



RHODES TOWER MODERNIZATION



NEWSLETTER : AUGUST 2018

Update

GRANITE CLEANING AND WINDOW MEASUREMENTS

As part of the Rhodes Modernization project, granite cleaning and window measuring will begin next month and continue through late December. Workers will be on four swing-stage scaffolds suspended from the roof. The work will be performed between 7 a.m. and 5 p.m. Mondays through Thursdays, weather permitting. Friday and Saturday work will only be scheduled to make up time for any weather delays.

The granite on all four elevations of the exterior of the building will be scrubbed using eco-friendly stone cleanser to remove staining and surface dirt. All of the wastewater from the process will be captured for later disposal. In addition, each window bay opening will be measured and cataloged to ensure a correct fit for its replacement.



GUARANTEED MAXIMUM PRICE

The guaranteed maximum price (GMP No. 1) for the Rhodes Tower project has now been determined and agreed upon. For the Rhodes Tower renovation project there will be two GMPs negotiated to cover the entire project.

A GMP contract sets a predetermined price ceiling for the budget of a project. This type of construction contracting is called Construction Manager at Risk and it establishes a firm fixed price for the specified work which the contractor must perform. Any cost overages which are not caused by changes to the scope of the work are then absorbed by the contractor. This requires an extraordinary level of caution in determining a price and an adherence to the specifications by the contractor.

Negotiations have recently been completed between the Ohio Department of Administrative Services and Turner Construction to determine the GMP for the first segments of the project. In addition to the granite cleaning and window measurement, GMP No. 1 also includes the rental charges, construction, inspection and dismantling of the perimeter protection system. The final negotiated amount of GMP No. 1 is \$3,837,014.

Final determination and agreement for GMP No. 2 is expected within the next several weeks.