

EXHIBIT 1

List of 60% Design Documents (Eight Pages)

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E1.1A	Trumbo Electric	1ST FLOOR LIGHTING - AREA A	10/31/2019
E1.1B	Trumbo Electric	1ST FLOOR LIGHTING - AREA B	10/31/2019
E1.1C	Trumbo Electric	1ST FLOOR LIGHTING - AREA C	10/31/2019
E1.1D	Trumbo Electric	1ST FLOOR LIGHTING - AREA D	10/31/2019
E1.1E	Trumbo Electric	1ST FLOOR LIGHTING - AREA A	10/31/2019
E1.1F	Trumbo Electric	1ST FLOOR LIGHTING - AREA A	10/31/2019
E1.2A	Trumbo Electric	2ND FLOOR LIGHTING - AREA A	10/31/2019
E1.2B	Trumbo Electric	2ND FLOOR LIGHTING - AREA B	10/31/2019
E1.2C	Trumbo Electric	2ND FLOOR LIGHTING - AREA C	10/31/2019
E1.2D	Trumbo Electric	2ND FLOOR LIGHTING - AREA D	10/31/2019
E1.3A	Trumbo Electric	3RD FLOOR LIGHTING - AREA A	10/31/2019
E1.3B	Trumbo Electric	3RD FLOOR LIGHTING - AREA B	10/31/2019
E1.3C	Trumbo Electric	3RD FLOOR LIGHTING - AREA C	10/31/2019
E2 PO	Trumbo Electric	WER & RECEPTACLES	10/31/2019
E2.1A	Trumbo Electric	1ST FLOOR POWER - AREA A	10/31/2019
E2.1B	Trumbo Electric	1ST FLOOR POWER - AREA B	10/31/2019
E2.1C	Trumbo Electric	1ST FLOOR POWER - AREA C	10/31/2019
E2.1D	Trumbo Electric	1ST FLOOR POWER - AREA D	10/31/2019
E2.1E	Trumbo Electric	1ST FLOOR POWER - AREA E	10/31/2019
E2.1F	Trumbo Electric	1ST FLOOR POWER - AREA F	10/31/2019
E2.1K	Trumbo Electric	KITCHEN POWER	10/31/2019
E2.2A	Trumbo Electric	2ND FLOOR POWER - AREA A	10/31/2019
E2.2B	Trumbo Electric	2ND FLOOR POWER - AREA B	10/31/2019
E2.2C	Trumbo Electric	2ND FLOOR POWER - AREA C	10/31/2019
E2.2D	Trumbo Electric	2ND FLOOR POWER - AREA D	10/31/2019
E2.3A	Trumbo Electric	3RD FLOOR POWER - AREA A	10/31/2019
E2.3B	Trumbo Electric	3RD FLOOR POWER - AREA B	10/31/2019
E2.3C	Trumbo Electric	3RD FLOOR POWER - AREA C	10/31/2019
E3	Trumbo Electric	HVAC	10/31/2019
E3.1E	Trumbo Electric	LOW ROOF - AREA E	10/31/2019
E3.1F	Trumbo Electric	LOW ROOF - AREA F	10/31/2019
E3.2D	Trumbo Electric	MIDDLE ROOF - AREA D	10/31/2019
E3.2E	Trumbo Electric	MIDDLE ROOF - AREA E	10/31/2019
E3.2F	Trumbo Electric	MIDDLE ROOF - AREA F	10/31/2019
E3.3A	Trumbo Electric	HIGH ROOF - AREA A	10/31/2019
E3.3B	Trumbo Electric	HIGH ROOF - AREA B	10/31/2019
E3.3C	Trumbo Electric	HIGH ROOF - AREA C	10/31/2019
E4 SP	Trumbo Electric	ECIAL SYSTEMS	10/31/2019
E4.1A	Trumbo Electric	1ST FLOOR SYSTEMS - AREA A	10/31/2019
E4.1B	Trumbo Electric	1ST FLOOR SYSTEMS - AREA B	10/31/2019
E4.1C	Trumbo Electric	1ST FLOOR SYSTEMS - AREA C	10/31/2019
E4.1D	Trumbo Electric	1ST FLOOR SYSTEMS - AREA D	10/31/2019
E4.1E	Trumbo Electric	1ST FLOOR SYSTEMS - AREA E	10/31/2019
E4.1F	Trumbo Electric	1ST FLOOR SYSTEMS - AREA F	10/31/2019
E4.2A	Trumbo Electric	2ND FLOOR SYSTEMS - AREA A	10/31/2019

E4.2B	Trumbo Electric	2ND FLOOR SYSTEMS - AREA B	10/31/2019
E4.2C	Trumbo Electric	2ND FLOOR SYSTEMS - AREA C	10/31/2019
E4.2D	Trumbo Electric	2ND FLOOR SYSTEMS - AREA D	10/31/2019
E4.3A	Trumbo Electric	3RD FLOOR SYSTEMS - AREA A	10/31/2019
E4.3B	Trumbo Electric	3RD FLOOR SYSTEMS - AREA B	10/31/2019
E4.3C	Trumbo Electric	3RD FLOOR SYSTEMS - AREA C	10/31/2019
E5	Trumbo Electric	ONE LINE AND RISER DIAGRAM	10/31/2019
E5.1	Trumbo Electric	ONE LINE	10/31/2019
E6	Trumbo Electric	SCHEDULES	10/31/2019
E6.1A	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.1B	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.1C	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.1D	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.1E	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.1F	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.1G	Trumbo Electric	MECHANICAL/SHOP	10/31/2019
E6.1H	Trumbo Electric	MDF/IDF ROOMS	10/31/2019
E6.1I	Trumbo Electric	EMERGENCY	10/31/2019
E6.1J	Trumbo Electric	SWITCHBOARD	10/31/2019
E6.1K	Trumbo Electric	KITCHEN	10/31/2019
E6.2A	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.2B	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.2C	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.2D	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.3A	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.3B	Trumbo Electric	PANEL SCHEDULES	10/31/2019
E6.3C	Trumbo Electric	PANEL SCHEDULES	10/31/2019

EXHIBIT 2

List of Qualifications and Exclusions

(Six Pages)

QUALIFICATIONS

1. Site is Classified - Owner will carry Allowance
2. Rock Unit Cost - \$66.00/cy Trench and \$33.00/cy Mass for blasting conditions
3. Rock Unit Cost - \$132.00/cy Trench and \$110.00/cy Mass for pneumatic conditions
4. Unsuitable Material Removal and Replacement - \$50.00/cy for RDC
5. Rock will be crushed and used on site
6. Balance site excavation - No import or export of soils
7. Parking spaces = 659 spaces (623 spaces adjacent to school)
8. Water lines to ball fields for yard hydrants
9. Stone dust under bleachers
10. All water, sewer and sanitary utilities are run to the property lines by the City
11. Natural Gas, Cable, Telephone, Fiber and any other utility service to be run to building by service providers
12. All primary electrical will be run by HEC to their onsite transformers. Our budget included power from transformer to building. Transformers to be within 20 feet of buildings. Primary trenching and backfill along public street in Base Bid. Street Lighting trenching, conduit and pedestals in Base Bid
13. Generator to operate emergency lighting, minimal HVAC, elevator and life safety systems.
14. The existing site will be free and clear of all hazardous materials.
15. All easements are obtained by the Harrisonburg City School Board.
16. Brick is based on Carolina Ceramics – Utility at \$1,350/thousand material allowance.

17. Screening attached to Mechanical units
18. Abuse resistance drywall as shown on drawings will be up to 8'0" AFF
19. Work on South Main Street, Kaylor Park Drive or Boxwood court outside of boundaries/property line included as an add alternate
20. Irrigation System for baseball and softball fields only
21. Library Shelving included
22. Residential Appliances included
23. Laundry Equipment included
24. Low-Voltage wiring for security/card readers/mag locks by Owner's security contractor
25. Non-Cellular Acoustical Roof Deck at Flex Hall, Dining and gyms
26. Interior Signage Design
27. Plan Integration of Design with Curriculum
38. Plan Integration of Design with Curriculum
 - Dashboard read-outs
 - Interactive real-time displays and murals
 - Transparent/on-display building technology
 - Site features geared to hands-on environmental learning
 - Spaces to support a project/problem-based learning pedagogy
 - Allow for both traditional teaching and active learning
 - Allow for a variety of activities
 - Support team planning and teaching
 - Cluster students and teachers to develop stronger relationships
 - Support departmental or interdisciplinary instruction
 - Make for efficient classroom utilization

G&P will work with HCPS and Nielsen to provide a myriad of opportunities for students to learn from the building, its systems, and the site. Learning is no longer limited to the classroom. Innovative technology design makes it possible for any space to become an active learning zone. Schools must be designed with the flexibility, both indoors and out, to support active and project-based learning. Spaces should also allow for flexibility in differentiated instructional delivery and size of student grouping. The layout in these spaces should support the concepts of change and flexibility.

G&P will work with HCPS and Nielsen and develop Quarter Scale Drawings to help convey the detailed design, function, and utilization relative to the components of each space within the school. G&P will coordinate several interactive work sessions with HCPS and Nielsen when developing these drawings so that we address the diverse and changing needs of today's teacher and learner.

29. VE - Reduced Scope of Sunshades
30. VE - Revise Column Covers material
31. VE - Delete Galvanized Steel angle at windows. Revised design
32. VE - Revise type of seats at Flex Theater
33. VE - Reduce the number of Wall Talkers

EXCLUSIONS

1. Student Canopy is deleted from Scope
2. Building Permit Fees
3. Water Sewer Connection Fees
4. Electrical Service / Permanent Utility Costs
5. Independent & 3rd Party Material Testing
6. Geotechnical Investigation
7. Offsite stormwater management
8. Sodding as shown on site plans
9. [deleted]
10. Zoning, Planning and Special Use application and permit fees
11. Fire Pumps - Nielsen assumes there will be adequate water quantity and pressure delivered to the site
12. Theater Consultant - Design input from HCPS staff
13. Voice, Data, Security & Cameras, Clock and Bell System Equipment

14. Projectors
15. Smart Boards
16. Network Server
17. Network Design Fee
18. Clerk of the Works
19. Computers & Printers
20. Furnishings, Fixtures & Equipment
21. Owner's Construction Contingency
22. Shop Equipment
23. Televisions
24. Hallway Lockers
25. CATV systems
26. P/A systems
27. Athletic Netting at I81
28. Wood and Metal Ceilings
29. Recessed Floor Mats
30. LEED certification/Acoustician
31. Design Culinary Arts Lab

QUALIFICATIONS FOR ROAD IMPROVEMENTS
(If Added as Add-On Alternate)

1. Site is Classified - \$580,000 Allowance for rock and unsuitable material
2. Rock Unit Cost - \$66.00/cy Trench and \$33.00/cy Mass for blasting conditions
3. Rock Unit Cost - \$132.00/cy Trench and \$110.00/cy Mass for pneumatic conditions

4. Unsuitable Material Removal and Replacement - \$50.00/cy for RDC
5. Rock will be crushed and used on site
6. Balance site excavation - No import or export of soils
7. All water, sewer and sanitary utilities are run to the property lines by the City
8. Natural Gas, Cable, Telephone, Fiber and any other utility service to be run to building by service providers
9. [deleted]
10. All easements are obtained by the City of Harrisonburg
11. Traffic signalization at Kaylor Park Drive and South Main Street and Boxwood Court and South Main Street in accordance with plans
12. Stormwater quality and quantity requirements (SWIP)

EXCLUSIONS FOR ROAD IMPROVEMENTS
(If Added as Add-On Alternate)

1. Building Permit Fees
2. Water Sewer Connection/Availability Fees
3. Electrical Service / Permanent Utility Costs
4. Independent & 3rd Party Material Testing
5. Geotechnical Investigation
6. [deleted]
7. [deleted]
8. Zoning, Planning and Special Use application and permit fees.
9. Owner's Construction Contingency
10. Right of Way acquisition
11. Natural Gas, Cable, Telephone, Fiber and any other utility service relocation

12. Pond Liners
13. Street lights by HEC
14. Irrigation
15. [deleted]
16. It is understood the Office building at Boxwood will remain

EXHIBIT 3

Owner's Permit List

Virginia Stormwater Management Program Permits

Building Permits for school building and any other buildings to be constructed

Land Disturbing Permits

Sitework Permits

EXHIBIT 4

Guaranteed Maximum Pricing Summary

COST (SITE)	\$16,532,730.96	ACRE/\$275,545.52
COST (BUILDING)	\$63,255,020.50	GSF/\$239.97
COST (DESIGN)	\$7,452,823.04	
TOTAL (BUILDING/SITE/DESIGN) GMP	\$87,240,574.50	GSF 263595
OWNERS SOFT COSTS		
FFE (\$12.68 X 263,595 GSF)	\$3,344,298.00	
Rock/Unsuitable Materials	\$1,300,000.00	
Technology (\$6.41 X 263,595 GSF)	\$1,689,771.00	
Tap Fees	\$105,000.00	
3rd Party Testing	\$150,000.00	
VSMP Permits	\$1,708.00	
Owners Contingency	<u>\$1,974,589.00</u>	(2.3% of \$87,240,574 GMP)
SOFT COSTS TOTAL	\$8,565,366.00	
SUMMARY		
Building/Site/Design	\$87,240,574.50	GMP
Soft Costs	\$8,565,366.00	
Road Improvements	<u>\$4,932,293.00</u>	
TOTAL	\$100,738,233.50	
TOTAL Building/Site/Design/Soft Costs/Road	\$100,738,233.50	
Design Cost Paid to Date (Interim Agreement)	\$(3,335,206.41)	
ESTIMATED TOTAL PROJECT COSTS	\$97,403,027.09	

EXHIBIT 5

Allowance Schedule

Site Signage	\$10,000.00
Baseball/Softball Athletic Equipment	\$30,000.00
Entrance Sign	\$50,000.00
Theater, Lighting Equipment	\$50,000.00
Baseball/Softball Dugouts	\$60,000.00
Chalkboards and Tack Boards, Wall Talkers	\$298,000.00
Auditorium Seating	\$567,000.00
Food Service Equipment	\$650,000.00

EXHIBIT 6

Road Improvement Addendum

(Attached)

EXHIBIT 7

Projected Billing Statement

(Attached)