

MULTI-PURPOSE FACILITY
SOUTH GIBSON SCHOOL CORPORATION

GUARANTEED MAXIMUM PRICE EXHIBIT

SEPTEMBER 16, 2025



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South Gibson Multi-Purpose Facility - GMP Budget Summary

Bid Category	Description	Square Footage	
Total Square Feet		21,600	
	GENERAL CONDITIONS	\$11.28	\$ 243,587
	GENERAL REQUIREMENTS	\$6.36	\$ 137,371
BC-01	PEMB (Furnish Only)	\$22.03	\$ 475,862
BC-02	SITE DEVELOPMENT	\$19.67	\$ 424,842
BC-03	GENERAL TRADES	\$42.95	\$ 927,700
BC-04	CONCRETE	\$18.63	\$ 402,350
BC-05	MASONRY	\$8.73	\$ 188,510
BC-06	METALS & PEMB ERECTION	\$14.69	\$ 317,300
BC-07	ALUMINUM GLASS & GLAZING	\$4.02	\$ 86,850
BC-08	FIRE PROTECTION	\$4.53	\$ 97,900
BC-09	PLUMBING	\$0.00	\$ -
BC-10	MECHANICAL	\$0.00	\$ -
BC-11	ELECTRICAL	\$24.83	\$ 536,397
BC-12	COMBINATION BID - PLUMBING & MECHANICAL	\$23.78	\$ 513,600
Subtotal Construction		\$	4,352,269
	Sales Tax	7.0%	Tax Exempt
	Construction Contingency	3.5%	\$ 152,329
	Builder's Risk Insurance	0.10%	\$ 4,505
	GL Insurance	0.44%	\$ 19,840
	Garmong Fee	3.5%	\$ 158,513
	Payment & Performance Bond	0.85%	\$ 39,843
Total Guaranteed Maximum Price		\$	4,727,300
	Owner Soft Costs	\$	483,352
	Preconstruction Services	LS	\$ 20,000
Total Project Budget		\$	5,230,652

MULTI-PURPOSE FACILITY – SOUTH GIBSON SCHOOL CORPORATION

Guaranteed Maximum Price Exhibit Allowances

<u>Description</u>	<u>Allowance</u>
Soil Stabilization/Unsuitable Soil	\$80,000
Bullpen	\$50,000



SEPTEMBER 16, 2025

MULTI-PURPOSE FACILITY
SOUTH GIBSON SCHOOL CORPORATION | **ALLOWANCES**

MULTI-PURPOSE FACILITY – SOUTH GIBSON SCHOOL CORPORATION

Guaranteed Maximum Price Exhibit Alternates

<u>Description</u>	<u>Alternates</u>
AA1 Modify Wall & Roof Panel Steel ADD – NOT ACCEPTED	\$0
AA2 Modify Glazing ADD – NOT ACCEPTED	\$543
AA3 Fire Alarm System ADD – NOT ACCEPTED	\$0
AA4.1 Mapes Prefabricated Canopy ADD – ACCEPTED	\$95,069
AA4.2 Americana Prefabricated Canopy ADD – NOT ACCEPTED	\$38,914



SEPTEMBER 16, 2025

MULTI-PURPOSE FACILITY
SOUTH GIBSON SCHOOL CORPORATION | **ALTERNATES**

PROJECT ESTIMATE DETAILS

MULTI-PURPOSE FACILITY SOUTH GIBSON SCHOOL CORPORATION

GMP DETAILED BUDGET



GUARANTEED MAXIMUM DETAILED BUDGET									
Multi-Purpose Facility - South Gibson School Corporation									
PROJECT INFORMATION									
Practice Area	19,120			Anticipated Start Date	Oct-25				
Locker Rm / Storage	2,480			Anticipated Completion	Jun-26				
				Estimated Duration (Months)	8				
				Estimated Duration (Weeks)	35				
Total Square Footage	21,600			Architect/Engineer	Three I Design				
Cost Code	Description	Quantity	U/M	Cost/ UM	Total Cost	Division Total	Cost / SF		
00.0000	GENERAL CONDITIONS								
	Project Manager	554	HR	\$ 115.00	\$ 63,737.60				
	Project Engineer	277	HR	\$ 76.00	\$ 21,061.12				
	Supervision	1,386	HR	\$ 110.00	\$ 152,416.00				
	Contract Administration	24	HR	\$ 78.00	\$ 1,872.00				
	Project Accountant	60	HR	\$ 75.00	\$ 4,500.00				
				\$ -	\$ -				
	DIVISION TOTAL					\$243,587			
01.0000	GENERAL REQUIREMENTS								
	Bid Advertisements	2	EA	\$ 800.00	\$ 1,600.00				
	Project Technology	8	MO	\$ 1,350.00	\$ 10,800.00				
	Reproduction Costs	1	LS	\$ 150.00	\$ 150.00				
	Project Misc. Cost/Consumables	8	MO	\$ 350.00	\$ 2,800.00				
	Safety Supplies	8	MO	\$ 200.00	\$ 1,600.00				
	Background Checks	10	EA	\$ 40.00	\$ 400.00				
	Building Permit	21,600	SF	\$ 0.05	\$ 1,080.00				
	Winter Conditions	1	LS	\$ 5,000.00	\$ 5,000.00				
	Job Office	8	MO	\$ 1,400.00	\$ 11,200.00				
	Fire Extinguishers	4	EA	\$ 150.00	\$ 600.00				
	Road Cleaning	16	HRS	\$ 250.00	\$ 4,000.00				
	Temporary Fencing & Gates	800	LF	\$ 18.00	\$ 14,400.00				
	Temporary Project Signage	1	LS	\$ 800.00	\$ 800.00				
	3rd Party Utility Locates	8	HRS	\$ 400.00	\$ 3,200.00				
	3rd Party Materials Testing & Inspections	1	LS	\$ 10,000.00	\$ 10,000.00				
	CM Misc. Labor (Deliveries, Flagger)	80	HRS	\$ 62.00	\$ 4,960.00				
	Sanitary Facilities/Portalet	8	MO	\$ 400.00	\$ 3,200.00				
	Expendable Tools and Supplies	8	MO	\$ 200.00	\$ 1,600.00				
	Transportation/Travel	8	MO	\$ 1,000.00	\$ 8,000.00				
	Equipment Rental	8	MO	\$ 1,500.00	\$ 12,000.00				
	Progress Cleaning and Site Maintenance	8	MO	\$ 2,147.68	\$ 17,181.44				
	Dumpster	15	EA	\$ 800.00	\$ 12,000.00				
	Final Cleaning	21,600	SF	\$ 0.50	\$ 10,800.00				
				\$ -	\$ -				
	DIVISION TOTAL					\$137,371	\$6.36		
BC-01	PEMB (Furnish Only)								
BC-01.0	Base Bid - Ceko Building Systems	1	LS	\$ 493,535.00	\$ 493,535.00				
BC-01.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS		\$ -				
BC-01.AA2	Modify Glazing - NOT ACCEPTED		LS		\$ -				
BC-01.AA3	Fire Alarm System - NOT ACCEPTED		LS		\$ -				
BC-01.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	-1	LS	\$ 35,673.00	\$ (35,673.00)				
BC-01.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS		\$ -				
	Additional Structural Bracing	1	LS	\$ 15,000.00	\$ 15,000.00				
	Seamer Rental	1	LS	\$ 3,000.00	\$ 3,000.00				
	DIVISION TOTAL					\$475,862	\$22.03		
BC-02	SITE DEVELOPMENT								
BC-02.0	Base Bid - K&K	1	LS	\$ 324,842.00	\$ 324,842.00				
BC-02.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS		\$ -				
BC-02.AA2	Modify Glazing - NOT ACCEPTED		LS		\$ -				
BC-02.AA3	Fire Alarm System - NOT ACCEPTED		LS		\$ -				
BC-02.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -				
BC-02.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS		\$ -				
	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00				
	Soil Stabilization and/or Unsuitable Soil	1	AL	\$ 80,000.00	\$ 80,000.00				
	Additional Asphalt Patch/Repair	1	LS	\$ 15,000.00	\$ 15,000.00				
	DIVISION TOTAL					\$424,842	\$19.67		
BC-03	GENERAL TRADES								

Cost Code	Description	Quantity	U/M	Cost/ UM	Total Cost	Division Total	Cost / SF
BC-03.0	Base Bid - C.H. Garmong & Son, Inc.	1	LS	\$ 754,500.00	\$ 754,500.00		
BC-03.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-03.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-03.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-03.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ 123,200.00	\$ 123,200.00		
BC-03.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	Bullpen	1	AL	\$ 50,000.00	\$ 50,000.00		
	DIVISION TOTAL					\$927,700	\$42.95
BC-04	CONCRETE						
BC-04.0	Base Bid - Legacy	1	LS	\$ 397,350.00	\$ 397,350.00		
BC-04.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-04.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-04.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-04.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -		
BC-04.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	Additional Exterior Rigid Foundation Insulation	1	LS	\$ 5,000.00	\$ 5,000.00		
	DIVISION TOTAL					\$402,350	\$18.63
BC-05	MASONRY						
BC-05.0	Base Bid - Veeck Masonry	1	LS	\$ 188,510.00	\$ 188,510.00		
BC-05.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-05.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-05.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-05.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -		
BC-05.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	DIVISION TOTAL					\$188,510	\$8.73
BC-06	METALS & PEMB ERECTION						
BC-06.0	Base Bid - Deig Brothers	1	LS	\$ 307,300.00	\$ 307,300.00		
BC-06.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-06.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-06.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-06.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -		
BC-06.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	Adiional Misc Steel	1	LS	\$ 10,000.00	\$ 10,000.00		
	DIVISION TOTAL					\$317,300	\$14.69
BC-07	ALUMINUM GLASS & GLAZING						
BC-07.0	Base Bid - Architectural Sales	1	LS	\$86,850.00	\$ 86,850.00		
BC-07.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-07.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-07.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-07.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -		
BC-07.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	DIVISION TOTAL					\$86,850	\$4.02
BC-08	FIRE PROTECTION						
BC-08.0	Base Bid - Tri-State Fire Protection	1	LS	\$ 92,900.00	\$ 92,900.00		
BC-08.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-08.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-08.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-08.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -		
BC-08.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	Site Connection Tie In	1	LS	\$ 5,000.00	\$ 5,000.00		
	DIVISION TOTAL					\$97,900	\$4.53
BC-09	PLUMBING						
	Base Bid - See BC-12 COMBINATION BIDS	1	LS	\$ -	\$ -		
	DIVISION TOTAL					\$0	\$0.00
BC-10	MECHANICAL						
	Base Bid - See BC-12 COMBINATION BIDS	1	LS	\$ -	\$ -		
	DIVISION TOTAL					\$0	\$0.00
BC-11	ELECTRICAL						
BC-11.0	Base Bid - Mel-Kay Electric	1	LS	\$ 523,897.00	\$ 523,897.00		
BC-11.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	\$ -		
BC-11.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	\$ -		
BC-11.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	\$ -		
BC-11.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	\$ -		
BC-11.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	\$ -		
	Site Logistics	1	LS	\$ 7,500.00	\$ 7,500.00		
	Temporary Construction Feeds	1	LS	\$ 5,000.00	\$ 5,000.00		

Cost Code	Description	Quantity	U/M	Cost/ UM	Total Cost	Division Total	Cost / SF
	DIVISION TOTAL					\$536,397	\$24.83
BC-12	COMBINATION BIDS						
BC-12.0	BC-09 & BC-10 RG Mechanical	1	LS	\$ 513,600.00	\$ 513,600.00		
BC-12.AA1	Modify Wall & Roof Panel Steel - NOT ACCEPTED		LS	\$ -	-		
BC-12.AA2	Modify Glazing - NOT ACCEPTED		LS	\$ -	-		
BC-12.AA3	Fire Alarm System - NOT ACCEPTED		LS	\$ -	-		
BC-12.AA4.1	Prefabricated Canopy (Mapes) - ACCEPTED	1	LS	\$ -	-		
BC-12.AA4.2	Prefabricate Canopy (Americana) - NOT ACCEPTED		LS	\$ -	-		
	DIVISION TOTAL					\$513,600	\$23.78
					\$4,352,269	\$4,352,269	
				Construction Contingency	3.5%	\$152,329	
				Builder's Risk Insurance	0.10%	\$4,505	
				GL Insurance	0.44%	\$19,840	
				Garmong Fee	3.5%	\$158,513	
				Payment & Performance Bond	0.85%	\$39,843	
				Total Guaranteed Maximum Price		\$4,727,300	\$218.86
				Owner Soft Costs		\$483,352	
				Preconstruction Services	LS	\$20,000	
				Total Project Budget		\$5,230,652	\$242.16

PROJECT OWNER SOFT COSTS

MULTI-PURPOSE FACILITY SOUTH GIBSON SCHOOL CORPORATION

CONSTRUCTION DOCUMENTS ESTIMATE
9/16/2025



PROJECT INFORMATION								
Practice Area	19,120		Anticipated Start Date	Sep-25				
Locker Rm / Storage	2,480		Anticipated Completion	Mar-26				
			Estimated Duration (Months)	7				
			Estimated Duration (Weeks)	30				
Total Square Footage	21,600		Architect/Engineer	Three I Design				
Owner Soft Costs Summary								
Item	Description	Quantity	U/M	Cost/ U/M	Total Cost	Division Total	Cost / SF	
1	Architectural/Engineering Services & Topographic Survey (3i Design)	1	LS	\$ 240,000.00	\$ 240,000.00			
2	Subsurface Geotechnical Evaluation	1	LS	\$ 5,400.00	\$ 5,400.00			
3	Storm Sewer Utility Locate	1	LS	\$ 2,100.00	\$ 2,100.00			
4	Unsuitable Soils Allowance (Included in GMP)			\$ -	\$ -			
5	Baseball field bullpen (Included in GMP)			\$ -	\$ -			
6	Furnishings (Furniture, TVs, Monitors, Benches, Artwork, Plaques, etc.)	1	LS	\$ 15,000.00	\$ 15,000.00			
7	Sports Equipment (Golf simulator, screens, goals, track equipment, loose equipment, etc.)	1	LS	\$ 15,000.00	\$ 15,000.00			
8	Safety supplies (First aid kits, AEDs, etc.)	1	LS	\$ 5,000.00	\$ 5,000.00			
9	Electrical Service & Easement to Building (no costs anticipated)	0	LS	\$ -	\$ -			
10	Utility Service Tap Fees (no costs anticipated)	0	LS	\$ -	\$ -			
11	Utility Consumption Usage (paid via operating expenses)	0	LS	\$ -	\$ -			
12	Temporary Bullpen	1	LS	\$ 5,000.00	\$ 5,000.00			
	TOTAL SOFT COSTS						\$287,500	\$13.31
SUBTOTAL						\$287,500	\$13.31	
OWNER CONTINGENCY 4.5%						\$195,852		
TOTAL OWNER SOFT COSTS						\$483,352	\$22.38	

MULTI-PURPOSE FACILITY – SOUTH GIBSON SCHOOL CORPORATION

Guaranteed Maximum Price Clarifications and Assumptions

Division 01 – General Requirements:

- This GMP must be accepted by September 19, 2025.
- This GMP assumes full access to building and all property limits from mobilization through final completion.
- This GMP excludes all design and reimbursable costs.
- This GMP excludes Indiana State sales tax.
- This GMP excludes Owner and Design contingencies.
- All allowances listed below include labor, material, and equipment.
- Builders Risk Insurance is included.
- Performance and Payment bonds are included and will be billed at a rate of .85% of construction costs.
- General Liability insurance is included and will be billed at a rate of .44% of construction costs.
- This GMP excludes preconstruction costs.
- Cost for a local building permit has been included.
- Temporary utility usage costs are excluded. We have assumed utilization of existing services for which the cost shall be paid directly by the Owner.
- We have excluded costs for a certified survey documenting the new utility installations.
- This budget is based on all work occurring Mondays through Fridays between 7:00AM and 3:30PM.
- We have excluded building information modeling.
- All material prices are based on standard colors and finishes unless specified otherwise.
- We have excluded building commissioning.
- Garmong Construction will self-perform BC-03 General Trades for a Lump Sum of \$927,700.
- The GMP is based on material pricing as of the date of contract execution. Due to tariffs, trade restrictions, or other governmental actions that may result in increased costs for materials, Garmong reserves the right to request an equitable adjustment to the Contract Sum in the event of a material price increase exceeding **10%** of the original material cost.
 - If a price increase occurs, Garmong shall provide written notice to the Owner with supporting documentation of the increased costs. The Owner agrees to either:
 - 1. Approve a Change Order adjusting the Contract Sum accordingly; or 2. Allow Garmong to source alternative materials of comparable quality that are not subject to the increased tariff costs, subject to Owner approval.

Division 02 – Demolition:

- We have excluded any hazardous materials demolition/abatement or remediation.

Division 05 – Metals

- We have excluded AISC certification for the steel fabricator and erector.



- This Proposal excludes AESS for exposed steel. All steel shall receive SSPC-2/3 clean and shop coat.

Division 11 – Equipment:

- Appliances are excluded.
- We have included an allowance of \$50,000 for a new bullpen.

Division 12 – Furnishings:

- Furniture costs are excluded.

Division 31 – Earthwork:

- We have included an allowance of \$80,000 for unsuitable soil mitigation and subsurface debris removal.

Division 32 – Exterior Improvements:

- We have excluded costs for patching, repairs, or resurfacing areas outside the project limits, including public roads.

Division 33 – Utilities:

- We have excluded utility service provider connection fees or system development charges. If these fees are required, they will be paid directly by the Owner.
- We have assumed the existing utilities are adequately sized to meet the new service requirements.



GIBSON SOUTHERN HIGH SCHOOL MULTI-PURPOSE FACILITY																		
ID		Task	Task Name	Duration	Start	Finish	Predecessors	Resource Names	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1			DESIGN PHASE	148 days	Wed 12/11/24	Fri 7/4/25												
2			Schematic Design Documents	30 days	Wed 12/11/24	Tue 1/21/25												
3			Design Development Documents	65 days	Wed 1/22/25	Tue 4/22/25	2											
4			Construction Documents	23 days	Wed 4/23/25	Fri 5/23/25	3											
5			State Design Submission & Release	30 days	Mon 5/26/25	Fri 7/4/25	4											
6			CONSTRUCTION MANAGER RFP	47 days	Fri 4/4/25	Mon 6/9/25												
13			PRECONSTRUCTION	222 days	Thu 5/22/25	Fri 3/27/26												
14			Prepare Construction Budget & Schedule	10 days	Thu 5/22/25	Wed 6/4/25	11FS+1 day											
15			Prepare Bid Documents & Packages	30 days	Tue 6/10/25	Mon 7/21/25	12											
16			Public Advertisement #1	1 day	Fri 7/18/25	Fri 7/18/25	15FS-2 days											
17			Public Advertisement #2	1 day	Fri 7/25/25	Fri 7/25/25	16FS+4 days											
18			Pre-Bid Meeting	1 day	Tue 8/5/25	Tue 8/5/25	17FS+6 days											
19			Bid Date & Opening	1 day	Wed 8/20/25	Wed 8/20/25	18FS+10 days											
20			Bid Reviews & GMP Development	18 days	Thu 8/21/25	Mon 9/15/25	19											
21			SGSC Board Meeting - GMP Approval	1 day	Tue 9/16/25	Tue 9/16/25	20											
23			Prepare Contracts	6 days	Wed 9/17/25	Wed 9/24/25	21											
25			Permitting	5 days	Wed 9/17/25	Tue 9/23/25	21											
22			SGSC Bond Sale	1 day	Wed 9/24/25	Wed 9/24/25												
24			Issue Contracts	2 days	Thu 9/25/25	Fri 9/26/25	22,23											
26			Submittals	40 days	Mon 9/29/25	Fri 11/21/25	24											
27			Procure Air Handling Unit	120 days	Mon 10/13/25	Fri 3/27/26	26SS+10 days											
28			Procure Pre-Engineered Metal Building	90 days	Mon 10/13/25	Fri 2/13/26	26SS+10 days											
29			CONSTRUCTION	197 days	Mon 11/3/25	Tue 8/4/26												
30			Jobsite Mobilization	5 days	Mon 11/3/25	Fri 11/7/25	25,24,26SS+25 da											
31			Establish SWPPP & Erosion Control	3 days	Mon 11/10/25	Wed 11/12/25	30											
32			Site Clearing & Earthwork	10 days	Thu 11/13/25	Wed 11/26/25	31											
34			Site Utilities	60 days	Thu 11/13/25	Wed 2/4/26	31											
33			Building Pad	10 days	Thu 11/27/25	Wed 12/10/25	32											
35			Foundations	20 days	Thu 12/11/25	Wed 1/7/26	33											
36			Stone Base on Building Pad	5 days	Thu 1/8/26	Wed 1/14/26	35											
44			Masonry	20 days	Thu 1/8/26	Wed 2/4/26	35											
37			Radiant Floor Heat System	10 days	Thu 1/15/26	Wed 1/28/26	36											
38			Underslab Rough-In	5 days	Thu 1/15/26	Wed 1/21/26	36											
42			Slab on Grade	10 days	Thu 1/29/26	Wed 2/11/26	37											
41			PEMB Structure	20 days	Mon 2/16/26	Fri 3/13/26	28,35											
39			Masonry Finish	10 days	Mon 3/16/26	Fri 3/27/26	41											
43			PEMB Metal Panels & Insulation	25 days	Mon 3/16/26	Fri 4/17/26	41											
40			Interior Metals & Slab on Deck	15 days	Mon 3/30/26	Fri 4/17/26	39											
49			MEP Systems & Equipment	30 days	Mon 3/30/26	Fri 5/8/26	43SS+10 days											
50			Interior Fixtures, Finishes & Athletic Equipment	30 days	Mon 4/13/26	Fri 5/22/26	49SS+10 days											
45			Overhead Doors	10 days	Mon 4/20/26	Fri 5/1/26	43											
46			Aluminum Storefront & Glazing Systems	10 days	Mon 4/20/26	Fri 5/1/26	43											
47			Canopies	5 days	Mon 5/4/26	Fri 5/8/26	46											
51			Indoor Athletic Surfaces	30 days	Tue 5/5/26	Mon 6/15/26	50SS+16 days											
48			Building Signage	5 days	Mon 5/11/26	Fri 5/15/26	47											
52			Site Improvements	10 days	Mon 5/18/26	Fri 5/29/26	48											
53			Systems Testing, Certifications, & Final Checkout	10 days	Tue 6/16/26	Mon 6/29/26	51											
54			Punchlist Review & Corrections	15 days	Tue 6/30/26	Mon 7/20/26	53											
55			Final State Inspection & Certificate of Occupancy	5 days	Tue 7/21/26	Mon 7/27/26	54											
56			Substantial Completion	1 day	Tue 7/28/26	Tue 7/28/26	55											
57			Project Closeout	5 days	Wed 7/29/26	Tue 8/4/26	56											
58			OCCUPANCY	32 days	Tue 6/30/26	Wed 8/12/26												
59			Owner Training	5 days	Tue 6/30/26	Mon 7/6/26	53											
60			Owner Moves & Equipment (OFE)	5 days	Wed 8/5/26	Tue 8/11/26	57											
61			Owner Occupancy	1 day	Wed 8/12/26	Wed 8/12/26	60											
Project: Project Schedule_9.5.25 Date: Fri 9/5/25			<div><div><div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div> 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SCOPE ALLOCATION MULTI-PURPOSE FACILITY - SOUTH GIBSON SCHOOL CORPORATION			
General	Garmong	Owner	Notes
Builder's Risk insurance	X		
State design release		X	
Building permit/occupancy permit	X		
Local inspection fees	X		
Environmental permits or fees		X	
Construction Storm Water permitting & fees	X		
Wetland/Floodway permitting or fees		X	
Design and consultant fees		X	
Final site survey		X	
Commissioning		X	
Unsuitable soil mitigation	X		
Building modeling		X	NA
Contingencies	Garmong	Owner	Notes
Construction contingency	X		
Owner contingency		X	
Design contingency		X	
Testing	Garmong	Owner	Notes
Environmental testing and reporting		X	
Geotechnical investigation & analysis		X	
Utility/concrete/steel/soil compaction testing	X		
Third party testing and inspections		X	Commissioning
Temporary Facilities	Garmong	Owner	Notes
Utility consumption (power/water)		X	
Progress cleaning and final cleaning	X		
Temporary toilets	X		
Trash removal/dumpsters	X		
Traffic control measures	X		
Temporary fencing	X		
Temporary project office	X		
Temporary HVAC equipment for construction	X		
Temporary construction access	X		
Contractor parking		X	Utilize adjacent parking
Exterior Furniture, Fixtures & Equipment	Garmong	Owner	Notes
Exterior wayfinding signage		X	
Site lighting	x		
Voice/Data	Garmong	Owner	Notes
Conduit, back box rough-in, w/pull strings	X		
Cabling	X		
Terminate and test copper horizontal cabling	X		
Fiber optic patch panels	X		
Switches & UPS		X	
Cable tray system	X		
"J" hooks	X		
Wireless access points	X		
Program wireless access points	X		
IT room network equipment, cabinets, and connections	X		
IT room ladder racks	X		
IT room back boards	X		
Telephone devices and installation		X	
Intrusion Monitoring	Garmong	Owner	Notes
Conduit, back box rough-in, w/pull strings	X		
Cabling	X		



SCOPE ALLOCATION			
MULTI-PURPOSE FACILITY - SOUTH GIBSON SCHOOL CORPORATION			
Connection to head end equipment	X		
Final connections	X		
Provide/program devices	X		
Fire Alarm System (Existing System)	Garmong	Owner	Notes
Conduit, back box rough-in, w/pull strings	X		
Furnish ceiling mounted speaker/strobe back boxes	X		
Cabling	X		
Final connections	X		
Testing	X		
Provide/program devices	X		
Utilities	Garmong	Owner	Notes
Sanitary Tap Fees		X	
Stormwater impact fee		X	
Application to utility companies for service		X	
Utility Relocations	Garmong	Owner	Notes
Electrical Utility Main Service Connection		X	
Gas Utility Main Service Connection		X	
Water Utility Main Service Connection		X	

**MULTI-PURPOSE FACILITY
SOUTH GIBSON SCHOOL CORPORATION
DRAWINGS INDEX**



Discipline	Dwg. No.	Drawing Title	Revision	Dwg. Date	Set Name
Architectural	A1	FIRST FLOOR NEW CONSTRUCTION PLAN	0	5/20/2025	Bid Set
Architectural	A2	HIGH BAY NEW CONSTRUCTION PLAN	0	5/20/2025	Bid Set
Architectural	A3	ENLARGED PLANS AND INTERIOR ELEVATIONS	1	8/12/2025	Addendum #1 (ASI #1)
Architectural	A4	FIRST FLOOR REFLECTED CEILING PLAN	0	5/20/2025	Bid Set
Architectural	A5	HIGH BAY REFLECTED CEILING PLAN	0	5/20/2025	Bid Set
Architectural	A6	ROOF PLAN	0	5/20/2025	Bid Set
Architectural	A7	EXTERIOR ELEVATIONS	0	5/20/2025	Bid Set
Architectural	A8	EXTERIOR ELEVATIONS	0	5/20/2025	Bid Set
Architectural	A9	BUILDING SECTIONS	0	5/20/2025	Bid Set
Architectural	A10	WALL SECTIONS	1	8/12/2025	Addendum #1 (ASI #1)
Architectural	A11	WALL SECTIONS AND DETAILS	1	8/12/2025	Addendum #1 (ASI #1)
Architectural	A12	DOOR SCHEDULE AND ELEVATIONS	1	8/12/2025	Addendum #1 (ASI #1)
Architectural	A13	DOOR AND WINDOW DETAILS	1	8/12/2025	Addendum #1 (ASI #1)
Architectural	A14	ROOM FINISH SCHEDULE AND FINISH SPECIFICATIONS	0	5/20/2025	Bid Set
Architectural	A15	TYPICAL MOUNTING HEIGHTS AND DETAILS	0	5/20/2025	Bid Set
Architectural	A16	PRODUCT SPECIFICATIONS	1	8/12/2025	Addendum #1 (ASI #1)
Architectural	A17	ROOM SIGNAGE PLAN, SCHEDULE, AND NOTES	0	5/20/2025	Bid Set
Civil	C1	EXISTING SITE PLAN	0	5/20/2025	Bid Set
Civil	C2	EROSION CONTROL PLAN	0	5/20/2025	Bid Set
Civil	C3	EC DETAILS & SPECS	0	5/20/2025	Bid Set
Civil	C4	DEMOLITION SITE PLAN	0	5/20/2025	Bid Set
Civil	C5	UTILITY PLAN	0	5/20/2025	Bid Set
Civil	C6	CONSTRUCTION PLAN	0	5/20/2025	Bid Set
Civil	C7	GRADING & DRAINAGE	0	5/20/2025	Bid Set
Civil	C8	DETAILS	0	5/20/2025	Bid Set
Civil	C9	DETAILS 2	0	5/20/2025	Bid Set
Civil	C10	SPECIFICATIONS	0	5/20/2025	Bid Set
Electrical	E1	POWER AND DATA PLAN	1	8/14/2025	Addendum #2 (ASI #2)
Electrical	E2	FIRE, SOUND, AND SECURITY PLAN	0	5/20/2025	Bid Set
Electrical	E3	FIRST FLOOR LIGHTING PLAN	1	8/14/2025	Addendum #2 (ASI #2)
Electrical	E4	HIGH BAY LIGHTING PLAN	1	8/14/2025	Addendum #2 (ASI #2)
Electrical	E5	HVAC ELECTRICAL PLAN	0	5/20/2025	Bid Set
Electrical	E6	NETWORK AND SOUND RISER DIAGRAMS	0	5/20/2025	Bid Set
Electrical	E7	OVERALL ELECTRICAL SITE LAYOUT	0	5/20/2025	Bid Set
Electrical	E8	ONE-LINE DIAGRAM, PANEL SCHEDULES AND WIRING DIAGRAMS	1	8/14/2025	Addendum #2 (ASI #2)
Electrical	E9	PDP1 ONE-LINE DIAGRAM, EXISTING ELEVATION, TRANSFORMER AND GROUND DETAIL	1	8/14/2025	Addendum #2 (ASI #2)
Electrical	E10	ELECTRICAL SPECIFICATIONS	0	5/20/2025	Bid Set
Electrical	E11	ELECTRICAL SPECIFICATIONS AND LEGENDS	1	8/14/2025	Addendum #2 (ASI #2)
General	CS	COVER SHEET	0	5/20/2025	Bid Set
General	G1	GENERAL ARRANGEMENT PLAN AND NOTES	0	5/20/2025	Bid Set
General	LS	LIFE SAFETY PLAN AND CODE REVIEW INFORMATION	0	5/20/2025	Bid Set
Mechanical	M1	FIRST FLOOR NEW HVAC PLAN	0	5/20/2025	Bid Set
Mechanical	M2	HIGH BAY NEW HVAC PLAN	1	8/12/2025	Addendum #1 (ASI #1)
Mechanical	M3	FIRST FLOOR NEW RADIANT HEAT FLOOR PLAN	0	5/20/2025	Bid Set
Mechanical	M4	BOILER PROCESS FLOW DIAGRAM	0	5/20/2025	Bid Set
Mechanical	M5	ENLARGED BOILER PLAN, BOILER AND HOT WATER NOTES	0	5/20/2025	Bid Set
Mechanical	M6	AIR HANDLING UNIT, CONTROLS DIAGRAM, SEQUENCE OF OPERATIONS, AND BAS	0	5/20/2025	Bid Set
Mechanical	M7	HVAC DETAILS	0	5/20/2025	Bid Set
Mechanical	M8	HVAC SCHEDULES	0	5/20/2025	Bid Set
Mechanical	M9	HVAC SPECIFICATIONS	0	5/20/2025	Bid Set
Mechanical	M10	RADIANT HEAT SPECIFICATIONS	0	5/20/2025	Bid Set
Plumbing	P1	FIRST FLOOR NEW SANITARY SEWER AND VENT PIPING PLAN	0	5/20/2025	Bid Set
Plumbing	P2	FIRST FLOOR NEW DOMESTIC WATER PIPING PLAN	0	5/20/2025	Bid Set
Plumbing	P3	FIRST FLOOR NEW PLUMBING ENLARGED PLANS	0	5/20/2025	Bid Set
Plumbing	P4	FIRST FLOOR SANITARY SEWER AND VENT PIPING ISOMETRIC	0	5/20/2025	Bid Set
Plumbing	P5	FIRST FLOOR DOMESTIC WATER PIPING ISOMETRIC	0	5/20/2025	Bid Set
Plumbing	P6	PLUMBING SPECIFICATIONS	0	5/20/2025	Bid Set
Structural	S1	STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS	0	5/20/2025	Bid Set
Structural	S2	SPECIAL INSPECTION REQUIREMENTS, MASONRY NOTES AND DETAILS	0	5/20/2025	Bid Set
Structural	S3	FOUNDATION PLAN	1	8/12/2025	Addendum #1 (ASI #1)
Structural	S4	FRAMING PLAN AND FOUNDATION DETAILS	1	8/12/2025	Addendum #1 (ASI #1)
Structural	S5	STRUCTURAL DETAILS	1	8/12/2025	Addendum #1 (ASI #1)

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Division	Number	Description	Revision	Set
00 - Procurement and Contracting Requirements	000000	COVER SHEET	0	Bid Set
00 - Procurement and Contracting Requirements	000001	TABLE OF CONTENTS	1	Addendum #2
00 - Procurement and Contracting Requirements	001000	NOTICE TO BIDDERS	0	Bid Set
00 - Procurement and Contracting Requirements	002113	INSTRUCTIONS TO BIDDERS	0	Bid Set
00 - Procurement and Contracting Requirements	002413	BID CATEGORY SCOPES OF WORK	0	Bid Set
00 - Procurement and Contracting Requirements	002413-BC-01	BID CATEGORY BC-01 PEMB (MATERIAL ONLY)	0	Bid Set
00 - Procurement and Contracting Requirements	002413-BC-02	BID CATEGORY BC-02 SITE DEVELOPMENT	1	Addendum #2
00 - Procurement and Contracting Requirements	002413-BC-03	BID CATEGORY BC-03 GENERAL TRADES	1	Addendum #2
00 - Procurement and Contracting Requirements	002413-BC-04	BID CATEGORY BC-04 CONCRETE	1	Addendum #2
00 - Procurement and Contracting Requirements	002413-BC-05	BID CATEGORY BC-05 MASONRY	0	Bid Set
00 - Procurement and Contracting Requirements	002413-BC-06	BID CATEGORY BC-06 METALS & PEMB ERECTION	1	Addendum #2
00 - Procurement and Contracting Requirements	002413-BC-07	BID CATEGORY BC-07 ALUMINUM GLASS & GLAZING	0	Bid Set
00 - Procurement and Contracting Requirements	002413-BC-08	BID CATEGORY BC-08 FIRE PROTECTION	0	Bid Set
00 - Procurement and Contracting Requirements	002413-BC-09	BID CATEGORY BC-09 PLUMBING	1	Addendum #2
00 - Procurement and Contracting Requirements	002413-BC-10	BID CATEGORY BC-10 MECHANICAL	0	Bid Set
00 - Procurement and Contracting Requirements	002413-BC-11	BID CATEGORY BC-11 ELECTRICAL SYSTEMS	1	Addendum #2
00 - Procurement and Contracting Requirements	002500	CRIMINAL HISTORY CHECK	0	Bid Set
00 - Procurement and Contracting Requirements	003100	AVAILABLE INFORMATION TO BIDDERS	1	Addendum #2
00 - Procurement and Contracting Requirements	003132	GEOTECHNICAL DATA	0	Bid Set
00 - Procurement and Contracting Requirements	004200	BID FORM	0	Bid Set
00 - Procurement and Contracting Requirements	004300	STANDARD FORMS	0	Bid Set
00 - Procurement and Contracting Requirements	004313	BID SECURITY	0	Bid Set
00 - Procurement and Contracting Requirements	004325	BID PERIOD SUBSTITUTION REQUEST	0	Bid Set
00 - Procurement and Contracting Requirements	004350	SUBCONTRACTORS AND PRODUCTS LIST	0	Bid Set
00 - Procurement and Contracting Requirements	004510	BIDDER'S CERTIFICATION OF AUTHORIZED EMPLOYMENT	0	Bid Set
00 - Procurement and Contracting Requirements	004520	CERTIFICATION OF NON-INVESTMENT IRAN	0	Bid Set
00 - Procurement and Contracting Requirements	006113	PERFORMANCE AND PAYMENT BOND	0	Bid Set
00 - Procurement and Contracting Requirements	006216	INSURANCE REQUIREMENTS	0	Bid Set
AP - Appendices	APPENDIX A	STANDARD FORM OF AGREEMENT	0	Bid Set
AP - Appendices	APPENDIX B	PRELIMINARY PROJECT SCHEDULE	0	Bid Set
AP - Appendices	APPENDIX C	SITE LOGISTICS PLAN	0	Bid Set
AP - Appendices	APPENDIX D	GEOTECHNICAL REPORT	0	Bid Set
AP - Appendices	APPENDIX E	BID PACKAGE SCOPE OF WORK ACKNOWLEDGEMENT FORM	0	Bid Set
AP - Appendices	APPENDIX F	SAMPLE BUILDING CONNECTED BID FORM	1	Addendum #2
AP - Appendices	APPENDIX G	BIDDER'S CERTIFICATION OF AUTHORIZED EMPLOYMENT FORM	0	Bid Set
AP - Appendices	APPENDIX H	INDIANA FORM 96	0	Bid Set
AP - Appendices	APPENDIX I	CERTIFICATION OF NON-INVESTMENT IN IRAN FORM	0	Bid Set
AP - Appendices	APPENDIX J	BID PERIOD SUBSTITUTION REQUEST FORM	0	Bid Set
AP - Appendices	APPENDIX K	SUBCONTRACTORS & PRODUCTS LIST	0	Bid Set
01 - General Requirements	011000	SUMMARY	0	Bid Set
01 - General Requirements	012300	ALTERNATES	1	Addendum #2
01 - General Requirements	012600	CONTRACT MODIFICATION PROCEDURES	0	Bid Set
01 - General Requirements	012973	SCHEDULE OF VALUES	0	Bid Set
01 - General Requirements	012983	APPLICATION FOR PAYMENT	0	Bid Set
01 - General Requirements	013119	PROJECT MEETINGS	0	Bid Set
01 - General Requirements	013123	WEB-BASED PROJECT MANAGEMENT	0	Bid Set
01 - General Requirements	013200	SCHEDULES AND REPORTS	0	Bid Set
01 - General Requirements	013300	SUBMITTAL PROCEDURES	0	Bid Set
01 - General Requirements	014000	QUALITY REQUIREMENTS	0	Bid Set
01 - General Requirements	014200	REFERENCES	0	Bid Set
01 - General Requirements	014510	TESTING LABORATORY SERVICES	0	Bid Set
01 - General Requirements	015000	TEMPORARY FACILITIES AND CONTROLS	0	Bid Set
01 - General Requirements	015113	TEMPORARY ELECTRICITY	0	Bid Set
01 - General Requirements	015116	TEMPORARY FIRE PROTECTION	0	Bid Set
01 - General Requirements	015123	TEMPORARY HVAC	0	Bid Set
01 - General Requirements	015136	TEMPORARY WATER	0	Bid Set
01 - General Requirements	015139	TEMPORARY SANITARY FACILITIES	0	Bid Set
01 - General Requirements	015200	PROJECT OFFICE	0	Bid Set
01 - General Requirements	015213	OFFICES AND SHEDS	0	Bid Set
01 - General Requirements	015260	RUBBISH CONTAINER	0	Bid Set
01 - General Requirements	015400	CONSTRUCTION AIDS AND TEMPORARY ENCLOSURES	0	Bid Set

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01 - General Requirements	015526	TRAFFIC MAINTENANCE	0	Bid Set
01 - General Requirements	015623	BARRICADES	0	Bid Set
01 - General Requirements	015626	FENCES	0	Bid Set
01 - General Requirements	015639	TREE AND PLANT PROTECTION	0	Bid Set
01 - General Requirements	015713	ENVIRONMENTAL PROTECTION	0	Bid Set
01 - General Requirements	015715	TEMPORARY EROSION AND SEDIMENTATION CONTROL	0	Bid Set
01 - General Requirements	015726	DUST CONTROL	0	Bid Set
01 - General Requirements	015729	WATER CONTROL	0	Bid Set
01 - General Requirements	017123	FIELD ENGINEERING	0	Bid Set
01 - General Requirements	017123.13	WORK LAYOUT	0	Bid Set
01 - General Requirements	017133.13	UTILITY PROTECTION	0	Bid Set
01 - General Requirements	017300	EXECUTION	0	Bid Set
01 - General Requirements	017329	CUTTING AND PATCHING	0	Bid Set
01 - General Requirements	017411	PROJECT SAFETY	0	Bid Set
01 - General Requirements	017413	HOUSEKEEPING	0	Bid Set
01 - General Requirements	017423	FINAL CLEANING	0	Bid Set
01 - General Requirements	017700	CONTRACT CLOSEOUT	0	Bid Set