

EXHIBIT B

GMP AMENDMENT TO CM/GC CONTRACT

THIS AMENDMENT IS BETWEEN:

OWNER: NEAH-KAH-NIE SCHOOL DISTRICT

**And O'BRIEN & COMPANY LLC
CONSTRUCTION MANAGER/
GENERAL CONTRACTOR ("the CM/GC"):**

The Project is: GARIBALDI GRADE SCHOOL

Date of Original CM/GC Contract ("Contract"): 3-10-2018

Date of this Amendment: 4-26-2019

The Owner and CM/GC hereby amend the Contract as set forth below. Capitalized terms not otherwise used herein shall have the meanings given in the Contract. Except as amended hereby, the Contract remains in full force and effect.

2. **GMP.** The parties agree that the GMP for the Garibaldi Grade School Project is **\$1,448,811.46**, consisting of the, Estimated Cost of the Work and the CM/GC Fee (stated as a fixed dollar lump sum amount), as follows:

Pre-Construction Services:	\$17,400.00
Estimated Cost of Work (Est. COW):	\$1,212,690.70
CM/GC Fee (8% of Est. COW):	\$101,866.02
Contingency:	\$60,634.54
Insurance	\$13,751.91
Bonding	\$42,468.29
GMP (Total of above categories):	\$1,448,811.46

For purposes of determining the GMP, the Estimated Cost of the Work includes the CM/GC's Contingency, the Fixed Cost for GC Work, and the costs of all components and systems required for a complete, fully functional facility.

2. **Basis of GMP.** The GMP is based on the GMP Supporting Documents attached as Attachments A-C including the, assumptions and exclusions.
3. **Plans and Specifications.** The Plans and Specifications for the Project are as listed in the GMP Supporting Documents. CM/GC shall perform Construction Phase Services in accordance with the Plans and Specifications and the other Contract Documents.
4. **Substantial Completion Date.** Notwithstanding any provision in the GMP Supporting Documents to the contrary, the required date for Substantial Completion shall be September 2, 2019.
5. **Liquidated Damage:** Liquidated Damages for failure to complete all Work by the Contract Completion Date specified in Article 6.2 shall equal \$1,000.00 per Calendar Day.

THIS CONTRACT is executed in two original copies of which one is to be delivered to the CM/GC, and the remainder to the Owner.

CM/GC:

Name of Firm: O'Brien & Company LLC

Address: 139 W 2nd St. Unit #4, Cannon Beach, OR, 97110

CM/GC's Federal I.D. #: 45-3162027

Construction Contractor's Board Registration No.: 195235

Signature of Authorized Representative of CM/GC – Keeley O'Brien

Title: **President**

Date _____

OWNER:

Owner's Authorized Representative Name – Mark Sybouts

Signature of Owner's Authorized Representative

Title: **Business Manager**

Date _____

APPROVED AS TO LEGAL SUFFICIENCY

Attachments:

Attachment A: GMP Breakdown Spreadsheet

Attachment B: Project Schedule

Attachment C:

OWNER: Neah Kah Nie School District
 ADDRESS: 504 N. 3rd Ave.
 Rockaway Beach, Or. 97136
 PROJECT NAME : Garibaldi Elementary Seismic Rehab
 PROJECT ADDRESS 604 Cypress Ave, Garibaldi, Or. 97118
 PROJECT #: 18-270
 CONTACT: Paul Erlebach
 PHONE: 0
 E-MAIL: paule@nknsd.org



4/26/19

Questions
 Contact
 Jason Stegner
jason@obrien-co.com
 503-572-3375

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	ALTERNATES
DIVISION-PERMITS/INSURANCE/OH&P				
			\$ -	
00 41 26	Permits	By owner	\$ -	
00 41 30	Bonding		\$ -	
00 41 35	Retention		\$ -	
00 41 40	Insurance		\$ -	
			\$ -	
			\$ -	
DIVISION I - GENERAL CONDITIONS				
01 00 01	General Requirements		\$ -	
			\$ -	
01 14 00	Work Restrictions		\$ -	
			\$ -	
01 14 16	Access to Occupants		\$ -	
			\$ -	
01 14 19	Use of Site		\$ -	
			\$ -	
01 15 00	Sub Bonds		\$ -	
			\$ -	
01 21 01	Allowances		\$ -	
			\$ -	
			\$ -	
01 30 01	Project Management		\$ -	
01 30 50	Ex Director	In OH&P	\$ -	
01 31 00	Project Manager	In OH&P	\$ 38,880.00	
01 31 10	General Superintendent	In OH&P	\$ -	
01 31 15	Superintendent		\$ 42,000.00	
01 31 20	Estimator	In OH&P	\$ -	
01 31 22	MP&E Superintendent		\$ -	
01 31 25	Project Assistant		\$ 4,550.00	
01 31 30	Foreman		\$ 12,500.00	
01 31 56	Office Admin		\$ -	
01 31 58	Safety		\$ 3,550.00	
			\$ -	
01 32 00	Design & Consultants		\$ -	
01 32 01.1	Conceptual/Renderings		\$ -	
01 32 01.2	30% Design Development		\$ -	
01 32 01.3	60% Design Development		\$ -	
01 32 01.4	100% Permit Set		\$ -	
01 32 01.5	City/County Coordination		\$ -	
01 32 01.6	Construction Admin		\$ -	
01 32 01.7	Structural Drafting		\$ -	
01 32 01.8	General Drafting		\$ -	
01 32 01.9	Design Expenses		\$ -	
01 32 01.91	Designer Mileage		\$ -	
01 32 01.92	Design Prints		\$ -	
01 32 02	Design Survey		\$ -	
01 32 03	Civil Engineering		\$ -	
01 32 05	Geotech		\$ -	
01 32 06	Exterior Envelope		\$ -	
01 32 07	Septic Consultant		\$ -	
01 32 08	Structural Engineering		\$ -	
01 32 09	Interior Design		\$ -	
01 32 10	Landscape Design		\$ -	
01 32 11	Lighting Design		\$ -	
01 32 12	Low Voltage Design		\$ -	
			\$ -	
01 32 23	Survey and Layout		\$ -	

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	ALTERNATES
	Temporary Facilities		\$ -	
	Temporary Electrical		\$ -	
01 51 13	Temporary Electrical	By Owner	\$ -	
01 51 13	Power Bill	By Owner	\$ -	
01 51 13	Generators and Fuel	Needed if no temp power	\$ -	
01 51 13	Misc. Cords and Accessories		\$ -	
01 51 13	Spider Boxes		\$ -	
01 51 13	Trailer and jobsite Extinguishers		\$ 50.00	
01 51 13	Temp Lighting		\$ -	
			\$ -	
01 51 23	HVAC		\$ -	
01 51 23	Dehumidification System		\$ -	
01 51 23	Temp Heat	Required for Dry out	\$ -	
01 51 23	Gas Bill		\$ -	
01 51 23	Propane Heaters		\$ -	
01 51 23	Light stands		\$ -	
			\$ -	
01 51 33	Telecommunications		\$ -	
01 51 33	Cell Phone/Bills		\$ 1,100.00	
01 51 33	Trailer Phone		\$ -	
01 51 33	Phone Hook up		\$ -	
01 51 33	Internet Line		\$ -	
			\$ -	
	Temp Utilities		\$ -	
01 51 36	Temp Water		\$ -	
01 51 36	Hookup Fee	By Owner	\$ -	
01 51 36	Fire Hydrant Meter	By Owner	\$ -	
01 51 36	Water Bill	By Owner	\$ -	
			\$ -	
01 52 001	Construction Facilities		\$ -	
01 52 001	Conex/Storage		\$ -	
01 52 001	Relocation Costs		\$ -	
01 52 001	Dry Storage		\$ -	
01 52 001	Office Rent		\$ -	
01 52 001	Connex/Storage		\$ -	
01 52 001	Crew Trailers		\$ -	
01 52 007	Office Trailers		\$ 2,600.00	
			\$ -	
01 52 16	First Aid and Facilities		\$ -	
01 52 16	First Aid Kits		\$ 250.00	
01 52 16	First Aid Replenishment		\$ -	
01 52 16	Crew/Visitor PPE		\$ 450.00	
			\$ -	
01 52 19.1	Port O Johns		\$ -	
			\$ 2,450.00	
01 52 25	Field Office Equipment		\$ -	
01 52 25	Computers		\$ 1,500.00	
01 52 25	Fax/Copier/Printer	In OH&P	\$ 600.00	
01 52 25	Copier Setup	In OH&P	\$ -	
01 52 25	Digital Cameras	In OH&P	\$ -	
01 52 25	Field Office Equipment - Office Supplies		\$ -	
			\$ -	
	Construction Equipment		\$ -	
01 54 01	Trucks/Cars		\$ 2,800.00	
01 54 01	Material Pick Up Mileage		\$ -	
01 54 02	Project Fuel		\$ 2,900.00	
01 54 04	Fork Lifts		\$ -	
01 54 06	Scissor Lift		\$ -	
			\$ -	
01 54 20	Scaffolding		\$ -	
01 54 20	Scaffolding		\$ -	
			\$ -	
01 55 19	Parking Fee		\$ -	
			\$ -	
01 56 00	Security Fencing		\$ 1,150.00	
			\$ -	
01 57 00	Temp Environmental Control		\$ -	
01 57 00	Dust Control		\$ -	
01 57 00	Trash Wash Area		\$ -	
01 57 00	Spill Prevention Kit		\$ -	
01 57 00	Hazardous Material Storage		\$ -	
01 57 00	Storm Repair/Cleanup		\$ -	
01 57 00	Erosion Control Maintenance		\$ -	
			\$ -	

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	ALTERNATES
01 58 00	Project Signage		\$ -	
01 58 00	Project Signage		\$ 250.00	
01 58 00	Interior Signage		\$ -	
01 58 00	Safety Signs		\$ 280.00	
			\$ -	
	Cleaning and Waste Management		\$ -	
01 74 13	Progress Clean		\$ -	
01 74 23	Final Clean	By Owner	\$ -	
01 74 25	Dump Boxes		\$ -	
01 74 25	Dump Boxes - Runs		\$ -	
01 74 25	Recycling		\$ -	
01 74 25	Exterior Window Wash		\$ -	
01 74 25	Final Landscape Touch Up		\$ -	
01 74 25	Street Sweeping		\$ -	
			\$ -	
01 78 00	Close out and Submittal		\$ -	
01 78 00	Punch Lists		\$ -	
01 78 00	O&M Manuals		\$ 500.00	
			\$ -	
01 80 00	Travel and Subsistence		\$ -	
01 80 00	Meals and Safety Incentive		\$ -	
01 80 00	Travel Expenses		\$ -	
01 80 00	Subsistence's		\$ -	
			\$ -	
	Contract Documents		\$ -	
01 85 01	Project Plan Prints		\$ 800.00	
01 85 01	Sub Plan Print		\$ -	
01 85 01	FedEx/UPS		\$ 120.00	
01 85 01	CD and Scanning		\$ -	
01 85 01	As - built plan		\$ 75.00	
01 85 01	Sub Plan Print		\$ -	
			\$ -	
01 90 01	Mobilization		\$ -	
01 90 01	Office/Conex Mob		\$ 700.00	
01 90 01	Equipment Relocations		\$ 800.00	
01 90 01	Flatbed Trailers		\$ -	
			\$ -	
01 95 00	Project Misc.		\$ -	
01 95 00	Drywall Repair		\$ -	
01 95 00	Flooring Protection		\$ -	
01 95 00	Reglazing		\$ -	
01 95 00	Theft		\$ -	
01 95 00	Vandalism		\$ -	
			\$ -	
01 95 01	Special Inspections	By Owner - O'Brien to coordinate	\$ -	
			\$ -	
01 95 14	Punch List		\$ -	
			\$ -	
DIVISION 2 - EXISTING CONDITIONS				
			\$ -	
02 32 00	Geotechnical Investigations		\$ -	
02 32 16	Material Testing		\$ -	
02 41 00	Demolition	O'Brien	\$ 94,257.00	
02 41 00	Comp roof demo gym - To be exercised if we replace the comp roof	O'Brien	\$ 23,641.20	
02 41 13	Floor Protection		\$ 10,132.00	
02 32 26			\$ -	
02 41 40	Haul Off & Dump Fees		\$ 57,500.00	
			\$ -	
DIVISION 3 - CONCRETE				
03 00 01	Concrete		\$ -	
03 00 01	New footings in cafeteria (1' x 1.5')	O'Brien	\$ 11,760.00	
			\$ -	
			\$ -	
DIVISION 4 - MASONRY				
DIVISION 5 - METALS				
DIVISION 6 - WOOD & PLASTICS				
			\$ -	
06 10 10	Framing	O'Brien	\$ 312,890.00	
			\$ -	

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	ALTERNATES
	Gym truss structural allowance - nothing included	Excluded	\$ -	
			\$ -	
			\$ -	
06 20 11	Finish Carpentry		\$ -	
	Crown molding	Obrien	\$ 3,045.00	
	Remove and reinstall classroom fixtures	Obrien	\$ 7,500.00	
	Wainscott	Obrien	\$ 3,960.00	
	Chair rail	Obrien	\$ 2,610.00	
	MDF Gym walls	Obrien	\$ 8,500.00	
			\$ -	
			\$ -	
			\$ -	
06 42 00	Wood Paneling		\$ -	
			\$ -	
DIVISION 7 - THERMAL & MOISTURE				
	Thermal & Moisture		\$ -	
07 00 30	Waterproofing		\$ -	
07 20 01	Insulation (walls at new classroom shear)		\$ 5,551.00	
07 21 39	Sprayed Insulation		\$ -	
			\$ -	
07 25 00	Weather Barriers		\$ -	
			\$ -	
07 31 00	Roofing	Dr. Roof	\$ -	
07 31 10	Classroom and Gym single ply	Dr. Roof	\$ 182,819.00	
07 31 13	Flashings		\$ 8,674.00	
	Gym comp roofing	Dr. Roof	\$ 68,279.00	
07 46 00	Siding		\$ -	
07 46 00	Includes - WRB and hardie	Proside	\$ 130,605.50	
07 46 00	Soffit siding		\$ -	
07 46 00			\$ -	
07 46 00			\$ -	
07 46 00			\$ -	
07 46 00			\$ -	
07 46 07	Dry Rot Repair		\$ -	
			\$ -	
07 46 19	Metal Siding		\$ -	
07 46 26	Hardboard Siding		\$ -	
			\$ -	
07 60 01	Flashing And Sheet Metal		\$ -	
			\$ -	
07 60 10	Gutters & Downspouts (replace all gutters and downspouts with New) Alternate	Alternate		\$ 38,176.00
			\$ -	
07 71 00	Roof Specialties		\$ -	
07 71 00	Roof Hatches		\$ -	
07 71 00	HVAC Platform Covers		\$ -	
			\$ -	
07 90 01	Joint Protection		\$ -	
07 90 20	Joint Sealers, Caulking		\$ -	
			\$ -	
DIVISION 8 - DOORS & WINDOWS				
			\$ -	
			\$ -	
08 10 01	Doors and Frames into gym replaced as an alterate.	Alternate		\$ 15,937.50
08 10 10	Doors and Frame (1 only)	Alternate		\$ 1,062.50
08 30 01	Specialty Doors & Frames		\$ -	
			\$ -	
08 30 11	Garage Doors		\$ -	
			\$ -	
8 32 00	Sliding Glass Doors		\$ -	
08 33 00	Coiling Doors & Grills		\$ -	
08 33 23	Overhead Doors		\$ -	
08 34 00	Special Function Doors		\$ -	
			\$ -	
08 40 10	Hollow Metal/Storefront		\$ -	
08 43 00	Storefronts		\$ -	
			\$ -	
08 50 11	Windows and Sliders		\$ -	
			\$ -	
08 60 01	Skylights		\$ -	

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	ALTERNATES
			\$ -	
08 71 00	Door Hardware		\$ -	
			\$ -	
08 71 13	Auto Door Openers		\$ -	
08 75 00	Window Hardware		\$ -	
08 79 05	Weatherstrip & Seals		\$ -	
			\$ -	
08 80 01	Glazing		\$ -	
			\$ -	
08 83 00	Mirrors		\$ -	
			\$ -	
08 90 01	Louvers and Vents		\$ -	
			\$ -	
DIVISION 9 - FINISHES				
			\$ -	
09 29 00	Drywall		\$ -	
	Drywall for all walls affected by shear replacement	DC Drywall	\$ 51,200.00	
	Tactum on gym end walls - two short sides only	DC Drywall	\$ 12,000.00	
			\$ -	
09 30 11	Tiling		\$ -	
09 30 10	Tub/shower Surrounds		\$ -	
			\$ -	
09 51 00	Acoustical Ceilings		\$ -	
	Repair or replace ceiling	DC Drywall	\$ 5,024.00	
09 60 01	Flooring		\$ -	
09 60 05	Ceramic Tile Flooring		\$ -	
09 60 65	Corridor Carpet		\$ -	
09 60 70	Multi-Purpose Sports Flooring		\$ -	
09 63 15	Rubber Base		\$ -	
			\$ -	
09 64 00	Wood Flooring		\$ -	
09 65 00	Resilient Flooring		\$ -	
			\$ -	
09 67 00	Fluid Applied Floor Coatings		\$ -	
			\$ -	
09 68 00	Carpeting		\$ -	
			\$ -	
09 72 00	Wallpaper		\$ -	
			\$ -	
09 81 00	Acoustical Wall Finishes		\$ -	
			\$ -	
09 91 00	Painting		\$ -	
			\$ -	
09 91 13	Exterior Painting - removed to be contracted by the school district	A1 Painting	\$ 41,000.00	
09 91 23	Interior Painting	A1 Painting	\$ 15,388.00	
09 93 00	Staining And Transparent		\$ -	
			\$ -	
09 97 00	Special Coatings		\$ -	
			\$ -	
DIVISION 10 - SPECIALTIES				
DIVISION 11 - EQUIPMENT				
DIVISION 12 - FURNISHINGS				
DIVISION 13 - SPECIAL CONSTRUCTION				
DIVISION 14 - CONVEYING SYSTEMS				
DIVISION 21 - FIRE SPRINKLERS				
DIVISION 22 - PLUMBING				
			\$ -	
22 00 01	Plumbing		\$ -	
			\$ -	
22 00 00	Allowance for drinking fountains and sinks remove and replace with existing		\$ 2,500.00	
22 00 00	Water Dist-Storage Tan		\$ -	
			\$ -	
22 30 01	Plumbing Fixtures		\$ -	
			\$ -	
21 50 10	Gas Piping		\$ -	
			\$ -	
DIVISION 23 - MECHANICAL				
			\$ -	
23 00 00	Mechanical Hvac		\$ -	
	Nothing included		\$ -	

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	ALTERNATES
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
23 01 11	Mechanical Design/Estimator		\$ -	
			\$ -	
23 20 00	Process Piping		\$ -	
23 20 01	Transfer Piping		\$ -	
23 20 02	Pipe Insulation		\$ -	
23 20 03	Glycol Lines		\$ -	
23 20 04	Steam Lines		\$ -	
23 20 05	Air Lines		\$ -	
			\$ -	
			\$ -	
			\$ -	
DIVISION 26 - ELECTRICAL				
			\$ -	
26 00 01	Electrical		\$ -	
26 00 01	Allowance for moving/replacing electrical	Cannon Beach	\$ 28,000.00	
			\$ -	
26 30 10	Fire Alarm Systems (allowance for fire alarm wires)		\$ 5,000.00	
			\$ -	
26 50 01	Lighting		\$ -	
26 50 10	Lighting Control System		\$ -	
			\$ -	
26 56 00	Exterior Lighting		\$ -	
			\$ -	
DIVISION 27 - COMMUNICATIONS				
DIVISION 28 - ELECTRONIC				
DIVISION 31 - EARTHWORK				
DIVISION 32 - SITE WORK				
DIVISION 33 - WATER UTILITIES				
DIVISION 48 - ALTERNATIVE ENERGY SYSTEMS				
		SUBTOTAL	\$ 1,212,690.70	
	TOTAL HARD COST		\$ 1,212,690.70	
	CONTINGENCY	5%	\$ 60,634.54	
	OVERHEAD AND PROFIT	8%	\$ 101,866.02	
	TOTAL COST		\$ 1,375,191.25	
	GENERAL LIABILITY	1%	\$ 13,751.91	
	BUILDING PERMIT		BY OWNER	
	SUB TOTAL		\$ 1,388,943.17	
	PAYMENT AND PERFORMANCE BOND	3%	\$ 41,668.29	
	PUBLIC WORKS BOND		\$ 800.00	
	PRECON		\$ 17,400.00	
	TOTAL PROJECT COST		\$ 1,448,811.46	

Garibaldi Seismic Schedule

	Task Name	Duration	Start	Finish
1	Garibaldi Seismic Schedule			
2	Mobilization	55d	06/18/19	09/02/19
3	Classroom Roof	33d	06/18/19	08/01/19
4	Demo Classroom Roof	2w	06/18/19	07/01/19
5	Shear ply and blocking classroom roof	3w	07/02/19	07/22/19
6	Roofing classroom roof	8d	07/23/19	08/01/19
7				
8	Admin Roof	38d	07/02/19	08/22/19
9	Demo Gym and admin Roof	13d	07/02/19	07/18/19
10	Shear ply and blocking and overframing Roof	3w	07/19/19	08/08/19
11	Roofing Gym/Admin	2w	08/09/19	08/22/19
12				
13	Classroom Walls	36d	06/24/19	08/12/19
14	Demo Windows and walls in Classroom wing	2w	06/24/19	07/05/19
15	Electrical demo and roughin	1w	07/01/19	07/05/19
16	Framing, Blocking, and Shear Ply	3w	06/27/19	07/17/19
17	Siding	3w	07/02/19	07/22/19
18	Insulation in walls	3d	07/18/19	07/22/19
19	Drywall classrooms	2w	07/23/19	08/05/19
20	Finish Carpentry (Trim)	4d	08/06/19	08/09/19
21	Painting Exterior Classroom Wing	2w	07/23/19	08/05/19
22	Painting Interior Classroom Wing	1w	08/06/19	08/12/19
23				
24	Gym/Admin Walls	51d	06/24/19	09/02/19
25	Footings in Admin	1w	07/08/19	07/12/19
26	Demo Siding, interior walls, Gym Walls	3w	06/24/19	07/12/19
27	Electrical demo and roughin	1w	07/01/19	07/05/19
28	Framing for footing, Blocking walls, Shear Ply	4w	07/15/19	08/09/19
29	Siding Admin	3w	07/15/19	08/02/19
30	Drywall replacement	2w	08/05/19	08/16/19
31	Finish Carpentry (Trim, doors etc)	1w	08/19/19	08/23/19
32	Painting Exterior Admin Wing	2w	08/05/19	08/16/19
33	Painting interior Admin Wing	1w	08/19/19	08/23/19
34	Rebuild hallway finishes and boards	6d	08/26/19	09/02/19