

City of Hendersonville
Fire Station No. 1 & Edwards Park Project
Hendersonville, North Carolina

Guaranteed Maximum Price Amendment 001

August 24, 2022



4111 South Boulevard
Charlotte, NC 28209
www.edificeinc.com

Hendersonville Fire Station No. 1 & Edwards Park Project
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DRAFT AIA® Document A133™ – 2019

Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the « 24th » day of « August » in the year « 2022 », is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the « » day of « » in the year « » (the “Agreement”)
(In words, indicate day, month, and year.)

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

« Fire Station 1 and Park Project »
« 851 North Main Street, Hendersonville, NC 28792 »

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

« City of Hendersonville »
« 160 Sixth Avenue East
Hendersonville, North Carolina 28792-4328 »

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

« Edifice, LLC »
« 4111 South Boulevard (28209) »
« Post Office Box 36349 »
« Charlotte, NC 28236 »
« Telephone Number: 704-332-0900 »
« Fax Number: 704-332-0901 »
« North Carolina General Contracting License #10514 »

TABLE OF ARTICLES

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed **Fourteen Million Seven Hundred Fifty Eight Thousand Forty Two Dollars»** (\$ **«14,758,042 »**), subject to additions and deductions by Change Order as provided in the Contract Documents.

Original Contract Value for Preconstruction Services	\$75,460
Addition of Construction Services - GMP Amendment 001	
Fire Station No. 1	\$13,049,445
• Includes Temporary Fire Station Allowance of \$200,000	
Edwards Park	<u>\$1,633,137</u>
Total Added Construction Services	<u>\$14,682,582</u>
New Contract Value & Guaranteed Maximum Price	<u>\$14,758,042</u>

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

«See GMP Worksheet Exhibit - C »

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

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

§ A.1.1.5 **Alternates**

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

Item	Price
Accepted Alternates:	
#1 – Window Awnings	Add \$44,834
#1A – Window Awnings at Patio	Add \$0 or No Change
#4 – Turnkey Photovoltaic System	Add \$124,500
#5 – Rainwater Collection System	Add \$55,055
#6 – Provide Air Scrubbers in Turnout Gear Locker and Decon Rooms	Add \$17,200
#7 – Bi-Polar Ionization System	Add \$12,500
#8 – Preferred Alternate – Plymovent	Add \$0 or No Change
#9 – Preferred Alternate - SafeAir	Add \$0 or No Change
#10 – Preferred Alternate – Rinnai Tankless Water Heaters	Add \$0 or No Change
#11 – Preferred Alternate – Cummins Generator	Add \$140,200
#12 – Permeable Pavers at FS1 Admin Parking Lot	Add \$124,000
#13 – Remove Temporary Cleanup	Deduct \$196,400
#15 – Provide Early Mobilization for Steel Erection at Admin Area	Add \$3,500
#18 – Preferred Alternate – Bi-Parting Doors by Door Engineering	Add \$0 or No Change

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
To be determined – Price for Alternates not accepted would only be good for 90 days after the bid		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Price per Unit (\$0.00)
Unit Price 1, 2, & 3 are tied to allowances:	
UP-1 – Unsuitable Soils and disposal off-site and replacement with suitable structural fill from an off-site location (ties to allowance #3)	500 cubic yards \$40.00 per cubic yard
UP-2 – Mass Rock removal and disposal off-site (ties to allowance #1)	100 cubic yards \$65.00 per cubic yard
UP-3 – Trench Rock removal and disposal off-site (ties to allowance #2)	100 cubic yards \$175.00 per cubic yard
UP-4 – Replacement of removed rock with offsite soil in place	\$20.00 per cubic yard
UP-5 – Replacement of removed rock with aggregate base course in place	\$60.00 per cubic yard
UP-6 – Replacement of removed rock with No. 57 washed stone in place	\$70.00 per cubic yard

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ **« NA »** The date of execution of this Amendment.

☒ **« X »** Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

«Fire Station 1: Four hundred four (404) calendar days from Notice to Proceed from the City of Hendersonville to Substantial Completion. An additional thirty (30) calendar days after Substantial Completion will be needed to achieve Final Completion.

Edwards Park: Four hundred eighteen (418) calendar days from Notice to Proceed from the City of Hendersonville to Substantial Completion. An additional thirty (30) calendar days after Substantial Completion will be needed to achieve Final Completion. »

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

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

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ **« X »** Not later than **«Four hundred four » («404»)** calendar days from the date of commencement of the Work for the Fire Station. Not later than **«Four hundred eighteen » («418»)** calendar days from the date of commencement of the Work for Edwards Park.

☐ **« »** By the following date: **« TBD »**

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

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth below. In the event that Construction Manager late is in achieving Substantial Completion of the Work, the Construction Manager shall pay Owner Five Hundred dollars (\$500.00) per day for each day beyond the date for Substantial Completion that Construction Manager fails to achieve Substantial Completion of the Work.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Not Applicable			

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

«See Attached Exhibit E – Index of Drawings and Specifications »

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

« See Attached Exhibit E – Index of Drawings and Specifications »

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
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Not Applicable. This is not a LEED, Green Globes, or other sustainability type project

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
Allowances:	
1 Mass Rock Excavation & Removal – 100 cubic yards x \$65.00 per yard	\$6,500
2 Trench Rock Excavation & Removal – 100 cubic yards x \$175.00 per yard	\$17,500
3 Unsuitable Soils Removal & Replacement – 500 Cubic Yards x \$40.00 per yard	\$20,000
4 Temporary Fire Station Allowance	\$200,000
5 Building Permit Allowance	\$120,000
6 Playground Allowance	\$100,000
7 Wood Framing Allowance at Edwards Park Restrooms	\$50,000
Total Project Allowances	\$514,000
Edifice reserves the right to utilize any of the unused Allowances from each category to remedy any of the other categories if those other categories experience overages.	

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

« See Attached Exhibit D – Clarifications »

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

« See the GMP Amendment documents and table of contents for other construction services contract items.
Those items include the following:

- Table of Contents
- Exhibit A - AIA Document A133 – 2019 – Guaranteed Maximum Price Amendment (this document)
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ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

«Not Applicable »

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

OWNER (Signature)

«John Connet» «City Manager»
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

«Michael A. Carliso» «Executive Vice President»
(Printed name and title)

AIA Document A133™ – 2019 Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the day of in the year
(In words, indicate day, month and year.)

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

Fire Station 1 and Park Project
851 North Main Street
Hendersonville, North Carolina 28792

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

City of Hendersonville
160 Sixth Avenue East
Hendersonville, North Carolina 28792-4328

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

Edifice, LLC
4111 South Boulevard (28209)
Post Office Box 36349
Charlotte, North Carolina 28236
Telephone Number: 704.332.0900
Fax Number: 704.332.0901
North Carolina General Contracting License #10514

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201™–2017, General Conditions of the Contract for Construction. Article 11 of A201™–2017 contains additional insurance provisions.

TABLE OF ARTICLES

- B.1 GENERAL**
- B.2 OWNER'S INSURANCE**
- B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS**
- B.4 SPECIAL TERMS AND CONDITIONS**

ARTICLE B.1 GENERAL

The Owner and Construction Manager shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE B.2 OWNER'S INSURANCE

§ B.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article B.2 and, upon the Construction Manager's request, provide a copy of the property insurance policy or policies required by Section B.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ B.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ B.2.3 Required Property Insurance

§ B.2.3.1 Construction Manager shall obtain Property/Builder's risk insurance pursuant to Section B.3.3.2.1, and all obligations set forth in B.2.3. with the exception of B.2.3.3, shall apply to Contractor, not Owner. The Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section B.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ B.2.3.1.1 Causes of Loss. The insurance required by this Section B.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

(Indicate below the cause of loss and any applicable sub-limit.)

Cause of Loss

Sub-Limit

§ B.2.3.1.2 Specific Required Coverages. The insurance required by this Section B.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Construction Manager's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage

Sub-Limit

§ B.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section B.2.3.1 or, if necessary, replace the insurance policy required under Section B.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ B.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section B.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ B.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section B.2.3.1 have consented in writing to the continuance of

coverage. The Owner and the Construction Manager shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ B.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section B.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ B.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- ☐ **§ B.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.
- ☐ **§ B.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.
- ☐ **§ B.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.
- ☐ **§ B.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.
- ☐ **§ B.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.
- ☐ **§ B.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.
- ☐ **§ B.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects,

engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ B.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

☐ **§ B.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

☐ **§ B.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

ARTICLE B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

§ B.3.1 General

§ B.3.1.1 Certificates of Insurance. The Construction Manager shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section B.3.2.1 and Section B.3.3.1. The certificates will show the Owner as an additional insured on the Construction Manager's Commercial General Liability and excess or umbrella liability policy or policies.

§ B.3.1.2 Deductibles and Self-Insured Retentions. The Construction Manager shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Construction Manager.

§ B.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Construction Manager's negligent acts or omissions during the Construction Manager's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ B.3.2 Construction Manager's Required Insurance Coverage

§ B.3.2.1 The Construction Manager shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Construction Manager is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

Init.

§ B.3.2.2 Commercial General Liability

§ B.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than one million dollars (\$ 1,000,000.00) each occurrence, three million dollars (\$ 3,000,000.00) general aggregate, and three million dollars (\$ 3,000,000.00) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Construction Manager's indemnity obligations under Section 3.18 of the General Conditions.

§ B.3.2.2.2 The Construction Manager's Commercial General Liability policy under this Section B.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Construction Manager's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ B.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager, with policy limits of not less than one million dollars (\$ 1,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ B.3.2.4 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section B.3.2.2 and B.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ B.3.2.5 Workers' Compensation at statutory limits.

§ B.3.2.6 Employers' Liability with policy limits not less than one million dollars (\$ 1,000,000.00) each accident, one million dollars (\$ 1,000,000.00) each employee, and (\$) policy limit.

§ B.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

Init.

(Paragraph deleted)

§ B.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Construction Manager shall procure Pollution Liability insurance, with policy limits of not less than one million dollars (\$ 1,000,000.00) per claim and three million dollars (\$ 3,000,000.00) in the aggregate.

§ B.3.2.10 Coverage under Sections B.3.2.8 and B.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than two million dollars (\$ 2,000,000.00) per claim and three million dollars (\$ 3,000,000.00) in the aggregate.

§ B.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than (\$) per claim and (\$) in the aggregate.

§ B.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than (\$) per claim and (\$) in the aggregate.

§ B.3.3 Construction Manager's Other Insurance Coverage

§ B.3.3.1 Insurance selected and described in this Section B.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Construction Manager is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

Pollution Liability Insurance

Contractor shall obtain and maintain pollution liability insurance covering bodily injury, property damage and environmental damage resulting from sudden or gradual accidental pollution and related cleanup costs arising out of the work or services to be performed under this Contract, with the following limits:

Combined Single Limit	\$1,000,000 per claim
Annual Aggregate Limit	\$3,000,000

Owner and its Board, officers, employees, as well as authorized agents, and affiliates, are to be named as additional insureds in the Contractor's policy with respect to this Project.

This insurance will apply as primary insurance with respect to any other insurance or self-insurance that Owner may have or elect to carry.

§ B.3.3.2 The Construction Manager shall purchase and maintain the following types and limits of insurance in accordance with Section B.3.3.1.

(Select the types of insurance the Construction Manager is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

- [X] § B.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section B.2.3, which, if selected in this Section B.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section B.2.3.1.3 and Section B.2.3.3. The Construction Manager shall comply with all obligations of the Owner under Section B.2.3 except to the extent provided below. The Construction Manager shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Construction Manager shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

Init.

(Where the Construction Manager's obligation to provide property insurance differs from the Owner's obligations as described under Section B.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

- [] § B.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for Work within fifty (50) feet of railroad property.
- [] § B.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.
- [] § B.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.
- [] § B.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Construction Manager and used on the Project, including scaffolding and other equipment.
- [] § B.3.3.2.6 Other Insurance
(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage

Limits

Umbrella Excess Liability

Contractor shall provide umbrella and/or excess liability insurance on an "occurrence" basis providing "following form" coverage for the underlying coverages outlined above with the following minimum limits:

Each Occurrence Limit
\$25,000,000

Aggregate Limit
\$25,000,000

§ B.3.4 Performance Bond and Payment Bond

The Construction Manager shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type

Penal Sum (\$0.00)

Payment Bond

Performance Bond

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE B.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

Additions and Deletions Report for AIA® Document A133™ – 2019 Exhibit B

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:56:21 ET on 02/11/2022.

PAGE 1

Fire Station 1 and Park Project
851 North Main Street
Hendersonville, North Carolina 28792

...

City of Hendersonville
160 Sixth Avenue East
Hendersonville, North Carolina 28792-4328

...

Edifice, LLC
4111 South Boulevard (28209)
Post Office Box 36349
Charlotte, North Carolina 28236
Telephone Number: 704.332.0900
Fax Number: 704.332.0901
North Carolina General Contracting License #10514

PAGE 2

§ B.2.3.1 Unless this obligation is placed on the Construction Manager pursuant to Section B.3.3.2.1, the Construction Manager shall obtain Property/Builder's risk insurance pursuant to Section B.3.3.2.1, and all obligations set forth in B.2.3. with the exception of B.2.3.3, shall apply to Contractor, not Owner. The Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section B.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

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§ B.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than one million dollars (\$ 1,000,000.00) each occurrence, three million dollars (\$ 3,000,000.00) general aggregate, and tree million dollars (\$ 3,000,000.00) aggregate for products-completed operations hazard, providing coverage for claims including

...

§ B.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager, with policy limits of not less than one million dollars (\$ 1,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

...

§ B.3.2.6 Employers' Liability with policy limits not less than one million dollars (\$ 1,000,000.00) each accident, one million dollars (\$ 1,000,000.00) each employee, and (\$) policy limit.

PAGE 6

~~§ B.3.2.8 If the Construction Manager is required to furnish professional services as part of the Work, the Construction Manager shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than (\$) per claim and (\$) in the aggregate.~~

§ B.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Construction Manager shall procure Pollution Liability insurance, with policy limits of not less than one million dollars (\$ 1,000,000.00) per claim and three million dollars (\$ 3,000,000.00) in the aggregate.

§ B.3.2.10 Coverage under Sections B.3.2.8 and B.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than two million dollars (\$ 2,000,000.00) per claim and three million dollars (\$ 3,000,000.00) in the aggregate.

...

Pollution Liability Insurance

Contractor shall obtain and maintain pollution liability insurance covering bodily injury, property damage and environmental damage resulting from sudden or gradual accidental pollution and related cleanup costs arising out of the work or services to be performed under this Contract, with the following limits:

Combined Single Limit	<u>\$1,000,000 per claim</u>
Annual Aggregate Limit	<u>\$3,000,000</u>

Owner and its Board, officers, employees, as well as authorized agents, and affiliates, are to be named as additional insureds in the Contractor's policy with respect to this Project.

This insurance will apply as primary insurance with respect to any other insurance or self-insurance that Owner may have or elect to carry.

...

[☒] § B.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section B.2.3, which, if selected in this Section B.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section B.2.3.1.3 and Section B.2.3.3. The Construction Manager shall comply with all obligations of the Owner under Section B.2.3 except to the extent provided below. The Construction Manager shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Construction Manager shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

PAGE 7

Umbrella Excess Liability

<u>Contractor shall provide umbrella and/or excess liability insurance on an</u>	<u>Each Occurrence Limit</u>
	<u>\$25,000,000</u>

"occurrence" basis providing "following form" coverage for the underlying coverages outlined above with the following minimum limits:

Aggregate Limit

\$25,000,000



Exhibit C - GMP Worksheet - Hendersonville Fire Station 1 & Edwards Park



Hendersonville, NC

19,745

Description	Subcontractor	Base Bid + Accepted Alternates + Cost Savings	See SDI Insurance	HFS1	Edwards Park	Total
Final Cleaning and Construction staking	Block Cleaner/Edifice	12,667	-	8,716	3,951	12,667
Sitework	Tennoca	1,807,000		1,402,000	405,000	1,807,000
Termite Control	N/A	with 03 Concrete		-	-	with 03 Concrete
Temporary Shoring Allowance	N/A	with 31 Sitework	-	-	-	with 31 Sitework
Aggregate Piers	Wurster Betterground	100,800	-	100,800	-	100,800
Rock/Unsuitable Soils Allowance	N/A	with 31 Sitework	-	-	-	with 31 Sitework
Exterior Improvements	N/A	with 31 Sitework	-	-	-	with 31 Sitework
Bearcat/N Main Intersection Improvements	Not Included	Not Included	-	-	-	Not Included
Water Utilities	N/A	with 31 Sitework	-	-	-	with 31 Sitework
Sanitary Sewer	N/A	with 31 Sitework	-	-	-	with 31 Sitework
Storm Drainage	N/A	with 31 Sitework	-	-	-	with 31 Sitework
Fencing	N/A	-	-	-	-	-
Site Amenities	N/A	with 10 Specialties	-	-	-	with 10 Specialties
Playground Equipment Allowance	Owner/Edifice	100,000	-	-	100,000	100,000
Landscape and Irrigation	Granite Hills	53,598	-	53,598	-	53,598
Demolition	Custom Demo	89,860	-	77,360	12,500	89,860
Cast-In-Place Concrete	Concrete Connection	755,549		712,205	43,344	755,549
Masonry	Gates	1,413,000		1,230,000	183,000	1,413,000
Steel	Davidson	850,650		850,650	-	850,650
Wood Framing Allowance at Edwards Park Restroom Building		50,000	-	-	50,000	50,000
Millwork	Ike's Millwork	126,457		95,660	30,797	126,457
Air barriers, Waterproofing, Sealant	Taylor Interiors	171,620		162,320	9,300	171,620
Firestopping	N/A	with Trades	-		-	with Trades
EIFS Cornice	Forconi Bongiorno	53,000	-	53,000	-	53,000
Fiber Cement Siding & FRP		67,931	-	32,735	35,196	67,931
Roofing	Allcon	490,268	-	438,544	51,724	490,268
Spray Insulation	Taylor Interiors	48,600	-	48,600	-	48,600
FRP	with 07 Siding	with 07 Siding	-	-	-	with 07 Siding
Doors and Hardware	HKS	212,527		198,422	14,105	212,527
Glass & Aluminum Clad Windows	A1/Pella	228,941		228,941	-	228,941
Overhead & Bi-Parting Doors	Garage Door Spec	526,250		515,350	10,900	526,250
Drywall	Precision Walls	593,220		584,963	8,257	593,220
Acoustical Ceilings	Precision Walls	69,000	-	69,000	-	69,000
Hard Tile	Lomax	82,097	-	82,097	-	82,097
Flooring	Modular Designs	240,875		229,517	11,358	240,875
Floor Coatings	N/A	with 09 Flooring	-	-	-	with 09 Flooring
Paint	United Painting	110,700		102,043	8,657	110,700
Specialties/OFCI Appliances/Corner Guards/Lockers	Stuart Page	210,867		199,817	11,050	210,867
Lockers	N/A	with 10 Specialties	-	-	-	with 10 Specialties
Signage	AOA Signs	96,234	-	35,023	61,211	96,234
Awnings (Edwards Park only)	Charlotte Tent	54,000	-	-	54,000	54,000
Window Treatments	Inpro	6,450	-	6,450	-	6,450
Elevator	Kone	106,350	-	106,350	-	106,350
Fire Suppression	A&A	98,725	-	98,725	-	98,725
Plumbing	T.P. Howards	683,450	-	578,930	104,520	683,450
HVAC	Haynes Heating & Cooling	931,300		912,800	18,500	931,300
Electrical	Haynes Electric	1,692,100		1,449,769	242,331	1,692,100
Tele/Data/Security/AV	Edwards Equipment Co.	132,582		132,081	501	132,582
Subtotal Direct Cost		12,266,668	-	10,796,466	1,470,202	12,266,668
Accepted Alternates	1, 1A, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 18	Included in Sub Numbers Above			-	
Accepted Value Engineering					-	
Temporary Station 2 Utility Allowance		200,000		200,000		200,000
				10,996,466	1,470,202	12,466,668
General Conditions				828,235	-	828,235
Construction Administration				-	-	-
Estimating/Design Contingency				-	-	-
Contractors Contingency				219,929	29,404	249,333
Subcontractor Default Insurance - 1.10%				118,590	16,149	134,738
General Liability Insurance				72,268	8,998	81,265
Builders Risk Insurance				42,156	5,249	47,405
Pollution Insurance				5,498	735	6,233
Technology Fee				27,491	3,676	31,167
Payment and Performance Bond				130,494	16,331	146,826
Fee				502,309	68,402	570,711
Building Permit, Utility, Development, Review Fees Allowance				106,008	13,992	120,000
Construction Total		-		13,049,445	1,633,137	14,682,582

Percent of overall 88.01% 11.99% 75460

ALTERNATES		PRICE W/ FEES	ADD/DEDUCT	Decision
1 Window Awnings	Charlotte Tent	\$ 44,834	ADD	Accepted
1A Window Awnings at Patio	Charlotte Tent	\$ -	ADD	Accepted
2 Pre-Engineered Metal Canopy at Patio	??	\$ 73,382	ADD	Rejected
3 Add Brick Veneer & Precast to Site Walls	Gates Construction	\$ 107,000	ADD	Rejected
4 Turnkey PV System	MB Haynes Electric	\$ 124,500	ADD	Accepted
5 Rainwater Collection	Tennoca	\$ 55,055	ADD	Accepted
6 Provide Air Scrubbers in Turnout Gear Locker Rm and Decon Rm	MB Haynes HVAC	\$ 17,200	ADD	Accepted
7 Bi-Polar Ionization System	MB Haynes HVAC	\$ 12,500	ADD	Accepted
8 Preferred Alternate: Plymovent	MB Haynes HVAC	\$ -	ADD	Accepted
9 Preferred Alternate: SafeAir	MB Haynes HVAC	\$ -	ADD	Accepted
10 Preferred Alternate: Rinnai Tankless Water Heaters	TP Howard	\$ -	ADD	Accepted
11 Preferred Alternate: Cummins Generator	MB Haynes Electric	\$ 140,200	ADD	Accepted
12 Permeable Pavers at FS1 Administration Parking Lot ilo Light Duty Asphalt	Tennoca	\$ 124,000	ADD	Accepted
13 Remove Temporary Cleanup From Scope of Work	Various Subs	\$ (196,400)	DEDUCT	Accepted
14 Provide Material Storage in Bonded Warehouse for Salvaged Items		\$ -	ADD	Rejected
15 Provide Early Mobilization for Steel and Erection of Admin Area	Davidson	\$ 3,500	ADD	Accepted
16 Furnish and Install Temporary Bracing for CIP Walls at Admin Area	Landscape Sub?	\$ 43,344	ADD	Rejected
17 Epoxy Flooring ilo Polished Concrete in Rooms 100, 101, 103, & 104 of Park Building		\$ 6,421	ADD	Rejected
18 Preferred Alternate: Bi-Parting Doors by Door Engineering	Garage Door Spec.	\$ -	ADD	Accepted
	Accepted Alternates	\$ 325,389		

EXHIBIT D – Project Clarifications



General

1. This agreement reconciles the contract to include the full cost of construction as outlined in Exhibit B GMP Worksheet Summary.
2. We have included Subcontractor Default Insurance SDI at 1.10% cost of work.
3. GMP is based off of plans and specifications referenced in Exhibit E.
4. See the Exhibit A for schedule and timeframes for the Fire Station and Edwards Park.
5. Costs for building permits have been included and as an allowance per the GMP Worksheet Summary.
6. We exclude all fees associated with taps, impacts, development, utilities relocations, utility set up costs & meters. These are to be paid by the Owner. Edifice has utility connections past meters & taps. Sewer relocation per the drawings has been included within the GMP.
7. We exclude the cost to bring any utilities into the site which includes but is not limited to gas, electric, phone, cable, fiber, and internet. All services should be brought into the site by the responsible utility entity to a meter or transformer.
8. Any cost associated to provide & install a new primary building transformer & associated work is by the Hendersonville. We have included a concrete pad for the transformer to be set by others.
9. All work is priced during typical business hours (7am – 5pm). Work hours will be coordinated between Edifice, the City of Hendersonville, and the authorities having jurisdiction.
10. We have included all abatement or removal of hazardous or contaminated waste/materials at Edwards Park per the survey provided by the City. We do not have any removal of hazardous soils or any other contaminated materials.
11. The following soft cost items are currently not included:
 - a. Material testing, site testing & special inspections
 - b. Geotechnical Reports or Surveys
 - c. Televisions
 - d. Furniture
 - e. Station Alert System (conduit/pathways and low voltage cabling is included)
 - f. Kitchen Equipment/Appliances. Edifice will only install these items
 - i. Kitchen hood will be provided and installed by Edifice
 - g. Fitness equipment is not included.
12. Any NCDOT and required encroachment permits are not included. These are to be provided by the City of Hendersonville prior to the start of construction.
13. Fees required by any authority having jurisdiction for road closures are not provided by the Construction Manager or trade contractors. Traffic control measures are included to the limits required by NCDOT code and typical practices.
14. We have excluded costs associated with street closings, sidewalk closings or traffic control operations if required.
15. Third party building commissioning is not included. Test & Balance will be by mechanical contractor.
16. Third party UL labeling of any specified item or owner supplied item that does not come labeled is not included.
17. We have included shoring along both Main Street and Church Street, as needed to maintain a safe working environment.
18. BIM coordination and three-dimensional modeling is not included in the contract.
19. Pricing is based on a minimum of three acceptable manufacturers for each product or component. Basis of design specifications to include three acceptable specific products with accompanying model or part number. The three products should all perform in a way acceptable to the Owner and Designers. This clarification is included to help the trade contractors pricing and promote competition amongst the specified items.
20. Edifice has included the provisions of Division 01 from the specifications that are provided and required by the City of Hendersonville. Our contract is with the City of Hendersonville and not the Designers. Therefore, if any requirements or stipulations were added to or included in Division 01 by the Designers, and not agreed upon by Edifice and the City, then Edifice has not included any of those items and will not be required to adhere to those items.
21. Edifice includes the right to discuss, negotiate, and resolve any items in the specifications that are not directly specific or applicable to the project. In other words, if “canned” or “non-applicable” items are included in the specifications, Edifice will not be held responsible for them.

EXHIBIT D – Project Clarifications



22. The Edifice Contract Document List and Drawing Log is indicative of the drawings we priced for the GMP. The drawing list in the Designer's specification book may not match the list of drawings Edifice priced. Therefore, the project team needs to recognize our drawing list as the official list for the GMP Amendment Contract process.
23. Edifice, LLC has not included any informal submittals. We have included select action submittals only transmitted digitally from our project management platforms, reference Exhibit E for submittals included in the GMP.
24. Temporary fencing has been included during construction services. No security personnel or surveillance systems have been included.
25. We have included a payment and performance bonds.
26. We have excluded separate interior finish selection mock-ups. Mock-up areas can become part of completed work.
27. Pricing provided in this proposal is valid for 90 days from bid opening date. If acceptance is provided after this duration, we reserve to re-evaluate the proposal given the market volatility of certain materials and commodities.
28. LEED requirements and or project registration fees are not included. This is not a LEED certified, Green Globes, or a sustainable certified project of any sort.
29. Gas service to the building and meter is by the utility supplier. Edifice will coordinate with utility companies as necessary.
30. We have not included any third-party photographic documentation for preconstruction, periodic construction, or final completion. Edifice will take progress photos throughout the project and share as requested.
31. There is no provision for an existing conditions analysis of structures or surfaces beyond the property lines of the project. Nor is there provision for vibration monitoring during construction activities.
32. Closeout procedures, demonstration and training format and turnover will be mutually agreed between Edifice the City of Hendersonville, and ADW.
33. We have included allowances for the replacement of unsuitable soils, mass rock, and trench rock. We have not included any provisions for unforeseen below grade obstructions.
34. We have excluded camera inspections of existing utilities if required.
35. We have excluded permanent fencing, gates, and vehicular access control systems
36. We have included temporary dewatering systems.
37. Earthwork costs are based off existing material on site to be suitable for site fill or backfill operations during construction.
38. Removal or re-routing of unknown/unidentified underground utilities and structures is excluded unless indicated on the plans.
39. We have not included any remedial work to be done to the subgrade to achieve the proper bearing capacity. This includes the removal and replacement of unsuitable soil, mechanically drying, lime – concrete stabilization. Existing soil capacity is assumed to meet design requirements for both drives and building pads.
40. GMP does not include the import of topsoil.
41. No provisions have been included for concrete admixtures if required for schedule acceleration.
42. No provisions have been included for climate control to install concrete in inclement weather or during lower temperatures.
43. Wet curing of concrete has been excluded.
44. We have excluded sandblasting or a fine texture rub/patch finish of any concrete other than the areas specifically identified in the plans and specifications.
45. No provisions have been included for climate control to install masonry in inclement weather or during lower temperatures.
46. Drywall costs are based on a level 4 finish for walls and ceilings exposed to view. Level 5 finish has been excluded.
47. We have excluded any vapor or moisture mitigation products if required to be installed over concrete surfaces to achieve adhesion with floor finish material.
48. We have included building & address signage where shown.
49. A sprinkler system per plans has been included for the new Fire Station No.1 which based on an adequate water supply and pressure being available to the site. No provisions for a fire pump, storage tank or enclosure have been included. No additional off-site utility work to get to an adequate source has been included.
50. Edifice has included a BDA radio booster per contract drawings and specifications.
51. We have excluded heat tracing of below grade piping unless specifically indicated on the plans.

EXHIBIT D – Project Clarifications

52. We have not included temporary or permanent equipment to condition air for drywall installation or any other products or systems prior to the running of permanent HVAC equipment. Job site conditions will be evaluated as needed during construction. If additional equipment or measures are needed for certain work to take place the owner, architect and Edifice will review all options on how this can be achieved. Drywall will be installed prior to having conditioned air in the building. Edifice will make sure areas are dry and protected from weather elements
53. We have excluded any concrete electrical duct banks.
54. We have excluded vehicular charging stations. We have included pathways from electrical panel as noted in the contract documents.
55. We have included an allowance for Temp Station #2 (Electrical, Plumbing & Sitework) Utilities
56. We have excluded Temporary Station No.2 piers/footings & foundations
57. We have excluded any work at the intersection of Bearcat & Main.

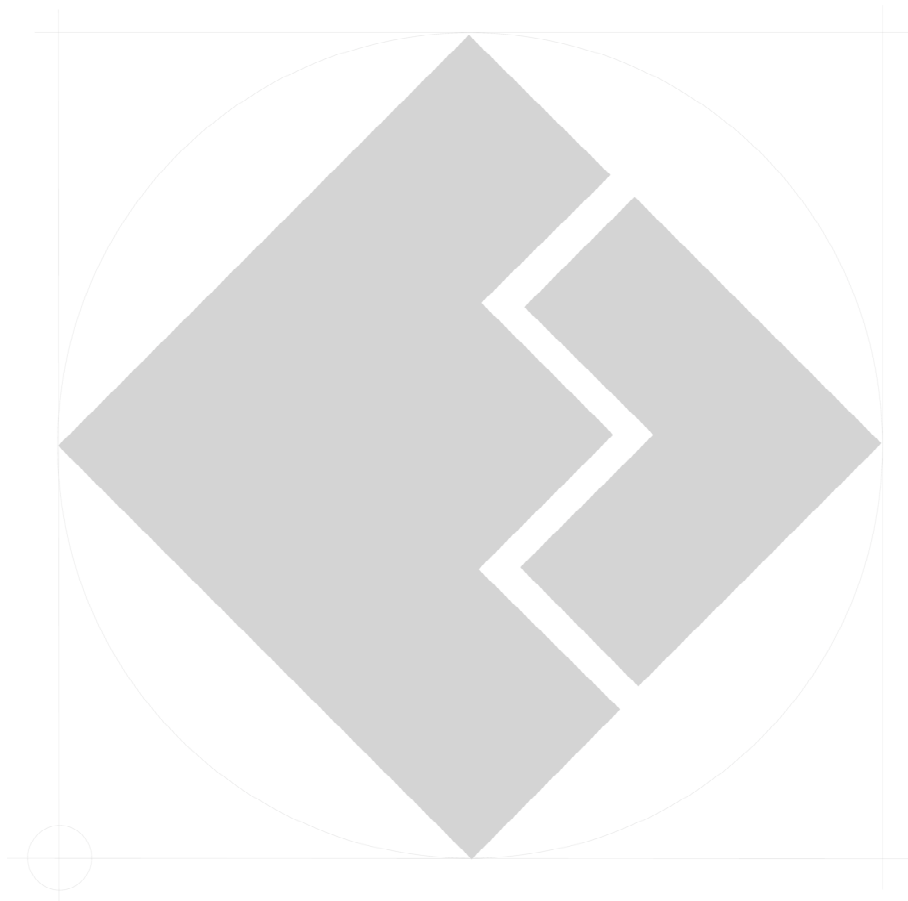


Exhibit E
Index of Drawings and Specifications

8/12/2022

TYPE	NUMBER	TITLE	ISSUE DATE	REVISION DATE	LATEST DATE	REVISION NO.	Addendum #1	Addendum #2	Addendum #3
HENDERSONVILLE FIRE STATION 1									
GENERAL	A000	COVER SHEET	4/19/2022			6/17/2022		7/11/2022	
GENERAL	A001	CODE INFORMATION - APPENDIX B	4/19/2022			6/17/2022		7/11/2022	
GENERAL	A002	LIFE SAFETY PLAN	4/19/2022			6/17/2022			
GENERAL	A003	AIR BARRIER PLANS	4/19/2022						
GENERAL	A004	WALL TYPES	4/19/2022						
CIVIL	C000	COVER SHEET	4/11/2022			6/17/2022			
CIVIL	C100	ABBREVIATIONS AND LEGEND	4/11/2022			6/17/2022			
CIVIL	C200	EXISTING CONDITIONS	4/11/2022		6/2/2022	6/17/2022			
CIVIL	C201	DEMOLITION PLAN	4/11/2022		6/2/2022	6/17/2022			
CIVIL	C300	SITE LAYOUT	4/11/2022	5/19/2022	6/2/2022	6/17/2022	6/28/2022		
CIVIL	C301	SITE DETAILS	4/11/2022		6/2/2022	6/17/2022			
CIVIL	C302	SITE DETAILS	4/11/2022		6/2/2022	6/17/2022			
CIVIL	C400	GRADING AND STORMWATER PLAN	4/11/2022			6/17/2022	6/28/2022	7/11/2022	
CIVIL	C401	DETAIL GRADING PLAN NORTH	4/11/2022			6/17/2022	6/28/2022		
CIVIL	C402	DETAIL GRADING PLAN SOUTH	4/11/2022			6/17/2022	6/28/2022		
CIVIL	C403	STORMWATER DETAILS	4/11/2022			6/17/2022			
CIVIL	C404	STORMWATER DETAILS	4/11/2022			6/17/2022			
CIVIL	C500	EPSC PHASE 1	4/11/2022			6/17/2022			
CIVIL	C501	EPSC PHASE 2	4/11/2022			6/17/2022			
CIVIL	C502	GROUND STABILIZATION AND MATERIALS HANDLING	4/11/2022			6/17/2022			
CIVIL	C503	EPSC SELF INSPECTION, RECORD KEEPING & REPORTING	4/11/2022			6/17/2022			
CIVIL	C504	EPSC DETAILS	4/11/2022			6/17/2022			
CIVIL	C600	UTILITY PLAN	4/11/2022			6/17/2022	6/28/2022		
CIVIL	C601	UTILITY DETAILS	4/11/2022			6/17/2022			
CIVIL	C602	UTILITY DETAILS	4/11/2022			6/17/2022			
CIVIL	L100	LANDSCAPE PLAN		5/19/2022	6/6/2022				
CIVIL	L101	PLANT SCHEDULE, DETAILS & NOTES		5/19/2022	6/6/2022				
ARCHITECTURAL	A100	FIRST FLOOR PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
ARCHITECTURAL	A101	SECOND FLOOR PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
ARCHITECTURAL	A102	FIRST FLOOR DIMENSIONS & WALL TYPES PLAN	4/19/2022			6/17/2022			
ARCHITECTURAL	A103	SECOND FLOOR DIMENSIONS & WALL TYPES PLAN	4/19/2022			6/17/2022			
ARCHITECTURAL	A110	ROOF PLAN	4/19/2022				6/30/2022		
ARCHITECTURAL	A111	ROOF DETAILS	4/19/2022						
ARCHITECTURAL	A200	EXTERIOR ELEVATIONS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A201	EXTERIOR ELEVATION DETAILS	4/19/2022			6/17/2022			
ARCHITECTURAL	A202	PRECAST ELEVATIONS & DETAILS	4/19/2022			6/17/2022			
ARCHITECTURAL	A203	PRECAST ELEVATIONS & DETAILS	4/19/2022			6/17/2022			
ARCHITECTURAL	A300	BUILDING SECTIONS	4/19/2022			6/17/2022			
ARCHITECTURAL	A400	WALL SECTIONS	4/19/2022				6/30/2022	7/11/2022	
ARCHITECTURAL	A401	WALL SECTIONS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A402	WALL SECTIONS	4/19/2022			6/17/2022			
ARCHITECTURAL	A403	WALL SECTIONS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A404	WALL SECTIONS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A405	WALL SECTIONS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A406	WALL SECTIONS & DETAILS	4/19/2022			6/17/2022			
ARCHITECTURAL	A500	ENLARGED TOILET PLANS, ELEVATIONS, & DETAILS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A501	TOILET ELEVATIONS AND PLANS	4/19/2022			6/17/2022			
ARCHITECTURAL	A510	ENLARGED STAIR AND ELEVATOR PLANS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A511	STAIR SECTIONS	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
ARCHITECTURAL	A512	STAIR SECTION & DETAILS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A513	STAIR SECTIONS & DETAILS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A600	DOOR, FRAME, & HARDWARE SCHEDULE & ELEVATIONS	4/19/2022			6/17/2022			
ARCHITECTURAL	A601	WINDOW ELEVATIONS & DETAILS	4/19/2022						
ARCHITECTURAL	A602	DOOR AND WINDOW HEAD, JAMB, AND SILL DETAILS	4/19/2022			6/17/2022			
ARCHITECTURAL	A700	FINISH LEGEND, SCHEDULE, NOTES & CODES	4/19/2022			6/17/2022			
ARCHITECTURAL	A701	FIRST FLOOR FINISH PLAN	4/19/2022			6/17/2022			
ARCHITECTURAL	A702	SECOND FLOOR FINISH PLAN	4/19/2022			6/17/2022			
ARCHITECTURAL	A703	ENLARGED WALL TILE DETAILS	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
ARCHITECTURAL	A704	ENLARGED PAINT DETAILS APPARATUS ROOM	4/19/2022				6/30/2022		
ARCHITECTURAL	A705	TRANSITIONS & DETAILS	4/19/2022			6/17/2022		7/11/2022	
ARCHITECTURAL	A800	FIRST FLOOR REFLECTED CEILING PLAN & DETAILS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A801	SECOND FLOOR REFLECTED CEILING PLAN	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A900	CASEWORK ELEVATIONS	4/19/2022			6/17/2022	6/30/2022		
ARCHITECTURAL	A901	CASEWORK SECTIONS	4/19/2022				6/30/2022		
STRUCTURAL	S001	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
STRUCTURAL	S011	STATEMENT OF SPECIAL INSPECTION	4/19/2022			6/17/2022	6/30/2022		
STRUCTURAL	S012	STATEMENT OF SPECIAL INSPECTION	4/19/2022						
STRUCTURAL	S100	FOUNDATION/FIRST FLOOR PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
STRUCTURAL	S101	FOUNDATION/SECOND FLOOR FRAMING PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
STRUCTURAL	S102	MEZZANINE FRAMING PLAN	4/19/2022					7/11/2022	
STRUCTURAL	S103	LOW ROOF FRAMING PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
STRUCTURAL	S104	TOWER/HIGH ROOF FRAMING PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
STRUCTURAL	S251	BRACED FRAME ELEVATIONS	4/19/2022					7/11/2022	
STRUCTURAL	S301	SLAB ON GRADE DETAILS	4/19/2022			6/17/2022			
STRUCTURAL	S302	FOUNDATION DETAILS	4/19/2022				6/30/2022	7/11/2022	
STRUCTURAL	S303	FOUNDATION DETAILS	4/19/2022			6/17/2022		7/11/2022	
STRUCTURAL	S304	FOUNDATION DETAILS	4/19/2022			6/17/2022		7/11/2022	
STRUCTURAL	S305	FOUNDATION DETAILS	4/19/2022			6/17/2022		7/11/2022	
STRUCTURAL	S401	CMU DETAILS	4/19/2022						
STRUCTURAL	S402	CMU DETAILS	4/19/2022			6/17/2022			
STRUCTURAL	S501	STEEL COLUMN SCHEDULE	4/19/2022					7/11/2022	
STRUCTURAL	S502	STEEL FRAMING DETAILS	4/19/2022			6/17/2022		7/11/2022	
STRUCTURAL	S503	STEEL FRAMING DETAILS	4/19/2022					7/11/2022	
STRUCTURAL	S504	STEEL ROOF DETAILS	4/19/2022					7/11/2022	
STRUCTURAL	S521	ROOF FRAMING SECTIONS	4/19/2022			6/17/2022		7/11/2022	
FIRE PROTECTION	FP001	FIRE PROTECTION DETAILS, NOTES, AND CRITERIA	4/19/2022						
FIRE PROTECTION	FP100	FIRE PROTECTION FLOOR PLANS	4/19/2022			6/17/2022			
PLUMBING	P001	PLUMBING NOTES, DETAILS, AND SCHEDULES	4/19/2022						
PLUMBING	P100	FIRST FLOOR PLUMBING PLAN	4/19/2022			6/17/2022			
PLUMBING	P101	SECOND FLOOR PLUMBING PLAN	4/19/2022			6/17/2022			
PLUMBING	P102	ROOF PLUMBING PLAN	4/19/2022						
MECHANICAL	M001	MECHANICAL SCHEDULES AND DETAILS	4/19/2022			6/17/2022			
MECHANICAL	M002	PLYMOVENT DETAILS	4/19/2022						
MECHANICAL	M003	PLYMOVENT SECTIONS	4/19/2022						
MECHANICAL	M004	MECHANICAL DETAILS	4/19/2022			6/17/2022			
MECHANICAL	M005	MECHANICAL DETAILS	4/19/2022			6/17/2022			

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MECHANICAL	M006	ACCUREX CONTROLS	4/19/2022						
MECHANICAL	M007	ACCUREX FIRE SYSTEM	4/19/2022						
MECHANICAL	M008	ACCUREX SPLASH PANEL	4/19/2022						
MECHANICAL	M009	ACCUREX HOOD	4/19/2022						
MECHANICAL	M010	ACCUREX KEF-1	4/19/2022						
MECHANICAL	M011	ACCUREX KSF-1	4/19/2022						
MECHANICAL	M100	FIRST FLOOR & MEZZANINE MECHANICAL PLAN	4/19/2022			6/17/2022			
MECHANICAL	M101	FIRST FLOOR MECH - PIPING PLAN	4/19/2022			6/17/2022			
MECHANICAL	M200	SECOND FLOOR MECHANICAL PLAN	4/19/2022			6/17/2022	6/30/2022		
MECHANICAL	M201	SECOND FLOOR MECH - PIPING PLAN	4/19/2022			6/17/2022			
MECHANICAL	M400	ROOF MECHANICAL PLAN	4/19/2022			6/17/2022			
ELECTRICAL	E001	ELECTRICAL NOTES, SYMBOLS & SPECS	4/19/2022			6/17/2022		7/11/2022	
ELECTRICAL	E002	ELECTRICAL SITE PLAN	4/19/2022			6/17/2022	6/30/2022	7/11/2022	
ELECTRICAL	E100	ELECTRICAL LIGHTING PLAN - FIRST FLOOR	4/19/2022			6/17/2022			
ELECTRICAL	E101	ELECTRICAL LIGHTING PLAN - SECOND FLOOR	4/19/2022			6/17/2022			
ELECTRICAL	E200	ELECTRICAL POWER & DATA PLANS - 1ST FLOOR	4/19/2022			6/17/2022	6/30/2022		
ELECTRICAL	E201	ELECTRICAL POWER & DATA PLANS - 2ND FLOOR	4/19/2022			6/17/2022	6/30/2022		
ELECTRICAL	E202	ELECTRICAL POWER PLANS - ROOF	4/19/2022			6/17/2022	6/30/2022		
ELECTRICAL	E300	ELECTRICAL FIRE ALARM & SECURITY PLANS - 1ST FLOOR	4/19/2022			6/17/2022			
ELECTRICAL	E301	ELECTRICAL FIRE ALARM & SECURITY PLANS - 2ND FLOOR	4/19/2022			6/17/2022			
ELECTRICAL	E400	ELECTRICAL DETAILS	4/19/2022			6/17/2022			
ELECTRICAL	E401	ELECTRICAL DETAILS	4/19/2022			6/17/2022			
ELECTRICAL	E402	ELECTRICAL DETAILS	4/19/2022			6/17/2022			
ELECTRICAL	E403	ELECTRICAL DETAILS	4/19/2022			6/17/2022			
ELECTRICAL	E500	ELECTRICAL RISER DIAGRAM	4/19/2022			6/17/2022			
ELECTRICAL	E501	ELECTRICAL PANEL SCHEDULES	4/19/2022			6/17/2022			
ELECTRICAL	E502	ELECTRICAL PANEL SCHEDULES	4/19/2022			6/17/2022	6/30/2022		
SPECIFICATIONS		Hendersonville Fire Station No. 1	6/17/2022						
DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS									
	000101	PROJECT TITLE PAGE	6/17/2022						
	000110	TABLE OF CONTENTS	6/17/2022					7/11/2022	
	000111	PROFESSIONAL SEALS PAGE	6/17/2022						
	000115	LIST OF DRAWINGS	6/17/2022						
	003132	GEOTECHNICAL DATA	6/17/2022						
	007200	GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION	6/17/2022						
	007300	SUPPLEMENTARY GENERAL CONDITIONS	6/17/2022						
DIVISION 01 - GENERAL REQUIREMENTS									
	011000	SUMMARY OF WORK	6/17/2022						
	011400	WORK RESTRICTIONS	6/17/2022						
	012300	ALTERNATES	6/17/2022					7/11/2022	
	012500	PRODUCT SUBSTITUTIONS - PRIOR TO BID	6/17/2022						
	012513	PRODUCT SUBSTITUTIONS - POST BID	6/17/2022						
	012600	CONTRACT MODIFICATION PROCEDURES	6/17/2022						
	012913	STATE AND COUNTY TAX FORM	6/17/2022						
	013100	PROJECT MANAGEMENT AND COORDINATION	6/17/2022						
	013200	CONSTRUCTION PROGRESS DOCUMENTATION	6/17/2022						
	013300	SUBMITTAL PROCEDURES	6/17/2022						
	013300a	ADW ELECTRONIC MACHINE-READABLE FILE RELEASE FORM	6/17/2022						
	014000	QUALITY REQUIREMENTS	6/17/2022						
	014100	SPECIAL INSPECTIONS	6/17/2022						
	014200	REFERENCES	6/17/2022						
	014529	TESTING LABORATORY SERVICES	6/17/2022						
	015000	TEMPORARY FACILITIES AND CONTROLS	6/17/2022						
	015800	PROJECT IDENTIFICATION	6/17/2022						
	016000	PRODUCT REQUIREMENTS	6/17/2022						
	017300	EXECUTION REQUIREMENTS	6/17/2022						
	017329	CUTTING AND PATCHING	6/17/2022						
	017700	CLOSEOUT PROCEDURES	6/17/2022						
DIVISION 02 - EXISTING CONDITIONS									
	024100	DEMOLITION	6/17/2022						
	028000	FACILITY REMEDIATION	6/17/2022						
DIVISION 03 - CONCRETE									
	031000	CONCRETE FORMING AND ACCESSORIES	6/17/2022						
	031500	HYDROPHILIC WATERSTOP	6/17/2022						
	032000	CONCRETE REINFORCING	6/17/2022						
	033000	CAST-IN-PLACE CONCRETE	6/17/2022					7/11/2022	
	034500	PRECAST ARCHITECTURAL CONCRETE	6/17/2022						
DIVISION 04 - MASONRY									
	042000	UNIT MASONRY	6/17/2022						
	047313	CALCIUM SILICATE MANUFACTURED STONE	6/17/2022						
DIVISION 05 - METALS									
	051200	STRUCTURAL STEEL FRAMING	6/17/2022						
	053100	STEEL DECKING	6/17/2022						
	054000	COLD-FORMED METAL FRAMING	6/17/2022						
	055000	METAL FABRICATIONS	6/17/2022						
	055150	FIXED ALUMINUM ACCESS LADDER	6/17/2022						
	055213	PIPE AND TUBE RAILING	6/17/2022						
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES									
	062000	GENERAL CARPENTRY	6/17/2022						
	062200	MILLWORK	6/17/2022					7/11/2022	
	068200	GLASS FIRE REINFORCED PLASTIC (FRP)	6/17/2022						
DIVISION 07 - THERMAL AND MOISTURE PROTECTION									
	071113	ENCLOSURE ONLY)	6/17/2022						
	071416	FLUID-APPLIED WATERPROOFING	6/17/2022						
	071900	WATER REPELLENTS	6/17/2022						
	072113	BOARD INSULATION	6/17/2022						
	072116	BLANKET INSULATION	6/17/2022						
	072413	POLYMER BASED EIFS	6/17/2022						
	072726	FLUID-APPLIED MEMBRANE AIR BARRIERS	6/17/2022						
	075419	POLYVINYL-CHLORIDE (PVC) ROOFING	6/17/2022						
	076113	STANDING SEAM METAL ROOFING (ALTERNATES #1 & #1A)	6/17/2022						
	076200	SHEET METAL FLASHING AND TRIM	6/17/2022						
	077233	ROOF HATCH	6/17/2022						
	078400	THROUGH-PENETRATION FIRESTOP SYSTEMS	6/17/2022						
	079000	SEALANTS	6/17/2022						

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DIVISION 08 - OPENINGS									
	081113	HOLLOW METAL DOORS AND FRAMES	6/17/2022						
	081416	FLUSH WOOD DOORS	6/17/2022						
	083113	ACCESS DOORS AND FRAMES	6/17/2022						
	083324	OVERHEAD COILING DOORS	6/17/2022						
	083510	ELECTRICALLY OPERATED STEEL & GLASS BI-PARTING DOORS	6/17/2022						
	084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	6/17/2022						
	084413	GLAZED ALUMINUM CURTAIN WALLS	6/17/2022						
	085213	ALUMINUM-CLAD WOOD WINDOWS	6/17/2022						
	085800	WINDOW	6/17/2022						
	087100	DOOR HARDWARE	6/17/2022						
	087101	HARDWARE SCHEDULE	6/17/2022						
	088100	GLASS GLAZING	6/17/2022						
	089100	LOUVERS	6/17/2022						
DIVISION 09 - FINISHES									
	092116	GYPSUM BOARD ASSEMBLIES	6/17/2022						
	093000	TILING	6/17/2022					7/11/2022	
	095100	ACOUSTICAL CEILINGS	6/17/2022						
	096513	RESILIENT BASE AND ACCESSORIES	6/17/2022						
	096519	RESILIENT TILE FLOORINGS	6/17/2022						
	096711	RESINOUS FLOORING	6/17/2022						
	096813	TILE CARPETING	6/17/2022						
	097200	TEXTILE WALL COVERINGS	6/17/2022						
	098129	SPRAY ACOUSTIC INSULATION	6/17/2022						
	099100	PAINTING	6/17/2022						
	099600	HIGH-PERFORMANCE COATINGS	6/17/2022						
	099860	SANITARY WALL FINISH	6/17/2022						
DIVISION 10 - SPECIALTIES									
	101100	VISUAL DISPLAY SURFACES	6/17/2022						
	101400	SIGNAGE	6/17/2022						
	102113	TOILET COMPARTMENTS - SOLID PLASTIC	6/17/2022						
	102613	CORNER GUARDS	6/17/2022					7/11/2022	
	102813	TOILET ACCESSORIES	6/17/2022						
	104400	FIRE EXTINGUISHERS AND CABINETS	6/17/2022						
	105113	LOCKERS AND SHELVING	6/17/2022						
	105143	TURN-OUT GEAR LOCKERS	6/17/2022						
	107323	PRE-ENGINEERED METAL CANOPY	6/17/2022						
DIVISION 12 - FURNISHINGS									
	122115	HORIZONTAL FAUX WOOD BLINDS	6/17/2022						
	122400	WINDOW SHADES	6/17/2022						
	123661	QUARTZ COUNTERTOPS	6/17/2022						
DIVISION 14 - CONVEYING DEVICES									
	142100	ELECTRIC TRACTION ELEVATORS	6/17/2022						
DIVISION 15 - FIRE SUPPRESSION									
	210000	COMMON WORK RESULTS FOR FIRE PROTECTION	6/17/2022						
	210080	PROJECT RECORD DOCUMENTS	6/17/2022						
	210100	PENETRATION FIRESTOPPING	6/17/2022						
	210548	PIPING AND EQUIPMENT	6/17/2022						
	211000	WATER-BASED FIRE-SUPPRESSION SYSTEMS	6/17/2022						
	211100	DRY CHEMICAL OR CLEAN AGENT FIRE SUPPRESSION SYSTEM	6/17/2022						
DIVISION 22 - PLUMBING									
	220080	PROJECT RECORD DOCUMENTS	6/17/2022						
	220100	PENETRATION FIRESTOPPING	6/17/2022						
	220500	COMMON WORK RESULTS FOR PLUMBING	6/17/2022						
	220513	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	6/17/2022						
	220516	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING	6/17/2022						
	220519	METERS AND GAGES FOR PLUMBING PIPING	6/17/2022						
	220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING	6/17/2022						
	220529	EQUIPMENT	6/17/2022						
	220548	EQUIPMENT	6/17/2022						
	220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	6/17/2022						
	220700	PLUMBING INSULATION	6/17/2022						
	221113	FACILITY WATER DISTRIBUTION PIPING	6/17/2022						
	221116	DOMESTIC WATER PIPING	6/17/2022						
	221119	DOMESTIC WATER PIPING SPECIALTIES	6/17/2022						
	221123	DOMESTIC WATER PUMPS	6/17/2022						
	221316	DRAIN, WASTE AND VENT PIPING	6/17/2022						
	221319	SANITARY WASTE PIPING SPECIALTIES	6/17/2022						
	221413	FACILITY STORM DRAINAGE PIPING	6/17/2022						
	221423	STORM DRAINAGE PIPING SPECIALTIES	6/17/2022						
	221519	GENERAL-SERVICE PACKAGED AIR COMPRESSORS AND RECEIVERS	6/17/2022						
	223313	INSTANTANEOUS GAS FIRED DOMESTIC WATER HEATERS	6/17/2022						
	224000	PLUMBING FIXTURES	6/17/2022						
	224500	EMERGENCY PLUMBING FIXTURES	6/17/2022						
	224700	WATER COOLERS	6/17/2022						
DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)									
	230000	GENERAL REQUIREMENTS FOR HVAC WORK	6/17/2022						
	230100	PENETRATION FIRESTOPPING	6/17/2022						
	230500	COMMON WORK RESULTS FOR HVAC	6/17/2022						
	230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	6/17/2022						
	230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	6/17/2022						
	230548	EQUIPMENT	6/17/2022						
	230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	6/17/2022						
	230593	TESTING, ADJUSTING AND BALANCING FOR HVAC	6/17/2022						
	230700	HVAC INSULATION	6/17/2022						
	230900	INSTRUMENTATION AND CONTROL FOR HVAC	6/17/2022						
	230993	SEQUENCE OF OPERATIONS FOR HVAC CONTROLS	6/17/2022						
	231123	FACILITY NATURAL-GAS PIPING	6/17/2022						
	232300	REFRIGERANT PIPING	6/17/2022						
	233113	METAL DUCTS	6/17/2022						
	233300	AIR DUCT ACCESSORIES	6/17/2022						
	233413	AXIAL HVAC FANS	6/17/2022						
	233416	CENTRIFUGAL HVAC FANS	6/17/2022						
	233423	HVAC POWER VENTILATORS	6/17/2022						
	233524	STRAIGHT RAIL VEHICLE EXHAUST REMOVAL SYSTEMS	6/17/2022						
	233713	DIFFUSERS, REGISTERS, AND GRILLES	6/17/2022						
	234100	PARTICULATE AIR FILTRATION	6/17/2022						

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	235123	GAS VENTS	6/17/2022						
	235400	FURNACES	6/17/2022						
	235523	GAS-FIRED RADIANT HEATERS	6/17/2022						
	239000	LOUVERS AND VENTS	6/17/2022						
DIVISION 26 - ELECTRICAL									
	260050	COMMON WORK RESULTS FOR ELECTRICAL	6/17/2022						
	260100	PENETRATION FIRESTOPPING	6/17/2022						
	260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	6/17/2022						
	260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	6/17/2022						
	260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	6/17/2022						
	260533	RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS	6/17/2022						
	260548	VIBRATION AND SEISMIC CONTROLS FOR ELECTRICAL SYSTEMS	6/17/2022						
	260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	6/17/2022						
	260573	OVERCURRENT PROTECTIVE DEVICE COORDINATION	6/17/2022						
	260923	LIGHTING CONTROL DEVICES	6/17/2022						
	262413	SWITCHBOARDS	6/17/2022						
	262416	PANELBOARDS	6/17/2022						
	262726	WIRING DEVICES	6/17/2022						
	263213	ENGINE GENERATORS	6/17/2022						
	263600	TRANSFER SWITCHES	6/17/2022						
	264113	LIGHTING PROTECTION FOR STRUCTURES	6/17/2022						
	264313	ELECTRICAL POWER CIRCUITS	6/17/2022						
	265109	LED INTERIOR LIGHTING	6/17/2022						
	265619	LED EXTERIOR LIGHTING	6/17/2022						
DIVISION 27 - COMMUNICATIONS									
	270500	COMMON WORK RESULTS FOR COMMUNICATIONS	6/17/2022						
	271100	COMMUNICATIONS EQUIPMENT ROOM FITTINGS	6/17/2022						
	271300	COMMUNICATIONS BACKBONE CABLING	6/17/2022						
	271500	COMMUNICATIONS HORIZONTAL CABLING	6/17/2022						
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	283111	DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM	6/17/2022						
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ARCHITECTURAL	A900	CASEWORK ELEVATIONS				6/17/2022			
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	013200	CONSTRUCTION PROGRESS DOCUMENTATION	6/17/2022						
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239000.002	Louvers and Vents	239000	Shop Drawings
239000.003	Louvers and Vents	239000	Samples
239000.004	Louvers and Vents	239000	Delegated Design Submittal
239000.005	Louvers and Vents	239000	Product Test Reports
260100.001	Penetration Firestopping	260100	Product Data
260100.002	Penetration Firestopping	260100	Shop Drawings
260100.003	Penetration Firestopping	260100	Qualification Data
260519.001	Low-Voltage Electrical Power Conductors and Cables	260519	Product Data
260519.002	Low-Voltage Electrical Power Conductors and Cables	260519	Field Quality Control Test Reports
260529.001	Grounding and Bonding for Electrical Systems	260526	Product Data
260529.002	Grounding and Bonding for Electrical Systems	260526	Field Quality Control Test Reports
260529.001	Hangers and Supports for Electrical Systems	260529	Product Data
260529.002	Hangers and Supports for Electrical Systems	260529	Shop Drawings
260529.003	Hangers and Supports for Electrical Systems	260529	Welding Certificates
260533.001	Raceway and Boxes for Electrical Systems	260533	Product Data
260548.001	Vibration and Seismic Controls for Electrical Systems	260548	Product Data
260548.002	Vibration and Seismic Controls for Electrical Systems	260548	Delegated Design Submittal
260548.003	Vibration and Seismic Controls for Electrical Systems	260548	Welding Certificates
260548.004	Vibration and Seismic Controls for Electrical Systems	260548	Qualification Data
260548.005	Vibration and Seismic Controls for Electrical Systems	260548	Field Quality Control Test Reports
260553.001	Identification for Electrical Systems	260553	Product Data
260573.001	Overcurrent Protective Device Coordination	260573	Product Data
260573.002	Overcurrent Protective Device Coordination	260573	Product Certificates
260573.003	Overcurrent Protective Device Coordination	260573	Qualification Data
260573.004	Overcurrent Protective Device Coordination	260573	Coordination Study
260573.005	Overcurrent Protective Device Coordination	260573	Equipment Evaluation Study Report
260573.006	Overcurrent Protective Device Coordination	260573	Setting Report

260923.001	Lighting Control Devices	260923	Product Data
260923.002	Lighting Control Devices	260923	Field Quality Control Reports
260923.003	Lighting Control Devices	260923	Maintenance Data
262413.001	Switchboards	262413	Product Data
262413.002	Switchboards	262413	Shop Drawings
262413.003	Switchboards	262413	Seismic Qualification Certificates
262413.004	Switchboards	262413	Field Quality Control Reports
262413.005	Switchboards	262413	Maintenance Data
262416.001	Panelboards	262416	Product Data
262416.002	Panelboards	262416	Shop Drawings
262416.003	Panelboards	262416	Seismic Qualification Certificates
262416.004	Panelboards	262416	Field Quality Control Reports
262416.005	Panelboards	262416	Panelboard Schedules
262416.006	Panelboards	262416	Maintenance Data
262726.001	Wiring Devices	262726	Product Data
262726.002	Wiring Devices	262726	Shop Drawings
262726.003	Wiring Devices	262726	Samples
262726.004	Wiring Devices	262726	Maintenance Data
263213.001	Engine Generators	263213	Product Data
263213.002	Engine Generators	263213	Shop Drawings
263213.003	Engine Generators	263213	Seismic Qualification Certificates
263213.004	Engine Generators	263213	Quality Control Test Reports
263213.005	Engine Generators	263213	Maintenance Data
263213.006	Engine Generators	263213	Coordination Study
263213.007	Engine Generators	263213	Warranty
264113.001	Lighting Protection for Structures	264113	Product Data
264113.002	Lighting Protection for Structures	264113	Shop Drawings
264113.003	Lighting Protection for Structures	264113	Qualification Data
264113.004	Lighting Protection for Structures	264113	Certifications
264113.005	Lighting Protection for Structures	264113	Field Quality Control Reports
264313.001	Transient-voltage Suppression for Low-voltage Electrical Power Circuits	264313	Product Data
264313.002	Transient-voltage Suppression for Low-voltage Electrical Power Circuits	264313	Field Quality Control Test Reports
264313.003	Transient-voltage Suppression for Low-voltage Electrical Power Circuits	264313	Maintenance Data
265119.001	LED Interior Lighting	265119	Product Data
265119.002	LED Interior Lighting	265119	Shop Drawings
265119.003	LED Interior Lighting	265119	Product Schedule
265119.004	LED Interior Lighting	265119	Coordination Drawings
265119.005	LED Interior Lighting	265119	Seismic Qualification Certificates
265119.006	LED Interior Lighting	265119	Product Certificates
265119.007	LED Interior Lighting	265119	Warranty
265619.001	LED Exterior Lighting	265619	Product Data
265619.002	LED Exterior Lighting	265619	Shop Drawings
265619.003	LED Exterior Lighting	265619	Seismic Qualification Data
265619.004	LED Exterior Lighting	265619	Product Certificates
265619.005	LED Exterior Lighting	265619	Warranty
271100.001	Communications Equipment Room Fittings	271100	Product Data
271100.002	Communications Equipment Room Fittings	271100	Shop Drawings
271100.003	Communications Equipment Room Fittings	271100	Qualification Data
271300.001	Communications Backbone Cabling	271300	Product Data
271300.002	Communications Backbone Cabling	271300	Shope Drawings
271300.003	Communications Backbone Cabling	271300	Qualification Data
271300.004	Communications Backbone Cabling	271300	Sorce Quality Control Reports
271300.005	Communications Backbone Cabling	271300	Field Quality Control Reports
271300.006	Communications Backbone Cabling	271300	Maintenance Data
271500.001	Communications Horizontal Cabling	271500	Product Data
271500.002	Communications Horizontal Cabling	271500	Shop Drawings
271500.003	Communications Horizontal Cabling	271500	Samples
271500.004	Communications Horizontal Cabling	271500	Qualification Data
271500.005	Communications Horizontal Cabling	271500	Source Quality Control Reports
271500.006	Communications Horizontal Cabling	271500	Field Quality Control Reports
271500.007	Communications Horizontal Cabling	271500	Maintenance Data
283111.001	Digital, Addressable Fire-Alarm Systems	283111	Product Data
283111.002	Digital, Addressable Fire-Alarm Systems	283111	Shop Drawings
283111.003	Digital, Addressable Fire-Alarm Systems	283111	Qualification Data
283111.004	Digital, Addressable Fire-Alarm Systems	283111	Seismic Qualifications Certificates
283111.005	Digital, Addressable Fire-Alarm Systems	283111	Field Quality Control Reports
283111.006	Digital, Addressable Fire-Alarm Systems	283111	Maintenance Data
310000.001	Earthwork	310000	Test Reports
313100.001	Soil Treatment	313100	Product Data
313100.002	Soil Treatment	313100	Product Certificates
313100.003	Soil Treatment	313100	Soil Treatments Application Report
316000.01	Aggregate Piers	316000	Product Data
316000.02	Aggregate Piers	316000	Shop Drawings

316000.03	Aggregate Piers	316000	Certifications
321600.001	Curbs, Gutters, and Sidewalks	321600	Mix Design
321600.002	Curbs, Gutters, and Sidewalks	321600	Test Reports
321600.003	Curbs, Gutters, and Sidewalks	321600	Joint Layout
321723.001	Pavement Markings	321723	Product Data
321723.002	Pavement Markings	321723	Shop Drawings
32900.001	Planting	329000	Soil Test Reports
32900.002	Planting	329000	Seed and Fertilizer Reports
329200.001	Topsoiling and Seeding	329200	Seed and Fertilizer Reports
331000.001	Water Utilities	331000	Shop Drawings
333000.001	Sanitary Sewerage Utilities	333000	Shop Drawings
334000.001	Storm Drainage Utilities	334000	Shop Drawings



Hendersonville Fire Station 1
Hendersonville, NC
8/12/22

Exhibit G - Cost Savings Tracker

Item	Description	Total	Status (P,A,R)	Pending	Either/Or	Accepted	Rejected	Comments
1	Abrasive polished concrete in lieu of epoxy flooring at Apparatus Bay	(\$51,000)	p	\$ (51,000)	\$ -	\$ -	\$ -	hardner/densifier, life span & safety concerns
2	Mechanically fastened PVC roofing membrane system ilo fully adhered	(\$76,030)	r	\$ -	\$ -	\$ -	\$ (76,030)	can't accept with #3
3	Fully adhered TPO roofing membrane ilo fully adhered PVC	(\$55,266)	a	\$ -	\$ -	\$ (55,266)	\$ -	can't accept with #2
4	Utilize fiber cement board siding behind Edwards Park building signage in lieu of phenolic wood panels	(\$34,002)	r	\$ -	\$ -	\$ -	\$ (34,002)	
5	Remove phenolic panel from Edwards Park mockup wall	(\$3,375)	a	\$ -	\$ -	\$ (3,375)	\$ -	
6	Wood framing for concession building in lieu of CMU (ROM)	(\$65,050)	r	\$ -	\$ -	\$ -	\$ (65,050)	maintenance concern long term, bid in primary tire district
7	Updated concrete pricing (scope concrete paving double up with sitework)	(\$121,685)	a	\$ -	\$ -	\$ (121,685)	\$ -	
8	Utilize Rockcast for stone veneer and cast stone trims in lieu of specified	(\$20,000)	p	\$ (20,000)	\$ -	\$ -	\$ -	ADW to review data/samples
9	Utilize a 2.5mm LVT in lieu of specified 5mm	(\$18,000)	r	\$ -	\$ -	\$ -	\$ (18,000)	
10	Utilize Sculpture base at Edwards Park building in lieu of Schluter Metal base	(\$2,900)	a	\$ -	\$ -	\$ (2,900)	\$ -	
11	Painted structure in lieu of K-13 spray insulation at Fitness Rm	(\$2,324)	r	\$ -	\$ -	\$ -	\$ (2,324)	
12	Painted structure in lieu of K-13 spray insulation at Training Rm	\$0	r	\$ -	\$ -	\$ -	\$ -	
13	Painted structure in lieu of K-13 spray insulation at Apparatus Bay	\$0	r	\$ -	\$ -	\$ -	\$ -	
14	Vinyl windows in lieu of aluminum	\$0	r	\$ -	\$ -	\$ -	\$ -	affects long term maintenance/durability
15	Aluminum storefront windows in lieu of aluminum clad wood	\$0	p	\$ -	\$ -	\$ -	\$ -	can't accept with #14
16	Manual flush valves on toilets (includes wiring deduct) - HFS1	(\$5,100)	a	\$ -	\$ -	\$ (5,100)	\$ -	
17	Manual flush valves on urinals (includes wiring deduct) - HFS1	(\$3,160)	a	\$ -	\$ -	\$ (3,160)	\$ -	
18	Manual faucets on P-5 lavatories - HFS1	(\$1,785)	a	\$ -	\$ -	\$ (1,785)	\$ -	
19	Standard pump on elevator sump	(\$1,765)	a	\$ -	\$ -	\$ (1,765)	\$ -	needs to meet code but should be good

20	Manual flush valves on toilets (includes wiring deduct) - Edwards Park	(\$2,785)	r	\$	-	\$	-	\$	(2,785)
21	Manual flush valves on urinals (includes wiring deduct) - Edwards Park	(\$900)	r	\$	-	\$	-	\$	(900)
22	Manual faucets on P-5 lavatories - Edwards Park	(\$1,785)	r	\$	-	\$	-	\$	(1,785)
23	Brick veneer in lieu of EIFS cornice around Fire Station (from CD) (ROM)	(\$18,225)	r	\$	-	\$	-	\$	(18,225)
24	Updated drywall pricing (remove blocking scope double up with masonry)	(\$19,145)	a	\$	-	\$	-	\$ (19,145)	\$ -
25	Updated HVAC pricing (remove disconnect scope double up with electrical)	(\$6,700)	a	\$	-	\$	-	\$ (6,700)	\$ -
26	Utilize single wall spiral ductwork in lieu of double wall at Training 102 & Fitness	(\$1,500)	r	\$	-	\$	-	\$	(1,500)
27	Utilize Carrier hvac equipment in lieu of Trane and Mitsubishi	(\$10,500)	a	\$	-	\$	-	\$ (10,500)	\$ - can't accept with #28 or #29
28	Utilize 16 SEER Carrier heat pump outdoor units and air handlers with electric heat strips in lieu of gas furnaces	(\$27,300)	r	\$	-	\$	-	\$	(27,300) can't accept with #27 or #29; need input from RN&M
29	Utilize 17 SEER Trane heat pump outdoor units and air handlers with electric heat strips in lieu of gas furnaces	(\$25,300)	r	\$	-	\$	-	\$	(25,300) can't accept with #27 or #28; need input from RN&M
30	Updated electrical pricing (underslab feeder routing revision)	(\$4,100)	a	\$	-	\$	-	\$ (4,100)	\$ -
31	Utilize MC Cable where code allows in lieu of conduit and wire	(\$27,000)	a	\$	-	\$	-	\$ (27,000)	\$ -
32	Alternate (equals) light fixture package	(\$12,000)	p	\$	(12,000)	\$	-	\$	- need more info from sub
32	Aluminum conductors in lieu of copper	(\$20,900)	p	\$	(20,900)	\$	-	\$	- need input from RN&M
33	Standard sidewalk in lieu of stamped concrete at Edwards Park	(\$20,000)	a	\$	-	\$	-	\$ (20,000)	\$ -
Cost Savings Total		(\$659,582)		\$	(103,900)	\$	-	\$ (282,481)	\$ (273,201)