ATTACHMENT 3**  
**(Amended October 21, 2014)**

**PLANS AND SPECIFICATION**  
**PROJECT SCHEDULE**

*Division of the State Architect approved plans and specifications are on file in the Office of the Superintendent. Refer to the attached document for the final project schedule.*

Oak Park Unified School District  
5801 East Conifer Street  
Oak Park, CA 91377  
Attn; Martin Klauss, Assistant Superintendent Business Services

October 16, 2014

Subject: Project 14-25R Replacement Classrooms  
Oak Park High School, Oak Park USD

Re: Balfour Beatty Construction Final Guaranteed Maximum Price  
**AMENDED ATTACHMENT 3 TO THE CONSTRUCTION SERVICES AGREEMENT –  
PLANS AND SPECIFICATION PROJECT SCHEDULE**

Dear Mr. Klauss,

Attached please find a breakdown outlining the final guaranteed maximum price (GMP) to remove (6) existing relocatable classroom buildings and replace with (7) prefabricated modular classroom buildings to be placed in a permanent fashion at Oak Park High School under a lease – lease back delivery method. The final GMP has been assembled to include all final construction costs including fabrication, delivery and installation of DSA PC approved high efficiency prefabricated modular classroom buildings, site grading, electrical, low voltage and data connections, site flatwork and miscellaneous repairs based upon the projects final design and various DSA approval documents design.

Final GMP considerations;

1. Prefabricated 960sf modular classroom units manufactured by Growth Point Structures are based upon final DSA PC approved units to include the following added value items;
  - a. Modify the north facing elevation to include full width glass system
  - b. Upgraded South and north elevation slat awnings
  - c. District standard LED exterior lighting
  - d. District standard LED interior lighting
  - e. District standard carpet tile system
  - f. Tack boards and marker boards
  - g. Upgraded exterior tinted window glazing in lieu of District standard tinted glazing
  - h. Upgraded door hardware to meet District standards
  - i. HVAC CO2 sensors to meet upgraded District standards
  - j. Upgraded interior electrical and data provisions for District technology systems
  - k. Additional signage to meet District campus standards
  
2. Site and final building assembly work is based upon the scope of work;
  - a. Demolition and removal of (6) existing relocatable classroom buildings
  - b. Rough grading with over-excavation, recompaction and soils haul off to accommodate finish floor elevation set flush with exterior walkway elevation (no prefabricated ramps or stairs). All work completed per various DSA Construction Change Directives
  - c. Final site grading upgrades to accommodate final landscape design
  - d. Concrete building foundations in lieu of wood foundation completed to accommodate final building locations and in compliance with various DSA Construction Change Directives
  - e. Storm drain extensions to accommodate crawl space drainage modified to accommodate various DSA Construction Change Directives and final building locations and actual site conditions

- f. Removal and replacement of site concrete fire lane and walk ways to include modifications associated with final site location of buildings and various DSA Construction Change Directives
- g. Rework, upgrade, extension and connection of site electrical, low voltage, and data system to each unit
- h. Craning, setting and structural connections of prefabricated building units to foundations per final DSA approved plans
- i. Final in building connection and tie-ins for HVAC, electrical, low voltage and data within units
- j. Final tie in of roofing at building unit modular seams
- k. Contractor general conditions to include;
  - i. Bonds
  - ii. Insurances
  - iii. Temporary fencing
  - iv. SWPPP
  - v. Contractors Fee

3. Final Project Schedule Milestones

- 3-26-14 Board authorization of BBC/OPUSD Preliminary GMP LLB agreement
- 4-9-14 DSA submittal by KPI Architects
- 4-29-14 DSA approval of site placement plans
- 6-18-14 BBC mobilize site/start construction
- 8-5-14 Delivery of modular classroom buildings
- 8-25-14 Substantial completion and District Move in
- 8-27-14 Start of 2014-2015 School year

The Original agreement between the District and Balfour Beatty Construction was mutually agreed lease-lease back agreement based upon preliminary guaranteed maximum price (GMP). Final GMP costs have now been established following DSA approval and site scope package bidding. Preliminary GMP will now be formally amended to the Lease-Lease Back Final GMP.

We thank you for this opportunity and should you have any questions or require any additional information, please contact me at anytime

Respectfully,



Dennis Kuykendall  
Senior Project Manager, Balfour Beatty Construction

Attachments; Balfour Beatty Construction Final Guaranteed Maximum Price Estimate dated 10-16-14

cc. Julie Suarez, OPUSD  
Keith Henderson, Balfour Beatty Construction  
File

**Oak Park Unified School District Measure "R"**  
**Oak Park High School Replacement of existing Relocatables R1-R6**  
Based upon (7) new classroom units  
Project installation duration; June - August 2014

Balfour Beatty Construction  
**FINAL GMP**  
10/16/14

Scope	Prelim Estimate	Final BBC Costs	Comments
1 Mobilize Project, Job site set up and safe off	\$ 1,500.00	\$ 1,500.00	
2 Temp Fencing (120x200+gate) Set up and Rental	\$ 1,050.00	\$ 1,050.00	United Site Services
3 Temp Toilet/handwash - Rental and service	\$ 1,000.00	\$ -	Not used
4 SWPPPS/Dust Control - Allowance	\$ 5,000.00	\$ -	Included in subcontract costs
5 Final Clean Up & Demobilization of Project	\$ 2,500.00	\$ -	
6 Demo/Safe Off Utilities, MEP	\$ 2,500.00		District
7 Saw Cut Concrete Paving/Side Walk	\$ 1,350.00		District
8 Demo Site Concrete	\$ 5,850.00		District
9 Demolish and haul off 6 existing Buildings	\$ 45,000.00	\$ -	District
10 Engineering & Layout (Survey)	\$ 3,500.00	\$ -	District
11 Clear & Grubb	\$ 4,500.00		
12 Fine Grade Areas	\$ 1,350.00		
13 Over-ex/Re-Compact Relocatable Areas (Processing) 5ft below and 5ft out	\$ 25,000.00	\$ 56,800.00	Re-design per CCD-1
14 Export Excess/Overcut Soils	\$ 20,000.00		
15 Back Fill Footings	\$ 13,000.00		
16		\$ 1,725.00	Foundation re-design per DSA CCD -1 R - add export
17		\$ 14,708.00	Revise grading and haul off at the Great Lawn to remove the existing berm
18		\$ 23,211.00	Revise grading to accommodate landscape area design
19 Landscape Planting and Irrigation	\$ 3,000.00	\$ -	District
20 Concrete Foundation (GP estimate with Hughes review)	\$ 100,800.00	\$ 226,786.00	Foundation re-design per DSA CCD -1 R
21		\$ 10,399.00	T&M for waterproofing at foundations per DSA CCD 1R
22 6" PCC Paving at Sidewalks	\$ 45,000.00	\$ 39,600.00	3,919sf firelane flatwork and steps per CCD 2
23 Ramping (9" grade change)	\$ 20,000.00	\$ 14,480.00	Install 33lf 36" & 68lf 30" tall conc. Ramp walls per CCD 2
24		\$ 7,769.00	203lf mow curb N, E and W sides per CCD 2
25 Drainage at crawl space slab	\$ 7,500.00	\$ 21,555.00	Install rodent slab drains & N side SD system
26		\$ 1,128.00	Drywells for HVAC system
27		\$ (28,656.00)	Delete CMU Ramp walls included in concrete foundation costs
28			
29 Misc. Electrical Hook ups to relots. Lump Sum	\$ 25,000.00	\$ 67,675.00	Elect upgrade required at final design
30 Wall Mounted Conduit & Wire for Electrical to Relo's, 2-2" Conduits	\$ 3,375.00		
31		\$ 6,965.00	Make elect and LV connections within GP unit (unit to unit service)
32		\$ 13,069.00	Replace existing elect cabling to and breaker at elect power source per RFI
33			Misc District additions (phone)
34		\$ 2,558.00	Add Energy Monitoring device
35 Setting and Connection of GP Structures (GP estimate)	\$ 33,600.00	\$ 87,550.00	Building connection re-design per CCD -1 R
36		\$ 23,026.00	Additional Field work for building set
37		\$ 20,204.00	Roofing tie in field
38			Set and connect HVAC Units - DISTRICT
39			Crane to lift HVAC units - DISTRICT
40 Misc conditions allowance	\$ 15,000.00	\$ -	Applied to add scope costs
<b>41 Subtotal Site Work</b>	<b>\$ 386,375.00</b>	<b>\$ 613,102.00</b>	<b>Subtotal Site Work</b>
42			
43 GrowthPoint Structures Subtotal structure purchase price	\$ 840,000.00	\$ 840,000.00	
44 <b>GrowthPoint Structures Additions/Upgrades (Oak Park Spec Upgrades)</b>	\$ 50,603.00	\$ 50,603.00	OPUSD Standard Spec upgrades
45 GrowthPoint Structures - Alt Fire Sprinklers	\$ 30,240.00	N/A	Fire Sprinklers not required
46 <b>GrowthPoint Structures Additions/Upgrades (LEDs, Tack Boards, etc)</b>	\$ 35,280.00	\$ 35,280.00	OPUSD Additional Upgrades upgrades
47 GrowthPoint Structures Sales Tax, Quality Control, DSA Soft Costs	\$ 40,062.00	\$ 33,332.00	Sales tax
48 GrowthPoint Structures - Shipping & Delivery/Craning (3rd party hired by BBC)	\$ 12,500.00	\$ 5,000.00	DSA plan Changes
49		\$ 12,500.00	Delivery/Shipping
50		\$ 3,000.00	GrowthPoint onsite QA/QC
<b>51 Subtotal GrowthPoint Structures</b>	<b>\$ 1,008,685.00</b>	<b>\$ 979,715.00</b>	<b>Subtotal GrowthPoint Structures</b>
52		\$ 9,726.00	GP COR # 004, 005, 009, 010
53		\$ 25,310.00	Upgrade North Elevation overhang/awning to slats
54		\$ 4,264.00	Change door hardware per District
55		\$ 42,699.00	Upgrade exterior window/tint per District
56		\$ 7,977.00	CO2 sensors and installation requested by District
57		\$ 2,120.00	Temporary handrail installation
58		\$ 1,354.00	Exit/braille signs, upgraded per District
59		\$ 7,649.00	On site labor charged by Premier Carpet
60		\$ 1,525.00	Installation of quad outlets inside closets per District
61 Less Early Mover Credit	\$ (100,000.00)	\$ (100,000.00)	
<b>62 Estimated Cost for Growth Point</b>	<b>\$ 908,685.00</b>	<b>\$ 982,339.00</b>	<b>Final Cost for Growth Point</b>
63			
<b>64 Subtotal Site Work and GrowthPoint Structures</b>	<b>\$ 1,395,060.00</b>	<b>\$ 1,595,441.00</b>	<b>Subtotal Site Work and GrowthPoint Structures</b>
66 General Conditions/ OH-P	\$ 139,506.00	\$ 150,000.00	Bonds, Insurance, GC's, Fee
<b>68 Subtotal Preliminary Construction/Installation Estimate</b>	<b>\$ 1,534,566.00</b>	<b>\$ 1,745,441.00</b>	<b>Subtotal Final Construction/Installation GMP</b>
69			
70 Contractors Contingency 3%	\$ 41,851.80	\$ -	Applied to final design, DSA CCD's and site conditions above
71 District Contingency 3%	\$ 69,753.00	\$ -	Applied to final design, DSA CCD's and site conditions above
<b>72 Total Preliminary GMP</b>	<b>\$ 1,646,170.80</b>	<b>\$ 1,745,441.00</b>	<b>Total Final GMP</b>

Amendment to Facilities Lease Agreement  
Project 14-25R, Classroom Replacement, By and Between  
Balfour Beatty Construction and Oak Park Unified School District  
October 21, 2014

**ATTACHMENT 4**  
**(Amended October 21, 2014)**

**LIST OF REQUIRED SUBCONTRACTORS**

*Upon project approval by the Division of the State architect and completion of site scope package bid, the list of required subcontractors has been established and is on file in the Office of the Superintendent.*