

**AMENDMENT NO. 1
TO THE AGREEMENT BETWEEN
OWNER AND CONSTRUCTION MANAGER**

MODIFICATION AND AMENDMENT

made as of the Sixteenth day of November in the year Two Thousand Twenty Three.

BETWEEN the Owner: Scuola Vita Nuova Charter School
535 Garfield Avenue
Kansas City, MO 64124

and the Construction Manager: J.E. Dunn Construction Company
1001 Locust
Kansas City, Missouri 64106

The Project: SVN Innovation Center
2021 Independence Avenue
Kansas City, MO 64124

The Architect: Clockwork
423 Delaware Street, Suite 102
Kansas City, MO 64105

The Owner and the Construction Manager agree as set forth below:

Whereas, the Owner and Construction Manager have previously agreed to amend their Agreement to establish scope, costs, schedule, and Contract Documents, and

Whereas, the Owner and Construction Manager now wish to so amend their Agreement,

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereto agree to the Amendment of their Agreement dated October 13, 2023, as set forth below:

1. This Amendment No. 1 is to establish scope, Guaranteed Maximum Price, schedule, and Contract Documents for the Work of the Project.
2. In accordance with Sections 3.3.1.2 and 3.3.1.3 of the Agreement the date of the Notice to Proceed shall be the date of this Amendment and the Substantial Completion date shall be established by mutual agreement of the parties.
3. In accordance with Section 6.2 of the Agreement, the Guaranteed Maximum Price for the Work of this Amendment shall be: Two Million One Hundred Eighty-Five Thousand One Hundred Eighty-Seven Dollars (\$2,185,187)

and pursuant to Section 6.1.2 of the Agreement, the Construction Manager's Fee for the Work of this Amendment shall be: Forty-Eight Thousand Eighty-Five Dollars (\$48,085).

4. Pursuant to Section 3.2.3 of the Agreement, the alternates, unit prices, allowances, and assumptions upon which the Guaranteed Maximum Price is based are stated in Construction Manager's GMP Proposal dated November 15th, 2023 (Four pages) attached as Exhibit B.
5. Pursuant to Section 3.2.3 of the Agreement, the Contract Documents upon which the Guaranteed Maximum Price is based are stated in attached Exhibit A.

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

OWNER:

SCUOLA VITA NUOVA CHARTER SCHOOL

By: _____

printed name and title

CONSTRUCTION MANAGER:

J.E. DUNN CONSTRUCTION COMPANY

By:  _____

Jeremy Baum - Vice President
printed name and title

BTH BJD



JE DUNN CONSTRUCTION

1001 LOCUST STREET

KANSAS CITY, MO 64106

TEL 816.474.8600 | FAX 816.391.2510

www.jedunn.com

GMP Amendment
Exhibit A

Contract Documents

The contract between Owner and Contractor dated October 13, 2023:

1. Addendum No. 1 dated November 1, 2023
2. Drawings as follows.

| <u>Sheet No.</u> | <u>Title</u> | <u>Date</u> |
|------------------|---|-------------|
| A000 | Cover sheet Code Information | 10-16-2023 |
| A001 | Code Plan | 10-16-2023 |
| A002 | Partition Types | 10-16-2023 |
| AD100 | Demolition Floor Plan | 10-16-2023 |
| AD101 | Demolition Ceiling Plan | 10-16-2023 |
| A100 | Floor Plan | 10-16-2023 |
| A101 | Roof Plan | 10-16-2023 |
| A150 | Reflected Ceiling Plan | 10-16-2023 |
| A400 | Interior Elevations | 10-16-2023 |
| A401 | Interior Elevations | 10-16-2023 |
| A402 | Interior Elevations | 10-16-2023 |
| A403 | Interior Elevations | 10-16-2023 |
| A500 | Interior & Casework Details | 10-16-2023 |
| A600 | Finish Plan | 10-16-2023 |
| A602 | Door Schedule | 10-16-2023 |
| A700 | Furniture & Equipment Plan | 10-16-2023 |
| ME100 | Mechanical & Electrical Symbols & Abbreviations | 09-28-2023 |
| ME200 | Mechanical & Electrical Roof Plan | 09-28-2023 |
| ME300 | Mechanical & Electrical Schedules | 09-28-2023 |
| ME301 | Mechanical & Electrical Schedules | 09-28-2023 |
| ME400 | Mechanical & Electrical Details | 09-28-2023 |
| ME401 | Mechanical & Electrical Details | 09-28-2023 |
| ME500 | Mechanical & Electrical Specifications | 09-28-2023 |
| ME501 | Mechanical & Electrical Specifications | 09-28-2023 |
| ME502 | Mechanical & Electrical Specifications | 09-28-2023 |
| ME600 | Kitchen Drawings | 09-28-2023 |
| ME601 | Kitchen Drawings | 09-28-2023 |
| ME602 | Kitchen Drawings | 09-28-2023 |
| ME603 | Kitchen Drawings | 09-28-2023 |
| ME604 | Kitchen Drawings | 09-28-2023 |
| ME605 | Kitchen Drawings | 09-28-2023 |
| ME606 | Kitchen Drawings | 09-28-2023 |
| DME200 | Mechanical & Electrical Roof Plan | 09-28-2023 |
| DM100 | HVAC Demolition Plan | 09-28-2023 |
| DP100 | Demolition – Underslab Plumbing Plan | 09-28-2023 |
| DP101 | Plumbing Demolition Plan | 09-28-2023 |
| M100 | HVAC Plan | 09-28-2023 |
| P100 | Underslab Plumbing Plan | 09-28-2023 |
| P101 | Plumbing Plan | 09-28-2023 |



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| | | |
|-------|--------------------------------|------------|
| DE100 | Lighting Demolition Plan | 09-28-2023 |
| DE200 | Power Demolition Plan | 09-28-2023 |
| E100 | Lighting Plan | 09-28-2023 |
| E200 | Power Plan | 09-28-2023 |
| E300 | Electrical Schedules & Details | 09-28-2023 |
| E301 | Electrical Schedules & Details | 09-28-2023 |

GMP AMENDMENT

Exhibit B

Construction Manager's Proposal



November 15th, 2023

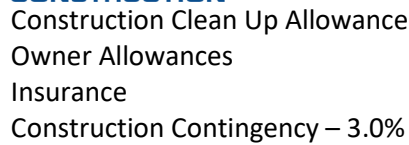
Mary Pittala
Scuola Vita Nuova Charter School
535 Garfield Avenue
Kansas City, MO 64124

RE: SVN Innovation Center
JE Dunn Job No. 23030400
GMP Proposal – SVN Innovation Center

Dear Mary:

We are pleased to submit our GMP proposal in the amount of \$2,185,187. The proposal's cost breakdown and proposed Subcontractors are as follows:

| Description | Contractor | Cost |
|---|------------------------|-----------|
| Preconstruction – Jude Willoughby | J.E. Dunn Construction | \$11,440 |
| General Conditions | J.E. Dunn Construction | \$215,247 |
| Structural Steel | Trade Allowance | \$15,000 |
| Roofing | Trade Allowance | \$7,500 |
| Final Cleaning | Trade Allowance | \$11,500 |
| Selective Demolition | J.E. Dunn Construction | \$61,466 |
| Cast-In-Place Concrete | J.E. Dunn Construction | \$21,881 |
| Polished Concrete Mockup | Musselman & Hall | \$5,000 |
| Rough Carpentry | J.E. Dunn Construction | \$69,318 |
| Doors, Frames, & Hardware (Install) | J.E. Dunn Construction | \$21,819 |
| Doors, Frames, & Hardware (Supply) | Topeka Foundry | \$28,975 |
| Specialties | J.E. Dunn Construction | \$112,258 |
| Magnatag Whitewall Materials | J.E. Dunn Construction | \$58,000 |
| Millwork & Finish Carpentry (Install) | J.E. Dunn Construction | \$93,525 |
| Millwork & Finish Carpentry (Supply) | CS Humphrey | \$164,113 |
| Glass & Glazing | W. Carter Glass | \$43,382 |
| Drywall, Framing, & Acoustical Ceilings | E&K | \$237,307 |
| Tiling | Midland Marble | \$27,389 |
| Painting & Wallcoverings | Capitol Painting | \$55,720 |
| Resilient Flooring & Carpet Tile | FDC Contract | \$39,245 |
| Window Treatments | Abbey Simons | \$3,880 |
| Plumbing | Saladino | \$171,398 |
| HVAC | Martin Mechanical | \$193,437 |
| Electrical & Fire Alarm | Staco Electric | \$284,065 |
| Concrete Sidewalk Repairs at SVN | J.E. Dunn Construction | \$1,591 |
| New Markerboards at SVN | J.E. Dunn Construction | \$3,379 |
| Dumpsters & Toilets | J.E. Dunn Construction | \$13,231 |
| Temporary Protection | J.E. Dunn Construction | \$14,553 |



www.jedunn.com

cc: Mathew Horton, JE Dunn



Lawrence Smith, JE Dunn
Daniel Umscheid, Clockwork

JE DUNN CONSTRUCTION
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File: Contract & Agreements with Owner

Pending Alternates:

The following total alternate pricing (\$00,000) is included in GMP proposal amount.

| Alternates | Required Response Date | Accept | Reject | Proposal Amount |
|---|----------------------------------|--------|--------|-----------------|
| Prep & paint north and west elevations. | January 15 th , 2024 | | | Add \$16,768 |
| Change from abuse and sound board to regular Type-X gypsum board. | December 4 th , 2023 | | | Deduct \$13,082 |
| Delete radius bench at lobby 103 | December 15 th , 2024 | | | Deduct \$4,500 |

CLARIFICATIONS:

Specific Exclusions:

1. Mechanical, Electrical, Plumbing 3rd party Commissioning.
2. Building permit to be paid by Owner.
3. Project fence and security services. Intent is to utilize existing site fencing and store materials inside the building to not attract attention to the project.
4. Internet and WIFI services in building to be provided by Owner/Unite Private Networks.
5. Utility costs for construction (Electric – Evergy, Gas – Spire, and Water – KC Water) to be paid for by Owner.
6. Relocation of existing AV, security, and network equipment in Storage 118. Equipment and services to remain as currently installed. Unused cabling in Storage 118 will be removed.
7. All cabling, equipment, audio-visual devices, security, network, access control, and video surveillance systems by Owner who will contract direct with C&C Group and Savage.
8. Delegated-design shop drawings and calculations for metal stud framing is not included.
9. Exterior ballistic window film (WF3) is not included. Per discussion with glazing contractor and their supplier, the existing glass must be ½" glass to meet the Type 3 requirement shown in the Contract Documents. Allowance for film held in estimate is included above.
10. Furnishing tile T1 and T2. This wall tile is to be donated to the project.
11. Furnishing equipment as shown on 01/A700 by Owner.
12. Installing equipment and providing final utility connections as shown on 01/A700 to be by Vendor.
13. Handwash sink and salon sink in Wellness Suite Treatment Room 111. These sinks are not shown in the plumbing fixture schedule.
14. Proposal excludes interior signage package for rooms and front lobby dimensional signage.
15. Proposal excludes exterior ballistic window film around the perimeter of the building.

General Exclusions:

1. Abatement of hazardous materials, including but not limited to asbestos, lead paint, and mold.
2. Asbestos and lead paint testing.

3. Design reimbursables and fees.
4. Contract drawing and specification reproduction for Owner and Architect.
5. Audio visual and telephone systems.
6. Labor to unload or install Owner furnished equipment except as required by the Contract Documents.
7. Special inspections.

Clarifications / Qualifications:

1. Proposal assumes GMP approval by November 22th, 2023.
2. Proposal assumes construction start on December 11th, 2023.
3. Proposal assumes Substantial Completion on July 3rd, 2024.
4. Builders Risk insurance premium has been included.
5. Existing HVAC system will be used to condition and maintain spaces during construction. Contractor will maintain filters throughout the construction process. JE Dunn will also provide negative air machines during demolition.
6. Standard working hours will be Monday through Friday from 7:00am-3:30pm.
7. Removing unused cabling in Storage 118 from existing systems is included.
8. Rough-in for security, access control, and video surveillance is included. We based this off C&C Group's latest security drawing from 10/26/23. Any changes from this document may have a cost impact.
9. Rough-in for AV components is included.
10. American Standard Model No. 2476 combo set was assumed for WC-1 and WC-2. Model No. 4188 shown on fixture schedule is a tank only and does not specify a bowl.
11. Conwed acoustical ceiling cloud sizes in Learning Commons 123 and Movement Studio 115 were quoted as 30"x96". This will create a small seam between clouds to make them the size shown in the Contract Documents.
12. Door type B stiles are assumed to be 6" and not 4" to meet the manufacturer's requirements for hardware and glass.
13. Proposal assumes ¼" tempered glass inside new wood doors and ½" tempered for door opening 117.
14. Door hardware allowance to modify openings 101-1, 101-2, 102-1, 116-1, 118, 119-1, and 128-1, is included.
15. Installing equipment and providing final utility connections as shown on 01/A700 to be by GC is included.
16. Per discussions with Magnatag, they do not allow cutouts for receptacles and light switches in their whiteboard systems. Layout and design may need to be modified to ensure no cutouts are required on walls.
17. Proposal assumes 9'-0" ceilings in restrooms where tile is supposed to be installed full height. Ceiling heights are not noted in the Contract Documents.
18. We are planning to provide waste dumpsters, but not planning to document our waste removal.
19. Proposal reflects a \$15,000 reduction in markerboards from the original quote.