Plante Moran Realpoint
3000 Town Center, Suite 100
Southfield, MI 48075
Tel: 248.223.3500 | Fax: 248.223.3150
pmrealpoint.com

October 09, 2026

Ben Mainka, Superintendent of Schools
Novi Community School District
25345 Taft Rd.
Novi, MI 48374

RE: NCSD 2025 Bond Program
The Christman Company GMP (Guaranteed Maximum Price)
Bid Package #06 – Novi High School Performing Arts GMP #05

Dear Mr. Mainka:

This letter transmits an update from Plante Moran Realpoint (PMR) as it relates to the assignment to assist and advise the Novi Community School District (NCSD) with the Novi High School Performing Arts (Project). This update represents the mutual efforts of PMR, NCSD Administration, and The Christman Company (The Project Team) to present a framework to identify, evaluate and recommend bids for these projects.

SELECTION PROCESS

On September 25, 2026 bids were received and evaluated for the Novi High School Performing Arts project. Post bid reviews were conducted with multiple bidders to determine the lowest qualified contractors. Concluding post bid reviews the Project Team is recommending award to the following contractors:

▪ Selective Demolition	Reese Contracting, Inc.	$258,200.00
▪ Concrete	Simone Contracting Services	$635,500.00
▪ Structural Steel	Casadei Steel Company	$826,966.00
▪ Roofing	Christen Detroit	$65,000.00
▪ General Trades	Graham Construction, Inc.	$5,028,700.00
▪ Walls and Ceilings	Turner Brooks	$448,000.00
▪ Flooring	Shock Brothers Floor Covering	$226,500.00
▪ Painting	Conci Painting, LLC	$58,300.00
▪ Mechanical and Plumbing	Quality Aire Systems	$1,826,000.00
▪ Electrical	Innovative Energy Controls	$1,999,960.00

RECOMMENDATION

The Project Team is recommending The Christman Company enter into subcontract agreements with the contractors noted above for the Novi High School Performing Arts (Project). The GMP (Guaranteed Maximum Price) was prepared by The Christman Company and is attached for review. Including all

subcontractor bids, CM Fees and Costs, contingencies, and allowances total award recommendation is: ***$13,497,248.00.***

Should you have any questions regarding this recommendation, or the selection process described above, please do not hesitate to contact me at 586-703-1044. kevin.donnelly@plantemoran.com

Sincerely,

Plante Moran Realpoint



Kevin Donnelly
Senior Vice President

Enclosures: The Christman Company GMP Amendment #05 Package Dated: October 16, 2026

Cc: Rebecca Scicluna, NCSD
Michael Dragoo, NCSD
Sandra Brasil, NCSD
Deborah Beeker, NCSD
Greg VanKirk, PMR
Brian Weber, PMR
Shannon Momot, PMR
Christa Jarnot, PMR
Kevin Donnelly PMR
Jason Ide, TCC
Brad Anderson, TCC
Stewart Reich, Kingscott

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Fifth Guaranteed Maximum Price Amendment dated the Sixteenth day of October in the year Two Thousand Twenty Six (this "GMP No. 5") , 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")~~("GMP") dated the Fourteenth day of November in the year Two Thousand Twenty Five (the "Agreement").
(In words, indicate day, month, and year.)

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

Novi Community School District, bond construction improvements including additions, remodeling and new construction at Novi High School, Districtwide K-8 Facilities, and Districtwide support buildings and facilities, in accordance with the applicable ballot language, the Owner's fixed Project Budget, the approved plans and specifications, all applicable laws, and as otherwise approved by the Owner.

This GMP No. 5 is for Bid Pack 06 Novi High School Performing Arts PA1 (hereinafter "GMP No. 5 - BP06")

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

Novi Community School District
25345 Taft Road
Novi, Michigan 48374
Telephone: (248) 449-1200
Facsimile: (248) 449-1219

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

The Christman Company
208 N. Capitol Avenue
Lansing, Michigan 48933-1304
Telephone: (517) 482-1488

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

Kingscott Associates, Inc.
259 E. Michigan Avenue, Suite 308
Kalamazoo, Michigan 49007
Telephone: (269) 381-4880

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.

Init.
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User Notes: (1886026361)

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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 Manager's Fee plus the Cost of the Work, as ~~that term is defined in Article 6 of the Agreement.~~those terms are defined in Articles 6 and 7 of the Agreement respectively.

§ A.1.1.1 The Contract Sum for GMP No. 5 - BP06 is guaranteed by the Construction Manager not to exceed ~~($ —),~~ Thirteen Million Four Hundred Ninety Seven Thousand Two Hundred Forty Eight Dollars ($ 13,497,248), subject to additions and deductions by Change Order as provided in the Contract Documents. The total Compensation under the Agreement, including GMP Amendment Nos. 1-4, this GMP No. 5, and the Construction Manager's compensation for all Preconstruction Services, shall not exceed Forty Million Three Hundred Sixty Two Thousand Seven Hundred Twenty One Dollars ($ 40,362,721).

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the total compensation authorized under the Agreement and the Guaranteed Line Items comprising the Guaranteed Maximum Price. A detailed breakdown 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.~~and 6.2 of the Agreement is provided in Attachments A and B to this Amendment.
~~(Provide itemized statement below or reference an attachment.)~~

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User Notes: (1886026361)

1. Compensation for Preconstruction Phase Services:			
a. Compensation for Preconstruction Services Previously Authorized	$	900,000.00	
b. Changes to Compensation for Preconstruction Services Authorized by this Amendment	$	-	
c. Total Authorized Compensation for Preconstruction Services	**$**	**900,000.00**	
2. Contract Sum for Construction Services (GMP)			
a. Contract Sum for Construction Services Previously Authorized as more fully set forth in Attachment A to this Amendment (GMP Amendment Nos. 1 -3, and 4)	$	25,965,473.00	
b. Changes to Guarantee Maximum Price of the Contract Sum for Construction Services Authorized by this Amendment which is comprised of the following:	$	13,497,248.00	
i. **Cost of the Work** as more fully set forth in Attachment A to this Amendment including the following:			
A. 'Hard Costs' (as set forth in §6.2.1.3 of the Agreement) (includes $410,000 for Owner Allowances)	Not-To-Exceed	$	11,783,126.00
B. 'CM Direct Costs' (as set forth in §6.2.1.1 of the Agreement)	Not-To-Exceed	$	836,090.00
C. 'Personnel Costs' (as set forth in §6.2.1.2 of the Agreement)	Not-To-Exceed	$	236,466.00
ii. **Construction Manager's Fee** *(2.0% of the Cost of the Work)*	Lump Sum	$	264,652.00
iii. **Construction Manager's Contingency** *(3.0% of the Cost of the Work)*	Not-To-Exceed	$	376,914.00
c. Guaranteed Maximum Price As Modified By This Amendment	**$**	**39,462,721.00**	
3. Total Possible Compensation Authorized under this Agreement (Preconstruction Services + GMP)			
a. Total Possible Compensation previously Authorized under the Agreement	$	26,865,473.00	
b. Changes to the Total Possible Compensation Authorized Under the Agreement by this Amendment	$	13,497,248.00	
c. Total Possible Compensation Authorized Under the Agreement	**$**	**40,362,721.00**	

§ 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:~~
Price and accepted by the Owner are enumerated in Attachment B to this Amendment and described in the Contract Documents:

~~**Item** **Price**~~

§ 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.)*~~
reserved

~~**Item** **Price** **Conditions for Acceptance**~~

§ 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.)*~~
any, included in the Guaranteed Maximum Price and accepted by the Owner are enumerated in Attachment A to this Amendment.

~~**Item** **Units and Limitations** **Price per Unit ($0.00)**~~

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.)*~~

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[X] The date ~~of execution~~ of this Amendment.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

[ ] Work shall commence on [Date]

[ ] Work commenced on [Date]

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.)~~

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[X] By the following date: for Bid Pack 06 – December 31, 2027

§ 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
As set forth in the Project Schedule, attached hereto as Attachment G	

§ 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 in Section 6.1.6 of the Agreement.~~reserved.

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~~ which include, but are not limited to, the following:

§ A.3.1.1 The ~~following~~ Supplementary and other Conditions of the ~~Contract:~~
Contract, if any, are incorporated herein in full by reference.

~~Document~~	~~Title~~	~~Date~~	~~Pages~~

§ A.3.1.2 The ~~following Specifications:~~
~~*(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)*~~

Specifications enumerated in Attachment E to this Amendment, which are incorporated herein in full by reference.

~~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.)*~~

Drawings enumerated in Attachment F to this Amendment, which are incorporated herein in full by reference.

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~~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~~

~~Other identifying information:~~ Any and all fully signed Change Orders dated as of the Effective Date of this GMP Amendment, which are incorporated herein in full by reference.

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum ~~Price:~~
~~*(Identify each allowance.)*~~
Price are as set forth in Attachment A and H to this Amendment. A portion of unused allowances will be returned to the Owner throughout the Project as the likelihood of using such allowances diminishes.

~~Item~~ ~~Price~~

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

Construction Change Directives and requests for change orders, if any, are incorporated herein in full by reference.

§ 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.)*~~

Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based are set forth in Attachment H to this Amendment.

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:~~below, the cost of which are included in the Guaranteed Maximum Price:
As set forth in Attachment A to this Amendment.

ARTICLE A.5 THIS AMENDMENT

§ A.5.1 The following document form an integral part of this Amendment:

~~(List name, discipline, address, and other information.)~~Attachment A – Detailed Schedule of Values of the Cost of the Work and Contract Sum
Attachment B – Alternates
Attachment C – Not Used
Attachment D – Not Used
Attachment E – Specifications
Attachment F – Drawings
Attachment G – Project Schedule
Attachment H – Assumptions and Clarifications

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

NOVI COMMUNITY SCHOOL DISTRICT, **THE CHRISTMAN COMPANY,**

OWNER *(Signature)*

Benjamin Mainka, Superintendent of Schools
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Steven F. Roznowski, President
(Printed name and title)

Architect's Certification.
The Architect is not a party to the Agreement or this Amendment. By acknowledging below, the Architect certifies that it has reviewed this Amendment and the Contract Documents set forth herein and that, in accordance with the Architect's obligations under its Agreement with the Owner, the Contract Documents as set forth herein are complete and fully describe the Work as designed by the Architect.

KINGSCOTT ASSOCIATES, INC.

ARCHITECT *(Signature)*

Robert Atkins, President
(Printed name and title)

Init.

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CHRISTMAN
BUILDING SINCE 1894

Attachment A

Detailed Schedule of Values of the Cost of the Work and Contract Sum

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

		Previously Approved Contract Value	Amount added in this GMP	New Contract Value
Preconstruction				
- CM Preconstruction		$ 900,000	$ -	$ 900,000
Subtotal		$ 900,000	$ -	$ 900,000
Construction				
- Hard Construction		$ 14,872,512	$ 11,373,126	$ 26,245,638
- CM Staffing		$ 4,297,174	$ 236,466	$ 4,533,640
- Reimbursables		$ -	$ -	$ -
- General Conditions		$ 1,382,270	$ 103,500	$ 1,485,770
- General Requirements		$ 1,881,728	$ 440,680	$ 2,322,408
- Owner Allowances		$ 1,736,000	$ 410,000	$ 2,146,000
- CM Contingency	3.00%	$ 725,093	$ 376,914	$ 1,102,007
- BR Insurance	0.39%	$ 97,091	$ 50,469	$ 147,560
- GL Insurance	0.85%	$ 212,432	$ 110,425	$ 322,857
- Bonds	1.00%	$ 252,044	$ 131,016	$ 383,060
- CM Fee	2.00%	$ 509,129	$ 264,652	$ 773,781
Subtotal		$ 25,965,473	$ 13,497,248	$ 39,462,721
Grand Total		$ 26,865,473	$ 13,497,248	$ 40,362,721

Novi Community Schools GMP #5

BP-06 - Novi HS Performing Arts PA1

Novi, MI

Bid Date: September 25, 2026

TCC Proj #: 225009

SQFT: -

CHRISTMAN
BUILDING SINCE 1894

Hard Construction Summary

WC #	Description		Amount	Awarded To
01	Selective Demolition	$	258,200	Reese Contracting, Inc.
05	Concrete	$	635,500	Simone Construction Services
12	Structural Steel	$	826,966	Casadei Structural Steel, Inc.
14	Roofing	$	65,000	Christen Detroit
20	General Trades	$	5,028,700	Graham Construction, inc.
21	Walls and Ceilings	$	448,000	Turner Brooks
22	Flooring	$	226,500	Shock Brothers Floorcovering, Inc.
24	Painting	$	58,300	Conci Painting, LLC
27	Mechanical and Plumbing	$	1,826,000	Quality Aire Systems
28	Electrical	$	1,999,960	Innovated Energy Controls, LLC
	Total Hard Construction Cost:	**$**	**11,373,126**	

General Conditions					
Phase	Description	Quantity	Units	Unit Cost	Cost
40-4010	Survey	1	EA	$ 5,000	$ 5,000
40-4020	Dumpsters	33	EA	$ 650	$ 21,450
40-4040H	Safety Supplies	15	Months	$ 1,000	$ 15,000
40-4040H	AED	1	EA	$ 4,000	$ 4,000
40-4068	IT Charges	2610	Staff Hours	$ 5.00	$ 13,050
40-4073	Site Signage	1	Sites	$ 10,000	$ 10,000
40-4075	Printing / Reproduction	1	LS	$ 10,000	$ 10,000
40-4078	General tools and supplies	15	Months	$ 1,000	$ 15,000
40-4082	Progress Photos	1	LS	$ 10,000	$ 10,000
Total General Conditions Cost					$ 103,500

General Requirements				
Description	Quantity	Units	Unit Cost	Total Cost
Budget - Laborer	2610	HRS	$ 88	$ 229,680
Budget - Temporary Fence	1	LS	$ 25,000	$ 25,000
Budget - Building Permits	1	LS	$ 60,000	$ 60,000
Budget - Street Sweeping	26	Wks	$ 1,000	$ 26,000
Budget - Temporary Construction	1	LS	$ 100,000	$ 100,000
Total General Requirements				$ 440,680

Owner Allowances				
Description	Quantity	Units	Unit Cost	Total Cost
Crane Pads	1	LS	$ 50,000	$ 50,000
Temp walls in school	1	LS	$ 50,000	$ 50,000
Final Cleaning	1	LS	$ 50,000	$ 50,000
Temporary Stone	1	LS	$ 25,000	$ 25,000
Landscape Restoration	1	LS	$ 25,000	$ 25,000
Concrete Walk Replacement	1	LS	$ 25,000	$ 25,000
Temp Access Stairs	1	LS	$ 50,000	$ 50,000
Temp Roofing at Smoke Vents	1	LS	$ 10,000	$ 10,000
Snow Removal on roof	1	LS	$ 5,000	$ 5,000
GPRS	1	LS	$ 15,000	$ 15,000
Airflow During Construction	1	LS	$ 40,000	$ 40,000
Overtime	1	LS	$ 65,000	$ 65,000
Total Owner Allowances				$ 410,000

Work Category Allowances - Included in Hard Construction Cost				
Description	Quantity	Units	Unit Cost	Total Cost
BP06 - Novi HS Performing Arts PA1				
WC 01 - Selective Demolition	1	LS	$ 25,000	$ 25,000
WC 05 - Concrete	1	LS	$ 25,000	$ 25,000
WC 12 - Structural Steel	1	LS	$ 15,000	$ 15,000
WC 14 - Roofing	1	LS	$ 10,000	$ 10,000
WC 20 - General Trades	1	LS	$ 50,000	$ 50,000
WC 21 - Walls and Ceilings	1	LS	$ 15,000	$ 15,000
WC 22 - Flooring	1	LS	$ 10,000	$ 10,000
WC 24 - Painting	1	LS	$ 10,000	$ 10,000
WC 27 - Mechanical and Plumbing	1	LS	$ 10,000	$ 10,000
WC 28 - Electricial	1	LS	$ 25,000	$ 25,000
Total Work Category Allowances				$ 195,000

CHRISTMAN
BUILDING SINCE 1894

Attachment B

Alternates

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

BP-06 - Novi HS Performing Arts PA1 Mandatory Alternates:

Mandatory Alt. #1 - Motorized Curtain	$	321,900	This alternate is inluded in the GMP.

CHRISTMAN
BUILDING SINCE 1894

Attachment E

List of Specifications

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

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NOTE: LV/IT ISSUED UNDER SEPARATE COVER

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126200 - Portable Audience Seating

DIVISION 13 -- SPECIAL CONSTRUCTION

DIVISION 14 -- CONVEYING EQUIPMENT

DIVISION 21 -- FIRE SUPPRESSION

210513 - Common Motor Requirements For Fire Suppression Equipment
210517 - Sleeves And Sleeve Seals For Fire-Suppression Piping
210518 - Escutcheons For Fire-Suppression Piping
210523 - General-Duty Valves For Water-Based Fire-Suppression Piping
210529 - Hangers And Supports For Fire-Suppression Piping And Equipment
210553 - Identification For Fire-Suppression Piping And Equipment
210700 - Fire-Suppression Systems Insulation
210800 - Commissioning Of Fire Suppression
211119 - Fire Department Connections
211200 - Fire-Suppression Standpipes
211313 - Wet-Pipe Sprinkler Systems

DIVISION 22 -- PLUMBING

DIVISION 23 -- HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

230513 - Common Motor Requirements For HVAC Equipment
230516 - Expansion Fittings And Loops For HVAC Piping
230517 - Sleeves And Sleeve Seals For HVAC Piping
230518 - Escutcheons For HVAC Piping
230519 - Meters And Gauges For HVAC Piping
230523.11 - Globe Valves For HVAC Piping
230523.12 - Ball Valves For HVAC Piping
230523.13 - Butterfly Valves For HVAC Piping
230523.14 - Check Valves For HVAC Piping
230529 - Hangers And Supports For HVAC Piping And Equipment
230553 - Identification For HVAC Piping And Equipment
230593 - Testing, Adjusting, And Balancing For HVAC
230713 - Duct Insulation
230716 - HVAC Equipment Insulation
230719 - HVAC Piping Insulation
230800 - Commissioning Of HVAC
230923 - Direct Digital Control (DDC) System For HVAC
230923.12 - Control Dampers
230923.16 - Gas Instruments
230923.18 - Leak Detection Instruments
231123 - Facility Natural-Gas Piping
232113 - Hydronic Piping
232116 - Hydronic Piping Specialties
232123 - Hydronic Pumps
232300 - Refrigerant Piping

232500 - HVAC Water Treatment
232513 - Water Treatment For Closed-Loop Hydronic Systems
233113 - Metal Ducts
233300 - Air Duct Accessories
233346 - Flexible Ducts
233416 - Centrifugal HVAC Fans
233423 - HVAC Power Ventilators
233713.13 - Air Diffusers
237313.19 - Indoor, Custom Air-Handling Units
237416.11 - Packaged, Small-Capacity, Rooftop Air-Conditioning Units

DIVISION 25 -- INTEGRATED AUTOMATION

DIVISION 26 -- ELECTRICAL

260010 - Supplemental Requirements For Electrical
260519 - Low-Voltage Electrical Power Conductors And Cables
260526 - Grounding And Bonding For Electrical Systems
260529 - Hangers And Supports For Electrical Systems
260533.13 - Conduits For Electrical Systems
260533.16 - Boxes And Covers For Electrical Systems
260533.23 - Surface Raceways For Electrical Systems
260536 - Cable Trays For Electrical Systems
260543 - Underground Ducts And Raceways For Electrical Systems
260544 - Sleeves And Sleeve Seals For Electrical Raceways And Cabling
260553 - Identification For Electrical Systems
260800 - Commissioning Of Electrical Systems
260913 - Electrical Power Monitoring
260943.23 - Relay-Based Lighting Controls
262213 - Low-Voltage Distribution Transformers
262416.01 - Panelboards
262719 - Multi-Outlet Assemblies
262726 - Wiring Devices
262813 - Fuses
262816 - Enclosed Switches And Circuit Breakers
262913.03 - Manual And Magnetic Motor Controllers
264313 - Surge Protective Devices For Low-Voltage Electrical Power Circuits
265119 - Led Interior Lighting
265213 - Emergency And Exit Lighting

266100 - Theatrical System Electrical Requirements

Division 27 -- Communications

Division 28 -- Electronic Safety and Security

284621.11 - Addressable Fire-Alarm Systems

DIVISION 31 -- EARTHWORK

DIVISION 32 -- EXTERIOR IMPROVEMENTS

DIVISION 33 -- UTILITIES

DIVISION 34 -- TRANSPORTATION

DIVISION 40 -- PROCESS INTEGRATION

DIVISION 46 -- WATER AND WASTEWATER EQUIPMENT

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Attachment F

List of Drawings

SHEET INDEX:

NO.	NAME
GENERAL	
G001	TITLE SHEET
STRUCTURAL	
S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
S003	SPECIAL INSPECTIONS
S004	TYPICAL DETAILS
S100	FOUNDATION PLAN
S101	ROOF FRAMING PLAN
S102	STAGE FRAMING PLANS
S103	MECHANICAL ROOM FRAMING PLANS
S201	BUILDING SECTIONS AND DETAILS
S301	FOUNDATION SECTION AND DETAILS
S302	CATWALK DETAILS
ARCHITECTURAL	
A001	DATA SHEET
A002	CODE COMPLIANCE & INFORMATION
A011	FIRST FLOOR OVERALL PLAN
A011A	SLAB CUT PLAN
A012	SECOND FLOOR OVERALL PLAN
A015	ROOF PLAN
A121	DEMOLITION PLANS
A400	BUILDING SECTIONS
A401	BUILDING SECTIONS
A610	BUILDING DETAILS
A701	REFLECTED CEILING PLAN - AUDITORIUM
A701A	AUDITORIUM RCP - ACOUSTIC SPRAY EXTENTS
A711	FIRST FLOOR COLOR LAYOUT PLAN - AUDITORIUM
A712	FIRST FLOOR ENLARGED COLOR LAYOUT PLANS-AUDITORIUM
A760	ENLARGED PLANS & DETAILS
A761	ENLARGED PLANS & DETAILS
A762	ENLARGED PLANS & DETAILS
A810	INTERIOR ELEVATIONS
A811	INTERIOR ELEVATIONS
A812	INTERIOR FINISH SCHEDULE
A813	INTERIOR RENDERINGS
A900	INTERIOR FINISH DETAILS
FIRE PROTECTION	
FP000	FIRE PROTECTION SYMBOLS AND NOTES
FP110	FIRST FLOOR FIRE PROTECTION PLAN
MECHANICAL	
M000	MECHANICAL SYMBOLS AND GENERAL NOTES
MPD120	SECOND FLOOR M/P DEMOLITION PLAN - AUDITORIUM
M020	FIRST FLOOR HVAC ZONE PLAN
M110	FIRST FLOOR SHEET METAL PLAN - AUDITORIUM
M120	SECOND FLOOR SHEET METAL PLAN - AUDITORIUM
M130	ROOF MECHANICAL PLAN - AUDITORIUM
M301	ENLARGED MECHANICAL PLANS
M310	MECHANICAL SECTIONS
M501	MECHANICAL SCHEDULES
M510	MECHANICAL DETAILS
M801	TEMPERATURE CONTROLS
ELECTRICAL	
E000	ELECTRICAL SYMBOLS AND GENERAL NOTES
ED110	FIRST FLOOR ELECTRICAL DEMOLITION PLAN - AUDITORIUM
ED120	SECOND FLOOR ELECTRICAL DEMOLITION PLAN - AUDITORIUM
E110	FIRST FLOOR POWER PLAN - AUDITORIUM
E120	SECOND FLOOR POWER PLAN - AUDITORIUM
E210	FIRST FLOOR LIGHTING PLAN - AUDITORIUM
E301	ELECTRICAL ELEVATIONS AND ENLARGED PLANS

NO.	NAME
E401	ELECTRICAL ONE-LINE DIAGRAM - DEMOLITION
E402	ELECTRICAL ONE-LINE DIAGRAM - NEW CONSTRUCTION
E403	ELECTRICAL SCHEDULES
E404	ELECTRICAL DETAILS
E405	ELECTRICAL PANEL LOAD SCHEDULES
E501	ELECTRICAL PANEL LOAD SCHEDULES
THEATRICAL LIGHTING	
TD1.1	THEATRICAL DRAPERY PLAN
TD3.1	THEATRICAL DRAPERY SECTION
TD5.1	THEATRICAL DRAPERY DETAILS
TL0.0	THEATRICAL LIGHTING SYSTEM SYMBOL KEY & NOTES
TL0.1	THEATRICAL LIGHTING DEMOLITION PLAN - STAGE LEVEL
TL0.2	THEATRICAL LIGHTING DEMOLITION PLAN - SECOND FLOOR
TL0.3	THEATRICAL DEMOLITION PLAN - CATWALK LEVEL
TL1.1	THEATRICAL LIGHTING PLAN - STAGE LEVEL
TL1.2	THEATRICAL LIGHTING PLAN - SECOND FLOOR
TL1.3	THEATRICAL LIGHTING - CATWALK LEVEL
TL1.4	THEATRICAL LIGHTING - GRID LEVEL
TL2.3	THEATRICAL LIGHTING RCP - CATWALK LEVEL
TL5.1	THEATRICAL LIGHTING DEVICE DETAILS
TL5.2	THEATRICAL LIGHTING DEVICE DETAILS
TL5.3	THEATRICAL LIGHTING DEVICE DETAILS
TL5.4	THEATRICAL LIGHTING DEVICE DETAILS
TL5.5	THEATRICAL LIGHTING DEVICE DETAILS
TL5.6	THEATRICAL LIGHTING DEVICE DETAILS
TL6.1	THEATRICAL LIGHTING SYSTEM CNOTROL RISER
TL6.2	THEATRICAL LIGHTING SYSTEM TYPICAL RISERS
TL7.1	THEATRICAL LIGHTING SYSTEM SCHEDULES
TM1.1	THEATRICAL PIANO LIFT PLAN - ORCHESTRA PIT
TM1.2	THEATRICAL PIANO LIFT PLAN - STAGE LEVEL
TM3.1	THEATRICAL PIANO LIFT SECTION
TO1.1	THEATRICAL ENCLOSURE PLAN
TO3.1	THEATRICAL ENCLOSURE SECTION
TO5.1	THEATRICAL ENCLOSURE DETAILS
TP1.1	ORCHESTRA PIT INFILL PLATFORM PLAN
TP3.1	ORCHESTRA PIT INFILL SECTIONS
TR0.0	THEATRICAL RIGGING SYMBOL KEY & NOTES
TR1.1	THEATRICAL RIGGING ENLARGED PLAN - STAGE
TR1.2	THEATRICAL RIGGING ENLARGED PLAN - AUDITORIUM
TR1.3	THEATRICAL RIGGING ENLARGED PLAN - SOUND BRIDGE LEVEL
TR1.4	THEATRICAL RIGGING ENLARGED PLAN - GRID VIEW
TR2.2	THEATRICAL RIGGING ENLARGED RCP - AUDITORIUM
TR3.1	THEATRICAL RIGGING CENTERLINE SECTION
TR3.2	THEATRICAL RIGGING TRANSVERSE SECTION
TR3.3	THEATRICAL RIGGING TRANSVERSE SECTION
TR3.4	THEATRICAL RIGGING TRANSVERSE SECTION
TR3.5	THEATRICAL RIGGING TRANSVERSE SECTION
TR3.6	THEATRICAL RIGGING TRANSVERSE SECTION
TR5.1	THEATRICAL RIGGING DETAILS
TR5.2	THEATRICAL RIGGING DETAILS
TR5.3	THEATRICAL RIGGING DETAILS
TR5.4	THEATRICAL RIGGING DETAILS
TR6.1	THEATRICAL RIGGING RISER DIAGRAM
TR7.1	THEATRICAL RIGGING LINESET SCHEDULE
TS1.1	AUDIENCE SEATING OVERALL PLAN
TS3.1	AUDIENCE SEATING SECTION
TS3.2	AUDIENCE SEATING SECTION
TS3.3	AUDIENCE SEATING SECTION
TS4.1	AUDIENCE SEATING ENLARGED PLAN
TS4.2	AUDIENCE SEATING ENLARGED PLAN
TS4.3	AUDIENCE SEATING ENLARGED PLAN
TS5.1	AUDIENCE SEATING DETAILS

NOTE: LV/IT ISSUED UNDER SEPARATE COVER

Phone: 313-908-6060 www.christmanco.com

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Attachment G

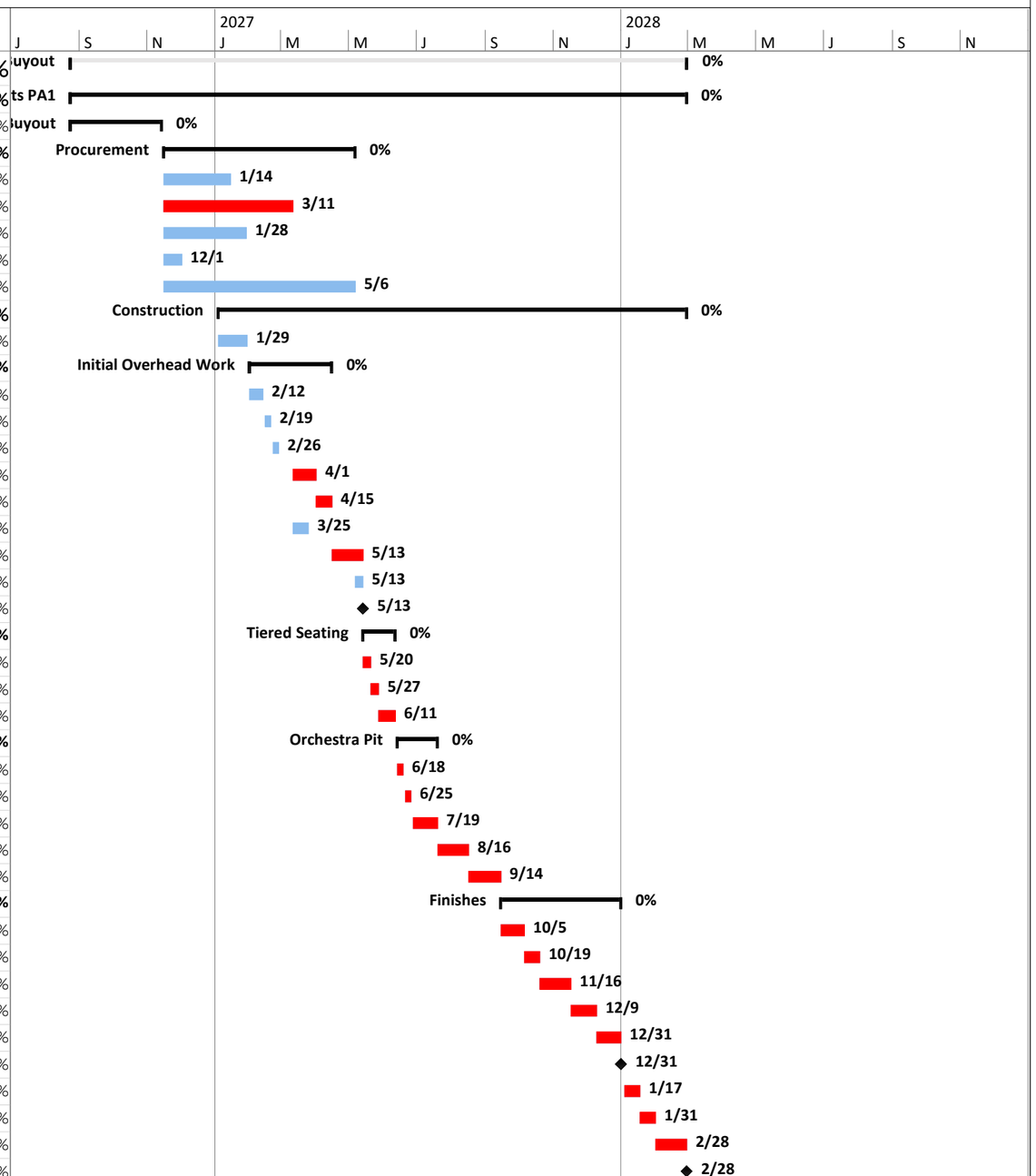
Project Schedule

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

Novi Community School District 2025 Bond Program
BP-06 HS Performing Arts PA1
Bid Schedule

ID	WC	Task Name	Duration	Start	Finish	% Complete
0		2025 Bond Program Design and Buyout	384 d	Mon 8/24/26	Mon 2/28/28	0%
1		BP06 - Novi HS Performing Arts PA1	384 d	Mon 8/24/26	Mon 2/28/28	0%
2		Christman Buyout	59 d	Mon 8/24/26	Fri 11/13/26	0%
14		**Procurement**	**120 d**	**Mon 11/16/26**	**Thu 5/6/27**	**0%**
15		Structural Steel	40 d	Mon 11/16/26	Thu 1/14/27	0%
16		Mechanical Equipment	80 d	Mon 11/16/26	Thu 3/11/27	0%
17		Theatrical Equipment	50 d	Mon 11/16/26	Thu 1/28/27	0%
18		Theatrical Lighting	10 d	Mon 11/16/26	Tue 12/1/26	0%
19		Electrical Equipment	120 d	Mon 11/16/26	Thu 5/6/27	0%
20		**Construction**	**294 d**	**Mon 1/4/27**	**Mon 2/28/28**	**0%**
21		Selective Demolition	20 d	Mon 1/4/27	Fri 1/29/27	0%
22		**Initial Overhead Work**	**54 d**	**Mon 2/1/27**	**Thu 4/15/27**	**0%**
23		Move Catwalk	10 d	Mon 2/1/27	Fri 2/12/27	0%
24		Install OH Steel	5 d	Mon 2/15/27	Fri 2/19/27	0%
25		Roof work	5 d	Mon 2/22/27	Fri 2/26/27	0%
26		Overhead Mechanical	15 d	Fri 3/12/27	Thu 4/1/27	0%
27		Install Conduit and Lighting	10 d	Fri 4/2/27	Thu 4/15/27	0%
40		Install new mechanical equipment	10 d	Fri 3/12/27	Thu 3/25/27	0%
28		Stain Block	20 d	Fri 4/16/27	Thu 5/13/27	0%
39		Install new transformers	5 d	Fri 5/7/27	Thu 5/13/27	0%
41		Mechanical startup	0 d	Thu 5/13/27	Thu 5/13/27	0%
29		**Tiered Seating**	**20 d**	**Fri 5/14/27**	**Fri 6/11/27**	**0%**
30		Sawcut and demo floor	5 d	Fri 5/14/27	Thu 5/20/27	0%
31		Excavation	5 d	Fri 5/21/27	Thu 5/27/27	0%
32		Install slab	10 d	Fri 5/28/27	Fri 6/11/27	0%
33		**Orchestra Pit**	**25 d**	**Mon 6/14/27**	**Mon 7/19/27**	**0%**
34		Sawcut and demo floor	5 d	Mon 6/14/27	Fri 6/18/27	0%
35		Excavation	5 d	Mon 6/21/27	Fri 6/25/27	0%
36		Install footings and slab	15 d	Mon 6/28/27	Mon 7/19/27	0%
37		Paint Overhead	20 d	Tue 7/20/27	Mon 8/16/27	0%
38		Install theatrical equipment, lighting and rigging	20 d	Tue 8/17/27	Tue 9/14/27	0%
42		**Finishes**	**75 d**	**Wed 9/15/27**	**Fri 12/31/27**	**0%**
43		Ceiling panels and Curtain Installation	15 d	Wed 9/15/27	Tue 10/5/27	0%
44		Wall panels	10 d	Wed 10/6/27	Tue 10/19/27	0%
45		Install stage, calipers and orchestra pit cover	20 d	Wed 10/20/27	Tue 11/16/27	0%
46		Flooring	15 d	Wed 11/17/27	Thu 12/9/27	0%
47		Seating	15 d	Fri 12/10/27	Fri 12/31/27	0%
51		Substantial Completion	0 d	Fri 12/31/27	Fri 12/31/27	0%
48		Punchlist	10 d	Tue 1/4/28	Mon 1/17/28	0%
49		Final Cleaning	10 d	Tue 1/18/28	Mon 1/31/28	0%
50		Commissioning	20 d	Tue 2/1/28	Mon 2/28/28	0%
52		Owner Move-In	0 d	Mon 2/28/28	Mon 2/28/28	0%



Current Date: Tue 9/15/26

Attachment H – Clarifications and Assumptions

Basis of the Guaranteed Maximum Price (GMP)

This Guaranteed Maximum Price will constate an amendment to the Agreement between Owner and Construction Manager as Constructor dated November 14, 2025.

GMP must be accepted by no later than November 12, 2026.

This GMP identifies the documentation and other components used to compile the BP06 – Novi HS Performing Arts PA1. It further clarifies, in a narrative format, the assumptions used to generate this clarification document.

A. Phased GMP

1. The GMP for this Project is being developed and approved in phases. The current GMP Amendment #5 incorporates all previous GMP Amendments, as listed below, by reference. In the event of a conflict, the most current GMP Amendment shall take precedence.
2. Previously approved GMP Amendments include:
   a. GMP#1 dated May 15, 2026
   b. GMP#2 dated June 26, 2026
   c. GMP#3 dated June 26, 2026
   d. GMP#4 dated September 09, 2026

B. General

1. All terms of the Agreement remain in full force and effect. In the event of a conflict or an ambiguity of interpretation between this GMP and any previous GMPs and the Agreement or the General Conditions, the terms of the Agreement or General Conditions shall control.
2. GMP is a guarantee in total and not by individual line item. The GMP Breakdown is an accounting breakdown only. If required by contract, money will not move between line items without Owner's prior approval.
3. GMP includes State of Michigan Sales and Use Taxes.
4. Financing fees, interest charges, and legal costs are not included.
5. The GMP includes all costs associated with known and current tariff impacts, including impacts on materials, the supply chain, labor, productivity, cost and schedule. To the extent the Contractor's performance of the Work under the Contract is impacted as a result of unknown events arising out of the newly implemented tariffs after the date of GMP execution, any claims relating to delay and/or cost impacts associated with such tariffs shall be made in accordance with the terms and conditions of the Contract Documents.
6. GMP excludes any cost, time, or changes due to modifications or revisions to other projects affecting the work being performed under this GMP.
7. This GMP amendment does not include cost for work to be bid in future Bid Packages, including any percentage-based cost on work to be bid in future packages. The GMP amount will be adjusted in multiple future GMP amendments once corresponding scope and cost has been finalized.
8. Christman is not responsible for any work not shown in the Contract Documents, including bringing any existing conditions up to code, unless required by contract.
9. Payment for stored materials shall be allowed with proper supporting documentation.
10. GMP does not include prevailing wage or certified payroll.
11. A Project Labor Agreement (PLA) is not in place for this project and both union and non-union subcontractors will be utilized for the performance of work. Should a labor dispute arise, the Owner will work with the Construction Manager to establish a Dual-Gate System for access to the project site.
12. The ability of the Construction Manager to meet schedule dates and achieve Client milestones is based on Construction Manager having access to all Work areas. All costs associated with accelerating work due to time lost from lack of access have been excluded.
13. CM fee is a lump sum amount as noted in executed CM Services Agreement dated November 14, 2025, and will be billed in proportion to the overall progress of the project.

C. Plans, Specifications & Other Documents

1. A detailed listing of Plans and Specifications is included with this GMP Package, in Attachment E and Attachment F.

2. The following documents were used to develop the GMP Package:
   a. Bid Package #6 – Novi HS Performing Arts PA1
      i. "Novi High School Performing Arts Renovations" dated 08.19.2026.
   b. Including the following addendum:
      i. Kingscott Addendum #1 dated 09.14.2026.
3. GMP includes only work specifically identified in the Contract Documents, and is subject to this Basis of the GMP. To the extent there is a conflict between the Basis of the GMP and the Contract Documents, the Basis of the GMP shall take precedence, unless required by contract.
4. GMP excludes any costs related to code compliance. Contract Documents are assumed to be compliant with all Applicable Law and no provision has been made for deficiencies or omissions in the drawings and specifications nor changes required by codes, laws or regulations, from reviews by any code or other authorities having Jurisdiction, utility providers, insurance underwriters, etc., including bringing any existing conditions up to code, unless required by contract.
5. CAD drawings are assumed to be provided by the design team for use in development of shop drawings and as-built drawing. Costs for CAD drawings are excluded, unless required by contract.
6. If Construction Manager's Request for Information (RFI) includes a suggested solution and/or substitution related to a design issue, such solution and/or substitution is suggested by Construction Manager only in its capacity as a prudent construction professional and does not relieve the Architect or other design professional from their respective professional obligations to evaluate and approve any such suggestions, including ancillary impacts to other systems or equipment.
7. GMP excludes any work not explicitly shown on the drawings. Where excavations are shown on the Documents, CM has assumed that no existing utilities are within the excavation unless explicitly shown in the Drawings. Any cost associated with utilities in excavations has been excluded, unless required by contract.

D. Permits & Fees

1. A $60,000 budget for building permit fees has been included this GMP. Any building permit fees above and beyond this budget will require a change order to increase the budget appropriately.
2. Trade-specific permits, as applicable, have been included in trade contractors' scopes of work.
3. No costs are included for any budget or schedule impact due to the late delivery of permits.

E. Site & Other Existing Conditions

1. GMP excludes all costs for addressing subsurface conditions (unsuitable soils, rock mitigation or remediation, subsidence, dewatering, soil stabilization, etc.).
   a. No cost has been included to address subsurface conditions.
2. GMP excludes all costs associated with addressing subsurface conditions necessary to support equipment during construction or as otherwise may be required for construction activities (soil stabilization, crane pads, etc.) except as specifically required by the Contract Documents, unless required by contract.
3. GMP excludes all costs associated with removal or relocation of existing utilities except as specifically required by the Contract Documents, unless required by contract.
4. GMP is based on all existing utilities being in adequate condition and of sufficient capacity for tie-in for any new or temporary utility feeds. No repairs, replacements or improvements to existing utilities are included, unless required by contract.
5. Christman has excluded all hazardous material abatement and has assumed that all hazardous material has been removed prior to start of construction. Any cost associated with removal of hazardous material, or delays to schedule, is excluded.
6. Christman has excluded all costs for testing and removal of contaminated soils, or otherwise hazardous materials. This GMP assumes that all such hazardous materials were removed prior to start of construction.
7. Where excavations are shown on the Documents, Christman has assumed that no existing utilities are within the excavation unless explicitly shown in the Drawings. Any cost associated with utilities in excavations has been excluded, unless required by contract.
8. Christman assumes that engineered utility supports, dewatering, and traffic controls are not required.

F. Coordination with Utilities & Offsite Work

1. GMP excludes utility tap fees, connection charges, capital assessments or other similar charges related to connection to, or disconnection from, municipal or other offsite utilities.

G. Testing, Inspections & Quality Control

1. GMP excludes all third-party testing, inspections and certifications (materials testing, geotechnical investigations, third-party commissioning, special certifications, air-quality monitoring, etc.). To the extent required, such testing, inspections and certifications shall be by the Owner.
2. Christman has excluded all costs associated with overtime inspections.

H. Jobsite Management, Logistics & Temporary Provisions

1. GMP excludes jobsite security.
2. GMP excludes engineered traffic control.
3. GMP is based on all work being performed on standard shift time of 7:00 AM – 3:30 PM weekdays, excluding holidays. An allowance has been included for trade contractor overtime.
4. All construction parking is assumed to be onsite. Costs for offsite parking are excluded from GMP.

I. General Conditions

1. A breakdown of General Conditions is included with this GMP Package in Attachment A.

J. Contingencies & Allowances

1. The CM Construction Risk Contingency is not intended to fund additional owner scope or design errors and omissions.
2. Per section 3.8.2.3 of the General Conditions, the allowances included here are budget amounts and whenever costs are more than the allowance amount shown, the Contract Sum may be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2 of the Agreement.
3. GMP excludes an Owner Contingency to fund Owner-requested changes.
4. GMP excludes contingencies or allowances for material escalations. Unforeseen material escalation outside of a subcontractor's control, with documentation proving the increased cost, will be addressed via change order.
5. The following Owner Allowances have been included in this GMP:

Owner Allowances				
Description	Quantity	Units	Unit Cost	Total Cost
Crane Pads	1	LS	$ 50,000	$ 50,000
Temp walls in school	1	LS	$ 50,000	$ 50,000
Final Cleaning	1	LS	$ 50,000	$ 50,000
Temporary Stone	1	LS	$ 25,000	$ 25,000
Landscape Restoration	1	LS	$ 25,000	$ 25,000
Concrete Walk Replacement	1	LS	$ 25,000	$ 25,000
Temp Access Stairs	1	LS	$ 50,000	$ 50,000
Temp Roofing at Smoke Vents	1	LS	$ 10,000	$ 10,000
Snow Removal on roof	1	LS	$ 5,000	$ 5,000
GPRS	1	LS	$ 15,000	$ 15,000
Airflow During Construction	1	LS	$ 40,000	$ 40,000
Overtime	1	LS	$ 65,000	$ 65,000
Total Owner Allowances				$ 410,000

a. Crane Pads – To be used to construct crane pads in the green area outside of the performing arts center to support construction.
b. Temp walls in school – To be used for temporary partitions, separating the work space from the learning space.
c. Final Cleaning – To be used for final cleaning of the renovation.
d. Temporary Stone – To be used for a temporary laydown area in the green space outside the performing arts center.
e. Landscape Restoration – To be used to restore the area disturbed by the crane pad and laydown area.
f. Concrete Walk Replacement – To be used to repair concrete and curbs damaged during construction.
g. Temp Access Stairs – To be used for a scaffold stair for exterior access to the roof.
h. Temp Roofing at Smoke Vents – To be used for temporary roofing at the mechanical openings on the roof.

i. Snow Removal on roof – To be used for snow removal on the roof to support construction.
j. GPRS – To be used to scan the existing floor slab for utilities prior to demolition.
k. Airflow During Construction – To be used to create a negative pressure environment in the performing arts center, to prevent migration of dust and smells into the learning area.
l. Overtime – To be used to fund overtime premium for trade contractors.

K. Insurance & Bonds

1. GMP includes insurance as required by Contract.
2. GMP includes a Builders Risk Insurance policy.
3. GMP includes a payment and performance bond provided by Construction Manager.
4. GMP includes the following subcontractor payment and performance bonds:
   a. WC 14 – Roofing, Christen Detroit, as required by Subcontractor Underwriting.
   b. WC 20 – General Trades, Graham Construction, Inc, as required by Subcontractor Underwriting.
   c. WC 28 – Site Electrical, Innovated Energy Controls LLC, as required by Subcontractor Underwriting.

L. Owner-provided Items

1. Any separate contractors employed or contracted by Owner will abide by all jobsite safety rules & regulations and shall not interfere with the work of other trades or Construction Manager.

M. Completion, Turnover & Warranties

1. GMP includes one (1) certificate of occupancy for each bid package.
2. Phased delivery and partial occupancy are excluded.
3. GMP includes one (1) punch list walk per bid package. We assume that we will receive one collective punch list from the owner and/or owner's representative that is inclusive of punch list comments by all project stakeholders.
4. All warranties shall be two (2) years from Substantial Completion unless otherwise required by the Contract Documents.
5. Implied warranties, or warranties for suitability for any particular purpose, are excluded.
6. Christman will assign all Subcontractor and Sub-subcontractor warranties to Owner and support the Owner in the administration of such subcontractor warranties.
7. O&M Manuals and Closeout Documents will be provided electronically. Owner training will be video recorded and provided electronically.

N. Schedule, Time & Key Milestones

1. A Schedule for Bid Package #6 is included with this GMP Package as Attachment G.
2. This GMP is based on achieving the following Schedule Milestones:
   a. BP06 – Novi HS Performing Arts PA 1:
      i. All required AHJ permits (as determined by Kingscott) approved and issued prior to December 15, 2026. This milestone will require physical permit(s), if required.
      ii. Board of Education approval for GMP on November 12, 2026.
      iii. Signed GMP amendment to contract by November 25, 2026.
      iv. Uninterrupted access to the work area beginning on January 04, 2027.
3. Substantial completion is listed below:
   a. December 31, 2027.