

September 11, 2026

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

RE: NCSD 2025 Bond Program
The Christman Company Guaranteed Maximum Price (GMP) Amendment #4
Bid Package #05 – Novi High School Innovation Hub - Phase 1 (Superstructure)

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) in the Novi High School Innovation Hub (Project). This update represents the mutual efforts of PMR, NCSD Administration, and The Christman Company (TCC) (collectively The Project Team) to present a framework to identify, evaluate and recommend subcontractors for this Project.

SELECTION PROCESS

In accordance with state law, Construction Documents were formally issued and made available to interested bidders. An advertisement for bids was published in a local newspaper and posted to the required State of Michigan website.

On August 25, 2026, bids were received and publicly opened. The bids were reviewed and evaluated for the Project and post bid interviews were conducted with multiple bidders to determine the lowest responsible subcontractors for award. These interviews confirmed the scope of work, schedule and other bid details regarding the work. Upon completion of the post-bid interviews, tabulations and clarifications, the Project Team is recommending award to the firms described in The Christman Company's GMP Proposal dated September 9, 2026, enclosed, as the lowest responsible bidders pending final review and negotiation of terms.

RECOMMENDATION

The full Project recommendation is as follows with funding from the 2025 Bond Program:

The Christman Company - Guaranteed Maximum Price #4	\$13,423,265
<u>Owner's Project Contingency</u>	<u>\$671,735</u>
Total Recommendation	\$14,095,000

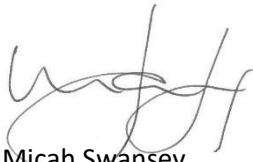
The Project Team is recommending The Christman Company enter into subcontract agreements with the subcontractors noted in their proposal for the Project. The GMP (Guaranteed Maximum Price) was prepared by The Christman Company and includes all subcontractor costs, CM Fees and Costs, construction contingencies, and allowances.

The Project Team also recommends an Owner's Project Contingency of ~5% of the GMP totaling \$671,735 be approved to cover unforeseen conditions and other circumstances during this Project. This contingency will be only utilized at the discretion and approval of NCSD.

Should you have any questions regarding this recommendation, or the selection process described above, please do not hesitate to contact me at 248-843-5409 or micah.swansey@plantemoran.com.

Sincerely,

Plante Moran Realpoint



Micah Swansey
Vice President

Enclosures: The Christman Company GMP Proposal #04 Dated: September 9, 2026.

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

September 09, 2026

Benjamin Mainka
Superintendent
Novi Community School District
25345 Taft Road
Novi, Michigan 48374

RE: NCSD 2025 Bond Program GMP #4 – Bid Package 5

Dear Mr. Mainka:

The Christman Company is excited to continue construction on the 2025 Bond Program. Pursuant to our agreement, this letter serves as a written statement of our Guaranteed Maximum Price proposal for the Novi Community Schools 2025 Bond Program, Bid package 5. Enclosed you will find the following:

Exhibit A – Guaranteed Maximum Price Amendment
Attachment A – Detailed Schedule of Values of the Cost of the Work and Contract Sum
Attachment B – Alternates
Attachment E – List of Specifications
Attachment F – List of Drawings
Attachment H – Clarifications and Assumptions
Attachment I – Project Schedule

In accordance with Article 14.5 of our Contract, The Christman Company has obtained bids from Subcontractors to perform work in accordance with the Contract Documents. The lowest responsible bidder for the work was determined through our competitive bidding process, the cost of each accepted bid is listed in Attachment A – Detailed Schedule of Values of the Cost of the Work and Contract Sum. In order to maintain the pricing shown in Attachment A, Novi Community Schools must accept our proposal no later than October 15, 2026. Pricing cannot be guaranteed past this date.

We are excited to be teamed with Novi Community School District to improve your facilities and are looking forward to our continued partnership with yourself and the Board.

Sincerely,
The Christman Company

Jason Ide
Vice President and General Manager

Attachment A

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

		<u>Previously Approved Contract Value</u>	<u>Amount added in this GMP</u>	<u>New Contract Value</u>
Preconstruction				
- CM Preconstruction		\$ 900,000	\$ -	\$ 900,000
Subtotal		\$ 900,000	\$ -	\$ 900,000
Construction				
- Hard Construction		\$ 8,280,894	\$ 6,591,618	\$ 14,872,512
- CM Staffing		\$ 1,236,422	\$ 3,060,752	\$ 4,297,174
- Reimbursables		\$ -	\$ -	\$ -
- General Conditions		\$ 640,600	\$ 741,670	\$ 1,382,270
- General Requirements		\$ 556,864	\$ 1,324,864	\$ 1,881,728
- Owner Allowances		\$ 960,000	\$ 776,000	\$ 1,736,000
- CM Contingency	3.00%	\$ 350,245	\$ 374,848	\$ 725,093
- BR Insurance	0.39%	\$ 46,898	\$ 50,193	\$ 97,091
- GL Insurance	0.85%	\$ 102,612	\$ 109,820	\$ 212,432
- Bonds	1.00%	\$ 121,746	\$ 130,298	\$ 252,044
- CM Fee	2.00%	\$ 245,927	\$ 263,202	\$ 509,129
Subtotal		\$ 12,542,208	\$ 13,423,265	\$ 25,965,473
Grand Total		\$ 13,442,208	\$ 13,423,265	\$ 26,865,473

Novi Community Schools GMP #4

BP-05 - Novi HS Innovation Hub Superstructure

Novi, MI

Bid Date: August 25, 2026

TCC Proj #: 225009

SQFT: -



Hard Construction Summary

WC #	Description	Amount	Awarded To
01	Selective Demolition	\$ 308,375	Christman Constructors, Inc.
02	Sitework and Utilities	\$ 766,786	East Edge Excavating, LLC
05	Foundations	\$ 422,774	Fortress Foundations, LLC
11	Masonry	\$ 672,043	J&J Construction Co.
12	Structural Steel	\$ 2,676,700	Casadei Steel, Inc.
28A	Site Electrical	\$ 1,744,940	Innovated Energy Controls, LLC
Total Hard Construction Cost:		\$ 6,591,618	

General Conditions					
Phase	Description	Quantity	Units	Unit Cost	Cost
40-4010	Survey	1	EA	\$ 25,000	\$ 25,000
40-4020	Dumpsters	96	EA	\$ 650	\$ 62,400
40-4040H	Safety Supplies	22	Months	\$ 1,000	\$ 22,000
40-4040H	AED	1	EA	\$ 4,000	\$ 4,000
40-4059B	Site Office Internet	22	Months	\$ 1,500	\$ 33,000
40-4062	Portable Toilets/Hand Wash Stations	22	Months	\$ 1,750	\$ 38,500
40-4066	Site Office Setup (furniture)	1	Sites	\$ 20,000	\$ 20,000
40-4067	Site Office Rental	22	Months	\$ 7,500	\$ 165,000
40-4067A	Site Office Delivery / Removal	2	EA	\$ 20,000	\$ 40,000
40-4067B	Site Office Power, Lighting, Cut and Cap	1	Sites	\$ 30,000	\$ 30,000
40-4068	IT Charges	30054	Staff Hours	\$ 5.00	\$ 150,270
40-4069	Office Supplies	22	Months	\$ 1,500	\$ 33,000
40-4072	Printer / Copier	22	Months	\$ 1,000	\$ 22,000
40-4073	Site Signage	1	Sites	\$ 15,000	\$ 15,000
40-4075	Printing / Reproduction	1	LS	\$ 10,000	\$ 10,000
40-4078	General tools and supplies	22	Months	\$ 1,000	\$ 22,000
40-4082	Progress Photos	22	Months	\$ 1,500	\$ 33,000
40-4095	Postage	22	Months	\$ 250	\$ 5,500
40-4099	Partnering	22	Months	\$ 500	\$ 11,000
Total General Conditions Cost					\$ 741,670

General Requirements				
Description	Quantity	Units	Unit Cost	Total Cost
Budget - Laborer	3828	HRS	\$ 88	\$ 336,864
Budget - Temporary Fence	1	LS	\$ 80,000	\$ 80,000
Budget - Building Permits	1	LS	\$ 288,000	\$ 288,000
Budget - Street Sweeping	60	Wks	\$ 1,000	\$ 60,000
Budget - Temporary Construction	1	LS	\$ 500,000	\$ 500,000
Budget - Snow Removal	6	Months	\$ 10,000	\$ 60,000
Total General Requirements				\$ 1,324,864

Owner Allowances				
Description	Quantity	Units	Unit Cost	Total Cost
Soil/Ground Conditions	1	LS	\$ 50,000	\$ 50,000
Building Pad Maintenance	1	LS	\$ 50,000	\$ 50,000
Construction Road Maintenance	1	LS	\$ 50,000	\$ 50,000
Unforeseen Utilities	1	LS	\$ 25,000	\$ 25,000
Concrete Replacement	1	LS	\$ 25,000	\$ 25,000
Temp Roads	1	LS	\$ 50,000	\$ 50,000
Kingscott Addendum #1	1	LS	\$ 150,000	\$ 150,000
Lintels and Portals	1	LS	\$ 40,000	\$ 40,000
Winter Conditions	1	LS	\$ 75,000	\$ 75,000
Foundation waterproofing and insulation	1	LS	\$ 25,000	\$ 25,000
Metal Pan Stairs	1	LS	\$ 60,000	\$ 60,000
Overtime	1	LS	\$ 176,000	\$ 176,000
Total Owner Allowances				\$ 776,000

Work Category Allowances - Included in Hard Construction Cost				
Description	Quantity	Units	Unit Cost	Total Cost
<i>BPO5 - Innovation Hub Superstructure</i>				
WC 01 - Selective Demolition	1	LS	\$ 10,000	\$ 10,000
WC 02 - Sitework and Utilities	1	LS	\$ 100,000	\$ 100,000
WC 05 - Foundations	1	LS	\$ 25,000	\$ 25,000
WC 11 - Masonry	1	LS	\$ 10,000	\$ 10,000
WC 12 - Structural Steel	1	LS	\$ 10,000	\$ 10,000
WC 28A - Site Electrical	1	LS	\$ 50,000	\$ 50,000
Total Work Category Allowances				\$ 205,000

Attachment B

Alternates



BP-05 - Novi HS Innovation Hub Superstructure Mandatory Alternates:

There are no Mandatory Alternates.		
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Attachment E

List of Specifications



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000110 - Table of Contents

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003132 - Geotechnical Data

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012100 - Allowances

012500 - Substitution Procedures

013000 - Administrative Requirements

013300 - Submittal Procedures

014000 - Quality Requirements

014100 – Air Barrier System Requirements

014216 - Definitions

014339 - Mockups

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016000 - Product Requirements

016116 - Volatile Organic Compound (VOC) Content Restrictions

017000 - Execution and Closeout Requirements

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260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
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Attachment F

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C2.2	TOPOGRAPHICAL SURVEY (2 OF 2)	06/22/2026	S100	INNOVATION HUB FOUNDATION PLAN	06/22/2026
C3.1	DEMOLITION PLAN	06/22/2026	S101	INNOVATION HUB SECOND FLOOR FRAMING PLAN	06/22/2026
C4.1	UTILITY PLAN	06/22/2026	S102	INNOVATION HUB LOW ROOF FRAMING PLAN	06/22/2026
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C4.3	WATER MAIN PROFILES	06/22/2026	S104	STUDENT SERVICES FRAMING PLAN	06/22/2026
C4.4	UTILITY DETAILS	06/22/2026	S201	INNOVATION HUB BUILDING ELEVATIONS	06/22/2026
C5.1	PAVING PLAN	06/22/2026	S202	INNOVATION HUB BUILDING SECTIONS	06/22/2026
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C3.5	CITY OF NOVI WATER MAIN STANDARD DETAILS (3 OF 5)	06/22/2026	S301	COLUMN SCHEDULE	06/22/2026
C3.6	CITY OF NOVI WATER MAIN STANDARD DETAILS (4 OF 5)	06/22/2026	MECHANICAL		
C3.7	CITY OF NOVI WATER MAIN STANDARD DETAILS (5 OF 5)	06/22/2026	M010	MECHANICAL SNOWMELT PLAN	06/22/2026
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Attachment H – Clarifications and Assumptions

Basis of the Guaranteed Maximum Price (GMP)

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

GMP must be accepted by no later than October 15, 2026.

This GMP identifies the documentation and other components used to compile the BPO5 – Novi HS Innovation Hub Superstructure. 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 #4 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

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. Following the date and time of Board of Education approval of this GMP, any increase in cost or time arising from changes in U.S. foreign, trade or other policies or acts, including but not limited to, sanctions, tariffs, trade restrictions, or other governmental actions that affect the availability or cost of materials, equipment, or labor necessary for the completion of the Project is specifically excluded from this GMP.
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 #5 – Novi HS Innovation Hub Superstructure

- i. "Novi High School Innovation Hub – Superstructure Set" dated 06.22.2026.
- 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 \$288,000 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.), except as specifically required by the Contract Documents or as follows:
 - a. An allowance has been included for soil and ground conditions and unforeseen utilities.
- 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
Soil/Ground Conditions	1	LS	\$ 50,000	\$ 50,000
Building Pad Maintenance	1	LS	\$ 50,000	\$ 50,000
Construction Road Maintenance	1	LS	\$ 50,000	\$ 50,000
Unforeseen Utilities	1	LS	\$ 25,000	\$ 25,000
Concrete Replacement	1	LS	\$ 25,000	\$ 25,000
Temp Roads	1	LS	\$ 50,000	\$ 50,000
Kingscott Addendum #1	1	LS	\$ 150,000	\$ 150,000
Lintels and Portals	1	LS	\$ 40,000	\$ 40,000
Winter Conditions	1	LS	\$ 75,000	\$ 75,000
Foundation waterproofing and insulation	1	LS	\$ 25,000	\$ 25,000
Metal Pan Stairs	1	LS	\$ 60,000	\$ 60,000
Overtime	1	LS	\$ 176,000	\$ 176,000
Total Owner Allowances				\$ 776,000

- a. Soil/Ground Conditions – To be used for poor soils discovered during construction.
- b. Building Pad Maintenance – To be used for maintenance of the building pad, as the weather and equipment degrade it.
- c. Construction Road Maintenance – To be used for maintenance of temporary roads to support construction.
- d. Unforeseen Utilities – To be used for the modification to or relocation of unforeseen utilities that are discovered during the course of construction.
- e. Concrete Replacement – To be used to replace existing concrete that is damaged during construction.
- f. Temp roads – To be used for construction of temporary roads necessary to support construction.
- g. Kingscott Addendum #1 – To be used to reconcile cost associated with Kingscott Addendum #1.
- h. Lintels and Portals – To be used to reconcile cost associated with cast in place concrete portals in the Innovation Hub, including temporary lintels that may be required to be installed during construction.
- i. Winter Conditions – To be used for temporary heat, if required, during construction.
- j. Foundation waterproofing and insulation – To be used to reconcile cost with foundations contractor for installation of waterproofing and insulation against the footings.
- k. Metal pan stairs – To be used to reconcile cost with steel contractor once metal pan stair details have been fully developed.

- I. 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 11 – Masonry, J&J Construction Co., as required by Subcontractor Underwriting.
 - b. 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. Owner's sole recourse with respect to warranty work shall be only to applicable Subcontractor or Sub-subcontractor.
7. O&M Manuals and Closeout Documents will be provided electronically. Owner training will be video recorded and provided electronically.
8. GMP does not include final cleaning.

N. Schedule, Time & Key Milestones

1. A Schedule for Bid Package #5 is included with this GMP Package as Attachment I. Once the design is fully developed for this work, an updated schedule will be provided in a future GMP.
2. This GMP is based on achieving the following Schedule Milestones:
 - a. BPO5 – Novi HS Innovation Hub Superstructure:
 - i. All required AHJ permits (as determined by Kingscott) approved and issued prior to October 15, 2026. This milestone will require physical permit(s), if required.
 - ii. Board of Education approval for GMP on October 15, 2026.
 - iii. Signed GMP amendment to contract by October 20, 2026.
 - iv. Uninterrupted access to the work area beginning on October 15, 2026.
 - v. To meet substantial completion of August 2028, the balance of construction documents are needed by October 19, 2026.
 - vi. Substantial Completion in August 2028.

Attachment I

Project Schedule



ID	WC	Task Name	Duration	Start	Finish	2026												2027												2028											
						D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
0		2025 Bond Program Design and Buyout	527 d	Tue 6/23/26	Wed 7/19/28	Design and Buyout																								3%											
1		BPO5 - HS Innovation Hub Superstructure	527 d	Tue 6/23/26	Wed 7/19/28	Hub Superstructure																								3%											
2		Christman Buyout	62 d	Tue 6/23/26	Fri 9/18/26	Christman Buyout																								39%											
14		Construction	465 d	Mon 9/21/26	Wed 7/19/28	Construction																								0%											
15		Procurement	120 d	Mon 9/21/26	Thu 3/11/27	Procurement																								0%											
16	12	Structural Steel	80 d	Mon 9/21/26	Thu 1/14/27													1/14																							
17	28	Electrical Equipment	120 d	Mon 9/21/26	Thu 3/11/27													3/11																							
18		Superstructure	132 d	Thu 10/1/26	Thu 4/8/27	Superstructure																								0%											
19	02	Install temporary fence	5 d	Thu 10/1/26	Wed 10/7/26													10/7																							
20	00	Install temporary seperation walls and bridge	15 d	Thu 10/8/26	Wed 10/28/26													10/28																							
21	MEP	Cut and Cap electrical, utilities, and snowmelt	2 d	Thu 10/29/26	Fri 10/30/26													10/30																							
22	01	Selective Building Demolition	15 d	Mon 11/2/26	Fri 11/20/26													11/20																							
23	02	Demo site	5 d	Mon 11/2/26	Fri 11/6/26													11/6																							
24	02	Building Pad	5 d	Mon 11/23/26	Tue 12/1/26													12/1																							
25	05	Install foundations	15 d	Wed 12/2/26	Tue 12/22/26													12/22																							
26	11	Install masonry walls	30 d	Wed 12/23/26	Thu 2/4/27													2/4																							
27	12	Install steel	30 d	Fri 2/5/27	Thu 3/18/27													3/18																							
28	28	Instal new site electrical equipment	20 d	Fri 3/12/27	Thu 4/8/27													4/8																							
29		Enclosure and finishes (future bid package)	340 d	Fri 3/19/27	Wed 7/19/28													7/19																							