



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the _____ day of February in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the _____ day of October in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

Municipal Services Building Renovation
100 South Myrtle Avenue
Clearwater, Florida 33756

THE OWNER:
(Name, legal status, and address)

City of Clearwater, a Florida Municipal Corporation
100 South Myrtle Avenue
Clearwater, Florida 33756

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Ajax Building Company, LLC
109 Commerce Boulevard
Oldsmar, Florida 34677

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Sections 3.2.1.1 and 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price for that certain Project Segment referred to as "Guaranteed Maximum Price Proposal - Clearwater Municipal Services Building Renovation Proposal" (the "**SECOND** Project Segment"), which **SECOND** Project Segment is further described in the exhibits attached hereto and incorporated herein by reference. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed, as specified below in Section A.1.1.1. The Contract Sum for the **SECOND** Project Segment consists of the Cost of the Work (as that term is

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

defined in Article 7 of the Agreement) for the SECOND Project Segment plus the Construction Manager's Fee thereon at the rate specified in Section 6.1.2 of the Agreement. By executing this Amendment and furnishing the Owner with a Guaranteed Maximum Price and a construction schedule, the Construction Manager represents and warrants that the Contract Documents, including the Drawings and Specifications, as well as other materials, and information furnished the Construction Manager as of the date of this Amendment have described the scope, construction requirements, and design intent of the Work in detail sufficient to enable the Construction Manager to establish the Guaranteed Maximum Price, Contract Time and the construction schedule for the SECOND Project Segment. To the extent that the Drawings and Specifications designate further development, the Construction Manager has provided in the Guaranteed Maximum Price for the SECOND Project Segment for such further development consistent with the Contract Documents and reasonably inferable therefrom. Capitalized terms used but not defined herein shall have the meaning given to them in the Agreement or other Contract Documents referenced therein. The Construction Manager further represents and warrants the following to the Owner (in addition to any other representations and warranties contained in the Contract Documents) as an inducement to the Owner to execute this Amendment, which representations and warranties shall survive the execution and delivery of this Amendment, any termination of this Agreement or the Contract, and Final Completion of the Work: (a) it is, and to the best of its knowledge after reasonable inquiry, its Subcontractors are, properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over it and over the Work and the Project; (b) that it is able to furnish the tools, materials, supplies, equipment and labor required to complete the Work and perform its obligations hereunder and has sufficient experience and competence to do so; (c) that, prior to the execution of this Amendment, it has obtained and carefully studied the geotechnical report for the Project site and all other reports of explorations and tests of surface and subsurface conditions at the Project site and drawings of physical conditions in or relating to existing surface and subsurface structures which are at or contiguous to the Project site made available to it by the Owner (collectively, the "Geotechnical Report"); (d) that it has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities (as defined in Section 3.2.2.1 of the A201-2017) at or contiguous to the Project site and assumes responsibility for the accurate location of said Underground Facilities; and (e) it has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents and by executing the GMP Amendment shall be deemed to have acknowledged that such information is all that is necessary for the performance or furnishing of the Work at the Guaranteed Maximum Price, within the Contract Time and in accordance with all other terms and conditions of the Contract Documents. provided that such activities are performed to the best of Construction Manager's ability as a licensed general contractor experienced with projects similar in nature and complexity to the Project and not as a licensed architect or engineer.

§ A.1.1.1 The Contract Sum for the SECOND Project Segment is guaranteed by the Construction Manager not to exceed Eight Million Nine Hundred Five Thousand Nine Hundred Fifty Six Dollars (\$8,905,956), subject to additions and deductions by Change Order or Construction Change Directive as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price for the SECOND Project Segment organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See **Exhibit 1**, Guaranteed Maximum Price Proposal - Clearwater Municipal Services Building GMP, attached hereto and incorporated herein by reference. The Construction Manager's General Conditions Costs are further itemized in Exhibit 1, attached hereto. The Guaranteed Maximum Price in this Amendment includes the Construction Manager's General Conditions Costs for a period of eight (8) months following the execution of this Amendment. General Conditions Costs for periods of time after eight (8) months following the execution of this Amendment shall be specified in a future GMP Amendment, if executed by the by the parties.

A.1.1.3 The Construction Manager's Fee for the SECOND Project Segment is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates for the SECOND Project Segment, if any, included in the Guaranteed Maximum Price:

Init.

Item
Not Applicable

Price

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates for the **SECOND** Project Segment may be accepted by the Owner following execution of this Amendment. Upon acceptance, the Owner shall issue a Modification to the Agreement.

Not applicable for this Project Segment

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Not Applicable		

§ A.1.1.7 The Guaranteed Maximum Price includes the Construction Manager's contingency for the **SECOND** Project Segment (as described in Section 3.2.4 of the Agreement) in the amount of:

Four Hundred Thousand Dollars (**\$400,000**)

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

The date of execution of this Amendment.

Established as follows:

The date of commencement of the Work shall be the later of the following (i) the date specified in the Owner's written notice to proceed to the Construction Manager and (ii) the Construction Manager records the payment and performance bonds required by Section B.3.4 of Exhibit B and provides the Owner with a certified copy of same or (iii) the receipt of all applicable building permits.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time for the **Second** Project Segment shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

Not later than **(212)** calendar days from the date of commencement of the Work.

By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
See Exhibit 1	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Not Applicable			

§ A.3.1.2 The following Specifications:

Refer to Exhibit 1 – "GUARANTEED MAXIMUM PRICE PROPOSAL – FINAL" dated February 10, 2025.

§ A.3.1.3 The following Drawings:

Refer to Exhibit 1 – "GUARANTEED MAXIMUM PRICE PROPOSAL – FINAL" dated February 10, 2025.

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Not applicable.

Other identifying information:

§ A.3.1.5 Allowances, for the **SECOND** Project Segment, if any, included in the Guaranteed Maximum Price: *(Identify each allowance.)*

Refer to Exhibit 1 – "GUARANTEED MAXIMUM PRICE PROPOSAL – FINAL" dated February 10, 2025.

§ A.3.1.6 Assumptions and clarifications, for the **SECOND** Project Segment, if any, upon which the Guaranteed Maximum Price is based:

See Exhibit 1. Notwithstanding any description of proposed construction means, methods, techniques, sequences or procedures or safety procedures, safety precautions or programs in connection with the Work specified in Exhibit 1 or elsewhere in the Contract Documents, in no event shall the Owner have control over, charge or, or any responsibility for construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the Work.

§ A.3.1.7 The Guaranteed Maximum Price for the **SECOND** Project Segment is based upon the following other documents and information:

The initial construction schedule required by Section 3.3.2.2 of the Agreement is attached hereto in Exhibit 1. The Construction Manager hereby confirms that, as of the date of the full execution and delivery of this Amendment, to the best of the Construction Manager's knowledge, information and belief, there is no basis for an extension of the Contract Time.

The Construction Manager's Logistics Plan attached hereto in Exhibit 1 and incorporated herein by reference in accordance with Section 3.2.3.9 if the Agreement.

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

Not Applicable

ARTICLE A.5 MISCELLANEOUS PROVISIONS

§ A.5.1 Each of the individuals executing this Amendment represent and warrant that he or she has been duly authorized by the respective Party on whose behalf he or she is executing this Amendment to execute this Amendment on such Party's behalf and that once executed by him or her, this Amendment shall be valid and binding upon such Party.

§ A.5.2 This Amendment may be signed in counterparts, each of which when executed and delivered shall be deemed to be an original and all of which, taken together, shall be deemed to be one and the same instrument. For purposes of execution and delivery of this Amendment, a document signed and transmitted by: (i) emailed PDF scan, or (ii) by electronic signature using DocuSign or other similar technology, shall be treated as an original document. The signature of either Party on an emailed PDF scanned version of this Amendment or a copy of this Amendment signed by electronic signature using DocuSign or other similar technology shall be considered as an original signature and the document transmitted shall be considered to have the same binding legal effect as if it were originally signed. At the request of either Party, any PDF scanned document or document signed using DocuSign or other similar technology shall be re-executed by both Parties in original form. Neither Party may raise the use of emailed PDF scan or DocuSign or other similar technology or the fact that any signature was transmitted by email as a defense to the enforcement of this Amendment.

§ A.5.3 This Amendment, once duly executed by the Owner, shall constitute the Owner's written Notice to Proceed with the Construction Phase of the Work of the **SECOND** Project Segment.

§ A.5.4 To the extent the Construction Manager has performed Work within the scope of this Contract before execution of this Amendment all rights and liabilities of the Parties for performance of the prior Work are merged and included within and shall be governed by the terms and conditions of this Amendment. All compensation paid for prior Work performed by or on behalf of the Construction Manager related to the Project is included in the Contract Sum.

A.5.5 Policies and Procedures. The Construction Manager shall at all times comply, and the Construction Manager shall ensure that all of the Work at all times complies, with the Owner's policies and procedures which have been provided by the Owner to the Construction Manager prior to or with this Amendment. While at any or on any of the Owner's premises, the Construction Manager's and Subcontractors' employees, personnel, agents, shall comply with all lawful and reasonable requests, standard rules, and regulations of the Owner communicated to the Construction Manager regarding personal and professional conduct, including any security or privacy requirements and shall otherwise conduct themselves in a businesslike manner. The Construction Manager shall not act (nor permit any omission) or provide Work in a manner which would be disruptive to the Owner, or which would jeopardize the health or safety of any person. The Construction Manager shall not engage in any verbal or physical conduct that adversely affects any person, or any disruptive behavior that interferes with any person's ability to work in at the Owner's premises or with any person providing administrative, maintenance, or other services of any kind to, for, or on behalf of the Owner, whether such person is an employee or a contractor. In addition, the Construction Manager shall reasonably assist the Owner in maintaining compliance with all professional and ethical requirements and standards established by applicable federal, state, and local licensing or accrediting agencies and bodies and professional associations, including assistance in achieving and maintaining accreditation, certification and/or any licensure applicable, in whole or in part, to the items or services provided by the Construction Manager.

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

CITY OF CLEARWATER, a Florida Municipal Corporation

AJAX BUILDING COMPANY, LLC, a Florida Limited Liability Company

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

William P. Byrne, Chief Executive Officer
(Printed name and title)

Countersigned:

CITY OF CLEARWATER, FLORIDA

Bruce Rector
Mayor

By: _____
Jennifer Poirrier
City Manager

Approved as to form:

Attest:

David Margolis
City Attorney

Rosemarie Call
City Clerk

Init.

Exhibit 1 to GMP Amendment

Guaranteed Maximum Price Proposal - FINAL dated February 10, 2025.

(See attached 65 pages)



Init.

/

User Notes:

(2034911031)



CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

Municipal Services Building Renovation

100 South Myrtle Avenue
Clearwater, FL 33756
Ajax Job: 50000298

GUARANTEED MAXIMUM PRICE PROPOSAL

February 10, 2025



Ajax Building Company, LLC
109 Commerce Blvd.
Oldsmar, FL 34677



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- V. Logistics Plan
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EXECUTIVE SUMMARY

Ajax Building Company, LLC is pleased to present this Guaranteed Maximum Price (GMP) Proposal No. 2 – Final for the Clearwater Municipal Services Building Renovation for consideration by The City of Clearwater. This GMP Proposal No. 2 – Final represents the second and final cumulative GMP Proposal for this multi-GMP project.

Included within this GMP Proposal are cost reports, schedule and other project information to be utilized by the project team as the project moves forward. This GMP Proposal, upon acceptance by The City of Clearwater, is intended to serve as the basis for an Amendment to the CM Contract, adding the next portion of work to the current contract.

Project Description

The project consists of the renovation of the existing three-story Municipal Services Building. The work will include updated workspaces for City Staff along with new millwork, wall finishes, ceilings, and flooring. Updates to the fire sprinkler, plumbing, mechanical, electrical, and audio-visual systems are also scheduled to be included.

Previously Accepted GMP Proposals

The following GMP Proposals have been previously accepted and are currently included in the Agreement between Ajax Building Company, LLC and The City of Clearwater

GMP Proposal No. 1 - Early Release Package: Includes selective interior demolition, architectural millwork, doors, frames and hardware, glass and glazing, framing and drywall, acoustical ceilings, painting fire protection, HVAC and partial electrical / audio-visual costs.

The current Contract Sum, inclusive of the previously accepted GMP Proposals and Contract Amendments to date, totals \$5,712,055.

Current GMP Proposal - GMP Proposal No. 2 – Final

This GMP Proposal No. 2 Final includes the balance of the work for the Clearwater Municipal Services Building Renovation. Ajax Building Company, LLC is confident that the GMP costs included herein are representative of the proposed scope of work depicted in the GMP Documents. The work included in this GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended 1) the Clarifications, Qualifications, Assumptions, and Exclusions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

This GMP Proposal No. 2 Final cumulative total is **\$8,905,956** upon acceptance, the cumulative Contract Sum will be **\$8,905,956**, inclusive of this GMP Proposal, previously accepted GMP Proposals, and Contract Amendments to date. The increase for the GMP Amendment 2 is calculated as follows:

- | | |
|-------------------------------------|----------------------|
| • GMP 2 Final cumulative total | \$8,905,956 |
| • GMP 1 ERP total / Amendment No. 1 | <u>(\$5,712,055)</u> |
| • Amendment No. 2 Total | \$3,193,901 |

The Construction Manager's Preconstruction Phase Services is not included in the GMP Proposal. Per Contract, the CM Preconstruction Phase Services total is \$110,605 to the MSB Renovation project (23-0035-EN).

Note: The Municipal Services Building (MSB) renovation work is being presented and accounted for separate from



- | | |
|--|-------------------|
| ▪ GMP 2 Negotiations Complete | January 31, 2025 |
| ▪ CM Contract Amendment Executed - GMP 2 | February 20, 2025 |
| ▪ All Required Permits Issued | February 7, 2025 |
| ▪ Notice to Proceed Issued | February 7, 2025 |

In order to expedite the project start-up activities, the Design Team, the Construction Manager and the Owner will be required to closely coordinate and expedite submittal review/approval, respond to information requests, respond to conflicts/unforeseen conditions, etc.



LIST OF DOCUMENTS

The work included in this GMP Proposal is based upon the List of Documents immediately following this narrative subject to amendments 1) the Clarifications, Qualifications, Assumptions, and Exclusions and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

The List of Documents includes the:

- Contract Drawings
- Project Specifications



CONTRACT DRAWINGS

Entitled Clearwater Municipal Building Renovation – Addendum 1

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>
	GENERAL		
	COVER SHEET	09/06/24	
G-101	DRAWING LEGEND AND BUILDING DATA	09/06/24	
G-102	SHEET INDEX	09/06/24	10/30/24
G-103	CODE ANALYSIS	09/06/24	
G-104	SCOPE OF ALTERATION PLANS	09/06/24	
G-110	MOUNTING HEIGHTS	09/06/24	
G-111	UL LISTINGS	09/06/24	
G-112	UL LISTINGS	09/06/24	
G-113	UL LISTINGS	09/06/24	
G-114	UL LISTINGS	09/06/24	
G-115	UL LISTINGS	09/06/24	
G-116	UL LISTINGS	09/06/24	
G-117	UL LISTINGS	09/06/24	
G-210	UL LISTINGS - PENETRATIONS	09/06/24	
G-211	UL LISTINGS - PENETRATIONS	09/06/24	
G-212	UL LISTINGS - PENETRATIONS	09/06/24	
	LIFE SAFETY		
B-101	LEVEL 1 - LIFE SAFETY PLAN	09/06/24	10/30/24
B-102	LEVEL 2 - LIFE SAFETY PLAN	09/06/24	10/30/24
B-103	LEVEL 3 - LIFE SAFETY PLAN	09/06/24	10/30/24
B-104	LEVEL 4 - LIFE SAFETY PLAN	09/06/24	10/30/24
	DEMOLITION		
AD-101	LEVEL 1 - DEMOLITION FLOOR PLAN	09/06/24	
AD-102	LEVEL 2 - DEMOLITION FLOOR PLAN	09/06/24	
AD-103	LEVEL 3 - DEMOLITION FLOOR PLAN	09/06/24	
AD-104	LEVEL 4 - DEMOLITION FLOOR PLAN	09/06/24	
AD-105	LEVEL 5 - DEMOLITION ROOF PLAN	09/06/24	
AD-201	LEVEL 1 - DEMOLITION CEILING PLAN	09/06/24	
AD-202	LEVEL 2 - DEMOLITION CEILING PLAN	09/06/24	
AD-203	LEVEL 3 - DEMOLITION CEILING PLAN	09/06/24	
AD-204	LEVEL 4 - DEMOLITION CEILING PLAN	09/06/24	
	ARCHITECTURAL		
A-001	ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)	09/06/24	
A-101	LEVEL 1 - FLOOR PLAN	09/06/24	10/30/24
A-102	LEVEL 2 - FLOOR PLAN	09/06/24	10/30/24
A-103	LEVEL 3 - FLOOR PLAN	09/06/24	10/30/24
A-104	LEVEL 4 - PENTHOUSE FLOOR PLAN	09/06/24	10/30/24
A-105	ROOF PLAN	09/06/24	10/30/24

A-120	LEVEL 1 - DIMENSION PLAN	09/06/24	10/30/24
A-121	LEVEL 2 - DIMENSION PLAN	09/06/24	10/30/24
A-122	LEVEL 3 - DIMENSION PLAN	09/06/24	10/30/24
A-201	LEVEL 1 - REFLECTED CEILING PLAN	09/06/24	10/30/24
A-202	LEVEL 2 - REFLECTED CEILING PLAN	09/06/24	10/30/24
A-203	LEVEL 3 - REFLECTED CEILING PLAN	09/06/24	10/30/24
A-204	LEVEL 4 - REFLECTED CEILING PLAN	09/06/24	10/30/24
A-410	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-411	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-412	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-413	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-414	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-415	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-416	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-417	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	09/06/24	10/30/24
A-420	MILLWORK SECTIONS	09/06/24	10/30/24
A-421	MILLWORK SECTIONS	09/06/24	10/30/24
A-422	MILLWORK SECTIONS	09/06/24	10/30/24
A-430	ADD ALTERNATE NO. 1 - PUBLIC RESTROOM UPGRADES	09/06/24	10/30/24
A-431	ADD ALTERNATE NO. 2 - CUSTOMER SERVICE UPGRADES	09/06/24	10/30/24
A-432	ADD ALTERNATE NO. 2 - CUSTOMER SERVICE UPGRADES	09/06/24	10/30/24
A-433	ADD ALTERNATE NO. 3 - EXTERIOR WALL	09/06/24	10/30/24
A-720	PLAN DETAILS	09/06/24	10/30/24
A-730	CEILING DETAILS	09/06/24	10/30/24
A-801	PARTITION TYPES & DETAILS	09/06/24	10/30/24
A-810	DOOR SCHEDULES	09/06/24	10/30/24
A-820	STOREFRONT AND DOOR ELEVATIONS & DETAILS	09/06/24	
	INTERIOR		
ID-101	LEVEL 1 - FINISH PLAN	09/06/24	10/30/24
ID-102	LEVEL 2 - FINISH PLAN	09/06/24	
ID-103	LEVEL 3 - FINISH PLAN	09/06/24	10/30/24
ID-110	FINISH LEGEND	09/06/24	
ID-201	LEVEL 1 - FURNITURE PLAN	09/06/24	10/30/24
ID-202	LEVEL 2 - FURNITURE PLAN	09/06/24	10/30/24
ID-203	LEVEL 3 - FURNITURE PLAN	09/06/24	10/30/24
ID-301	LEVEL 1 - EQUIPMENT PLAN	09/06/24	10/30/24
ID-302	LEVEL 2 - EQUIPMENT PLAN	09/06/24	10/30/24
ID-303	LEVEL 3 - EQUIPMENT PLAN	09/06/24	10/30/24
ID-401	INTERIOR DETAILS	09/06/24	10/30/24
ID-403	INTERIOR DETAILS	09/06/24	10/30/24
ID-404	INTERIOR DETAILS	09/06/24	10/30/24
	MECHANICAL		
M000	NOTES, LEGENDS, AND ABBREVIATIONS	09/06/24	
M101	LEVEL 1 - DEMOLITION FLOOR PLAN - MECHANICAL	09/06/24	
M102	LEVEL 2 - DEMOLITION FLOOR PLAN - MECHANICAL	09/06/24	
M103	LEVEL 3 - DEMOLITION FLOOR PLAN - MECHANICAL	09/06/24	
M104	LEVEL 4 - DEMOLITION FLOOR PLAN - MECHANICAL	09/06/24	
M201	LEVEL 1 - FLOOR PLAN - MECHANICAL	09/06/24	10/30/24

M202	LEVEL 2 - FLOOR PLAN - MECHANICAL	09/06/24	10/30/24
M203	LEVEL 3 - FLOOR PLAN - MECHANICAL	09/06/24	10/30/24
M204	LEVEL 4 - FLOOR PLAN - MECHANICAL	09/06/24	10/30/24
M510	DETAILS	09/06/24	
M520	DETAILS	09/06/24	
M530	DETAILS	09/06/24	10/30/24
M610	SCHEDULES	09/06/24	
M620	SCHEDULES	09/06/24	
	PLUMBING		
P000	NOTES, LEGENDS, AND ABBREVIATIONS	09/06/24	
P101	LEVEL 1 - DEMOLITION FLOOR PLAN - PLUMBING	09/06/24	
P102	LEVEL 2 - DEMOLITION FLOOR PLAN - PLUMBING	09/06/24	
P103	LEVEL 3 - DEMOLITION FLOOR PLAN - PLUMBING	09/06/24	
P104	LEVEL 4 - DEMOLITION FLOOR PLAN - PLUMBING	09/06/24	
P105	LEVEL 5 - DEMOLITION OVERALL ROOF PLAN - PLUMBING	09/06/24	
P201	LEVEL 1 - FLOOR PLAN - GRAVITY	09/06/24	10/30/24
P202	LEVEL 2 - FLOOR PLAN - GRAVITY	09/06/24	
P203	LEVEL 3 - FLOOR PLAN - GRAVITY	09/06/24	
P204	LEVEL 4 - FLOOR PLAN - GRAVITY	09/06/24	
P205	LEVEL 5 - OVERALL ROOF PLAN - GRAVITY	09/06/24	
P206	LEVEL 1 - FLOOR PLAN - PRESSURE	09/06/24	
P207	LEVEL 2 - FLOOR PLAN - PRESSURE	09/06/24	
P208	LEVEL 3 - FLOOR PLAN - PRESSURE	09/06/24	
P610	DETAILS	09/06/24	
P710	SCHEDULES	09/06/24	
	ELECTRICAL		
E000	ELECTRICAL SYMBOLS AND ABBREVIATIONS	09/06/24	10/30/24
E010	ELECTRICAL SITE PLAN	09/06/24	
E101	LEVEL 1 - DEMOLITION CEILING PLAN - LIGHTING	09/06/24	
E102	LEVEL 2 - DEMOLITION CEILING PLAN - LIGHTING	09/06/24	
E103	LEVEL 3 - DEMOLITION CEILING PLAN - LIGHTING	09/06/24	
E104	LEVEL 4 - DEMOLITION CEILING PLAN - LIGHTING	09/06/24	
E105	LEVEL 1 - DEMOLITION FLOOR PLAN - POWER	09/06/24	10/30/24
E106	LEVEL 2 - DEMOLITION FLOOR PLAN - POWER	09/06/24	
E107	LEVEL 3 - DEMOLITION FLOOR PLAN - POWER	09/06/24	
E108	LEVEL 4 - DEMOLITION FLOOR PLAN - POWER	09/06/24	10/30/24
E201	LEVEL 1 - CEILING PLAN - LIGHTING	09/06/24	10/30/24
E202	LEVEL 2 - CEILING PLAN - LIGHTING	09/06/24	10/30/24
E203	LEVEL 3 - CEILING PLAN - LIGHTING	09/06/24	10/30/24
E204	LEVEL 4 - CEILING PLAN - LIGHTING	09/06/24	10/30/24
E301	LEVEL 1 - FLOOR PLAN - POWER	09/06/24	10/30/24
E302	LEVEL 2 - FLOOR PLAN - POWER	09/06/24	10/30/24
E303	LEVEL 3 - FLOOR PLAN - POWER	09/06/24	10/30/24
E304	LEVEL 4 - FLOOR PLAN - POWER	09/06/24	10/30/24
E501	ELECTRICAL RISER DIAGRAM	09/06/24	
E601	POWER DETAILS AND DIAGRAMS	09/06/24	
E602	LIGHTING DETAILS AND DIAGRAMS	09/06/24	
E701	PANEL SCHEDULES	09/06/24	



E702	PANEL SCHEDULES	09/06/24	
E703	PANEL SCHEDULES	09/06/24	10/30/24
E704	PANEL SCHEDULES	09/06/24	10/30/24
E705	PANEL SCHEDULES	09/06/24	
E706	PANEL SCHEDULES	09/06/24	
E707	LIGHT FIXTURE SCHEDULES	09/06/24	
E708	MECH EQUIP ELECT SCHEDULES		
	TELECOMMUNICATIONS		
T000	NOTES, LEGENDS, AND ABBREVIATIONS	09/06/24	
T001	NOTES, LEGENDS, AND ABBREVIATIONS	09/06/24	
T002	TECHNOLOGY SITE PLAN	09/06/24	
T101	LEVEL 1 - DEMOLITION FLOOR PLAN - TECHNOLOGY	09/06/24	
T102	LEVEL 2 - DEMOLITION FLOOR PLAN - TECHNOLOGY	09/06/24	
T103	LEVEL 3 - DEMOLITION FLOOR PLAN - TECHNOLOGY	09/06/24	
T104	LEVEL 4 - DEMOLITION FLOOR PLAN - TECHNOLOGY	09/06/24	
T201	LEVEL 1 - FLOOR PLAN - TECHNOLOGY	09/06/24	10/30/24
T202	LEVEL 2 - FLOOR PLAN - TECHNOLOGY	09/06/24	10/30/24
T203	LEVEL 3 - FLOOR PLAN - TECHNOLOGY	09/06/24	10/30/24
T204	LEVEL 4 - FLOOR PLAN - TECHNOLOGY	09/06/24	10/30/24
T501	FIRE ALARM RISER DIAGRAM	09/06/24	
T601	DETAILS	09/06/24	
T602	DETAILS	09/06/24	
T603	DETAILS	09/06/24	
T604	DETAILS	09/06/24	
T605	DETAILS	09/06/24	
T606	DETAILS	09/06/24	
	(END OF CONTRACT DRAWINGS)		



PROJECT SPECIFICATIONS

Entitled: Clearwater Municipal Building Renovation – Addendum 1

Section	Description	# Pages	Date	Revised
DIVISION 0	PROCUREMENT AND CONTRACTING REQUIREMENTS			
00 01 10	TABLE OF CONTENTS	4	9/6/2024	10/30/24
DIVISION 1	GENERAL REQUIREMENTS			
01 10 00	SUMMARY OF WORK	2	9/6/2024	
01 23 00	ALTERNATES	3	9/6/2024	10/30/24
01 25 00	SUBSTITUTION PROCEDURES	3	9/6/2024	
01 26 00	CONTRACT MODIFICATION PROCEDURES	2	9/6/2024	
01 29 00	PAYMENT PROCEDURES	4	9/6/2024	
01 31 00	PROJECT MANAGEMENT AND COORDINATION	8	9/6/2024	
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION	2	9/6/2024	
01 32 33	PHOTOGRAPHIC DOCUMENTATION	1	9/6/2024	
01 33 00	SUBMITTAL PROCEDURES	8	9/6/2024	
01 40 00	QUALITY REQUIREMENTS	8	9/6/2024	
01 42 00	REFERENCES	7	9/6/2024	
01 50 00	TEMPORARY FACILITIES AND CONTROLS	8	9/6/2024	
01 60 00	PRODUCT REQUIREMENTS	4	9/6/2024	
01 73 00	EXECUTION	7	9/6/2024	
01 77 00	CLOSEOUT PROCEDURES	5	9/6/2024	
01 78 23	OPERATION AND MAINTENANCE DATA	6	9/6/2024	
01 78 36	WARRANTIES AND BONDS	2	9/6/2024	
01 78 39	PROJECT RECORD DOCUMENTS	4	9/6/2024	
01 79 00	DEMONSTRATION AND TRAINING	4	9/6/2024	
DIVISION 2	EXISTING CONDITIONS			
02 41 19	SELECTIVE DEMOLITION	6	9/6/2024	
DIVISION 3	CONCRETE			
03 30 53	MISCELLANEOUS CAST-IN-PLACE CONCRETE	5	9/6/2024	
DIVISION 4	MASONRY			
	NOT APPLICABLE			
DIVISION 5	METALS			
	NOT APPLICABLE			
DIVISION 6	WOOD, PLASTICS, AND COMPOSITES			
06 10 00	ROUGH CARPENTRY	4	9/6/2024	
06 41 16	PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS	5	9/6/2024	
DIVISION 7	THERMAL AND MOISTURE PROTECTION			
07 01 50	ROOF PATCHING AND FLASHING	2	9/6/2024	
07 26 00	UNDERSLAB VAPOR BARRIER	2	9/6/2024	
07 84 13	PENETRATION FIRESTOPPING	5	9/6/2024	
07 92 00	JOINT SEALANTS	7	9/6/2024	
DIVISION 8	OPENINGS			
08 11 13	HOLLOW METAL FRAMES	6	9/6/2024	
08 14 16	FLUSH WOOD DOORS	4	9/6/2024	
08 31 13	ACCESS DOORS AND FRAMES	2	9/6/2024	
08 56 53	SECURITY WINDOWS	2	9/6/2024	
08 71 00	DOOR HARDWARE	21	9/6/2024	10/30/24
08 80 00	GLAZING	8	9/6/2024	



DIVISION 9	FINISHES			
09 22 16	NON-STRUCTURAL METAL FRAMING	5	9/6/2024	
09 29 00	GYPSUM BOARD	6	9/6/2024	
09 30 13	CERAMIC TILING	4	9/6/2024	
09 51 13	ACOUSTICAL PANEL CEILINGS	5	9/6/2024	
09 65 13	RESILIENT BASE AND ACCESSORIES	3	9/6/2024	
09 65 19	RESILIENT TILE FLOORING	4	9/6/2024	
09 68 13	TILE CARPETING	4	9/6/2024	
09 84 53	SOUND BARRIER MULLION TRIM CAPS	3	9/6/2024	
09 91 00	PAINTING	7	9/6/2024	
DIVISION 10	SPECIALTIES			
10 28 00	TOILET ACCESSORIES	2	9/6/2024	
10 44 00	FIRE PROTECTION SPECIALTIES	5	9/6/2024	
10 90 50	MISCELLANEOUS SPECIALTIES	2	9/6/2024	
DIVISION 11	EQUIPMENT			
11 31 00	RESIDENTIAL APPLIANCES	3	9/6/2024	
DIVISION 12	FURNISHINGS			
12 36 61	SIMULATED STONE COUNTERTOPS	2	9/6/2024	
DIVISION 13	SPECIAL CONSTRUCTION			
	NOT APPLICABLE			
DIVISION 14	CONVEYING SYSTEMS			
	NOT APPLICABLE			
DIVISION 21	FIRE SUPPRESSION			
21 00 00	FIRE PROTECTION	20	9/6/2024	
DIVISION 22	PLUMBING			
22 00 00	PLUMBING	13	9/6/2024	
22 05 23	GENERAL-DUTY VALVES FOR PLUMBING PIPING	5	9/6/2024	
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	5	9/6/2024	
22 05 30	SUPPORTS, ANCHORS AND SEALS - PLUMBING	8	9/6/2024	
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	3	9/6/2024	
22 07 00	PLUMBING INSULATION	5	9/6/2024	
22 10 00	INSTALLATION OF PIPING PLUMBING	4	9/6/2024	
22 11 00	PIPE, TUBE AND FITTINGS - PLUMBING	4	9/6/2024	
22 11 01	CONDENSATE PIPING SYSTEMS - PLUMBING	3	9/6/2024	
22 11 16	DOMESTIC WATER PIPING	6	9/6/2024	
22 13 16	SANITARY WASTE AND VENT PIPING	5	9/6/2024	
22 14 13	FACILITY STORM DRAINAGE PIPING	5	9/6/2024	
22 40 00	PLUMBING FIXTURES	3	9/6/2024	
DIVISION 23	Heating, Ventilating, and Air Conditioning (HVAC)			
23 00 00	HEATING, VENTILATING, AND AIR CONDITIONING – (HVAC)	15	9/6/2024	
23 05 13	ELECTRICAL COORDINATION	6	9/6/2024	
23 05 23	VALVES	6	9/6/2024	
23 05 30	SUPPORTS, ANCHORS AND SEALS	7	9/6/2024	
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	2	9/6/2024	
23 05 93	TESTING, ADJUSTING AND BALANCING	9	9/6/2024	
23 07 00	HVAC INSULATION	5	9/6/2024	
23 09 00	INSTRUMENTATION AND CONTROL FOR HVAC	17	9/6/2024	
23 21 00	INSTALLATION OF HVAC PIPING	4	9/6/2024	
23 21 01	HVAC PIPE, TUBE AND FITTINGS	6	9/6/2024	
23 21 13	CHILED AND HEATING HOT WATER PIPING SYSTEMS AND SPECIALTIES	17	9/6/2024	
23 21 15	CONDENSATE PIPING SYSTEMS	3	9/6/2024	
23 23 00	REFRIGERANT PIPING SYSTEMS	5	9/6/2024	
23 30 00	AIR DISTRIBUTION SYSTEMS	13	9/6/2024	



CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION

GMP PROPOSAL NO. 2 – FINAL

February 10, 2025

23 34 00	HVAC FANS	3	9/6/2024	
23 36 00	VARIABLE AIR VOLUME BOXES	8	9/6/2024	
23 73 00	CENTRAL STATION AIR HANDLING UNITS	9	9/6/2024	
23 74 00	AIR CONDITIONING UNITS	4	9/6/2024	
DIVISION 26	Electrical			
26 01 00	BASIC ELECTRICAL REQUIREMENTS	11	9/6/2024	
26 05 19	LOW VOLTAGE ELECTRICAL POWER CONDUCTORS	3	9/6/2024	
26 05 26	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	9	9/6/2024	
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	5	9/6/2024	
26 05 33	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	9	9/6/2024	
26 05 53	ELECTRICAL IDENTIFICATION	8	9/6/2024	
26 09 23	LIGHTING CONTROL DEVICES	4	9/6/2024	
26 27 26	WIRING DEVICES	7	9/6/2024	
26 28 13	FUSES	2	9/6/2024	
26 28 16	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	5	9/6/2024	
26 51 19	INTERIOR LIGHTING	6	9/6/2024	
26 56 00	EXTERIOR LIGHTING	3	9/6/2024	
DIVISION 27	Communications			
27 05 28	RACEWAYS FOR TECHNOLOGY	16	9/6/2024	
27 00 10	TECHNOLOGY GENERAL PROVISIONS	8	9/6/2024	
27 05 26	GROUNDING AND BONDING FOR TELECOMMUNICATONS SYSTEMS	15	9/6/2024	
27 10 00	STRUCTURED CABLING SYSTEM	18	9/6/2024	
DIVISION 28	Electronic Safety and Security			
28 31 11	ADDRESSABLE FIRE ALARM SYSTEM	10	9/6/2024	
DIVISION 31	EARTHWORK			
	NOT APPLICABLE			
	(END OF SPECIFICATIONS)			

CLARIFICATIONS, QUALIFICATIONS, ASSUMPTIONS, & EXCLUSIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled “Clearwater Municipal Services Building Renovation – Permit Set” Documents dated September 9, 2024 as prepared by Wannemacher Jensen Architects, Inc. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled “Clearwater Municipal Services Building (MSB) Interior Renovation – Permit Set” dated September 9, 2024, as prepared by Wannemacher Jensen Architects, Inc. Refer to Document List included in Section II of this proposal.
 - Addendum No. 1 prepared by Wannemacher Jensen Architects, Inc and their consultants, dated October 30, 2024, to the extent that the addendum was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addenda prior to their bid date.
 - Drawings entitled “Clearwater Municipal Services Building Renovation – Revision 2: BCP2024-100362 PERMIT” Documents dated December 13th, 2024 as prepared by Wannemacher Jensen Architects, Inc. and their consultants, and the drawings entitled “Clearwater Municipal Services Building Renovation – Revision 2: BCP2024-100362 PERMIT R1” Documents dated January 21, 2025 as prepared by Wannemacher Jensen Architects, Inc. and their consultants, that were not made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addenda prior to their bid date. **NOTE THAT THESE DRAWINGS ARE CARRIED AS AN ALLOWANCE OF \$50,000 WITHIN THE GMP PROPOSAL.**
 - The Construction Manager’s GMP Cost Report dated January 31, 2025
 - The Construction Manager’s Project Schedule dated February 3, 2025.
 - The Bid Packages and Bid Package Addenda issued to bidders by the Construction Manager.
- It is understood that this GMP Proposal will require reconciliation, either additive or deductive, for scope increased or decreased between this GMP Proposal and the 100% Construction Documents.
- It is understood that various allowances are included in this GMP Proposal as indicated in Section IV-D of this proposal. It is further understood that the Construction Manager’s Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each allowance and the actual costs and/or savings realized on each allowance. All allowances are to be utilized in accordance with Section 3.8.4 of the of the executed Agreement. All allowance expenditures must be approved in writing by the City of Clearwater.
- These qualifications, clarifications and assumptions are intended to supplement the GMP Cost Report and the GMP Documents and are intended to inform the Owner and the Design Team of the Construction Manager’s interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule, or schematic.

Scope of the GMP Proposal

- The scope of this GMP Proposal consists of the following:
 - The Construction Manager’s general conditions and general requirements for a period of eight (8) months.
 - Base Bid GMP – Includes the following scope of work:
 - The project consists of the Renovation of the City of Clearwater Municipal Services Building. Work includes selective interior demolition, architectural millwork, doors, frames and hardware, glass and glazing, framing and drywall, acoustical ceilings, flooring, painting, fire protection, HVAC, electrical, audio-visual, and security / technology systems.

- Alternates – The following “Alternates” have been priced and are offered for consideration as part of this proposal. Refer to Section IV-F of this proposal for a more detailed description and pricing for the alternates.
 - Alternate No. 1 – Public Restroom Upgrades
 - Alternate No. 2 – Customer Service Upgrades (Included in GMP)
 - Alternate No. 3 – Penthouse Exterior Repairs
 - ~~Alternate No. 4 – BDA / DAS System~~
 - Alternate No. 5 – Vertical Storm Drain Replacement
 - Alternate No. 6 – Window Treatments
 - Alternate No. 7 – Acoustical Sound Baffles
 - Alternate No. 8 – Replace Site Lightpole Heads

Division 01 – General Requirements

- Clarifications, qualifications and assumptions related to Division 01:
 - This GMP Proposal includes the Construction Manager’s general conditions and general requirements for a period of eight (8) months.
 - The General Conditions in the amount of \$418,181 and General Requirements in the amount of \$210,281 are considered lump sum per Agreement between Owner and Construction Manager.
 - We have included the necessary jobsite supervision, layout, safety supplies, equipment, postage, office equipment, project internet, and jobsite communications.
 - We have not included a jobsite office facility for the Owner’s Representative.
 - Aerial photographs have not been included.
 - Building permits are not included as they are assumed to be paid direct by the Owner.
 - Environmental permits are not included.
 - Tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees are not included as all utilities are being tied into existing utility services.
 - Costs related to a threshold inspector are not included.
 - Material testing is included as an Allowance in the amount of \$5,000.
 - Temporary utility services (water, sewer and electric) are not included. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle any additional load as required by temporary utilities and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
 - Temporary water, sewer and electric utilities are existing. The consumption costs associated with these utilities will be paid for by the Owner and are not included in the GMP Proposal.
 - We have included costs for Scheduling Software, Updates, Maintenance, and Support within the GMP as part of our lump sum General Conditions Costs.
 - We have included costs for MIS Services related to the project. This includes software updates associated with Ajax Building Company, LLC standard software provided for cost management, computer operating systems, PDF software, word processing applications, and spreadsheet applications. This includes troubleshooting, virus management/remediation, malware/adware management/remediation, updates, and maintenance of these systems. This does not include services related to scheduling, document control, and Project Management Controls, which are provided via other applications noted below. This does not include service provider costs for internet/telephone, initial setup, wiring, or connections. This cost is included as part of our lump sum General Conditions and General Requirements cost.
 - We have included costs for Document Management and Project Management Controls Services. These services will be provided via a cloud-based platform that will allow direct access to all Construction

personnel, including Owners, Architects, and Subcontractors. Services will include the ability to access/manage the information via mobile devices via the internet. Services included will be Plans and Specs Maintenance and distribution, RFI Control, Submittal Control, Punch List Management, Daily Reports, along with other related functions inherent in the platform. This cost is included as part of our lump sum General Conditions and General Requirements cost.

- We have included costs to host project-related video conferencing and file sharing. These services will be provided via cloud-based platforms. This cost is included as part of our lump sum General Conditions and General Requirements cost.
- We have included costs for Oracle Textura Payment Management (TPM) System for the administration of the subcontractor payment application process. This cost is included as part of our lump sum General Conditions and General Requirements cost.
- Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing.
- One (1) each standard 4' x 8' project sign is included.
- A site or existing conditions survey is not included.
- The final project cleaning is included.
- Jobsite cleanup, rubbish removal and rubbish disposal are included.
- An as-built survey is not included.
- Performance and Payment Bonds are included.
- Labor burden multiplier is included as a fixed rate of 48%. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P.
- We exclude any local, state, or federal prevailing wage acts or laws that mandate worker classification, prevailing wage rates, or fringe benefits, including the Davis-Bacon Act and other similar acts or laws.
- We have included this project's portion of our Umbrella / General Liability Insurance Policy within the GMP. The charge for this coverage shall be \$93,774 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- Costs for procuring Builder's Risk Insurance are included.
 - The standard deductible for this policy is \$25,000.
 - The windstorm deductible for this policy is 3% Value at Risk at Time of Loss (VARTOL) / \$250,000 minimum.
 - The flood deductible for this policy is 5% VARTOL / \$250,000 minimum.
 - The earthquake deductible for this policy is \$25,000.
 - Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change in scope to be funded via a change order to the Construction Manager's Contract.
 - Builder's Risk coverage is subject to the Project Limit of Liability as declared at policy inception. Sub-limits, accumulative and non-accumulative, will apply as further defined in the policy declarations.
 - "Loss of Use" coverage is not included in the policy. If a Builder's Risk claim occurs, Ajax Building Company, LLC excludes costs associated with "Loss of Use".
- The Builder's Risk and General Liability Policies do not cover existing construction or existing building components, therefore the Owner shall provide for a waiver of subrogation in Ajax Building Company, LLC's favor.
- We have included Warranty Management for the project within the GMP. The charge for this service to be provided during the warranty period shall be \$3,583 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- A Construction Manager's Contingency is included. This contingency is to be utilized by Ajax Building Company, LLC in executing the work described in this GMP Proposal as identified in the Agreement Between Owner and Construction Manager.

- Based on current market volatility, a Pre-Purchase Refinement Allowance of \$177,107 is included. The purpose of this allowance is to reconcile the buyout after GMP award for costs associated with supply chain impacts subsequent to the buyout reconciliation change order.
- Architectural and/or Engineering Fees are not included.
- The Construction Manager's Construction Phase Fee is included at the rate of 3.85% of the GMP which shall be converted to a lump sum upon acceptance of the GMP.
- This proposal does not include any provisions for enhanced hurricane protection (EHPA).
- Should the Owner elect to utilize the Direct Purchase Order process to save sales tax, the tax for actual purchases will be credited to the Owner. At the end of the Project, any refund for materials not purchased or surplus materials returned to suppliers plus the applicable sales tax amount shall be credited with an additive Change Order to the Agreement with the Construction Manager and Subcontractor's Agreement. Surplus materials shall be the property of the Subcontractor and no refund or materials shall be due to the Owner.
- Appendix A to the project specifications is excluded from this GMP proposal. General Conditions and Contract Documents are as negotiated in the executed Contract Agreement. Any technical specifications required for his project are to be incorporated into the project specifications.
- As the final Permit Comments from the City have not fully been received nor has the Architect provide updated responses for such, we have included an Allowance of \$50,000 for potential costs associated with permitting comments.

Division 02 – Existing Conditions

- Clarifications, qualifications and assumptions related to Division 02:
 - Abatement and Remediation Work
 - We specifically exclude any asbestos abatement, lead paint abatement or removal, PCB abatement or removal, and related surveys, air monitoring, clearances, testing services, etc.
 - Demolition / Selective Demolition
 - Demolition work and selective demolition work, as required for the renovations and new construction, is included in this proposal.
 - We specifically exclude the relocation and/or reinstallation of any existing or temporary buildings, structures, etc.
 - Demolition work for Alternate No. 1 Customer Service Upgrades is included.
 - Removal of demountable partitions is included as an allowance of **\$30,000**.
 - Moving services, moveout / decommissioning services, and move in, are included as an allowance of **\$190,000**.

Division 03 – Concrete

- None included.

Division 04 – Masonry

- None included.

Division 05 – Metals

- None included.

Division 06 – Wood, Plastics and Composites

- Clarifications, qualifications and assumptions related to Division 06:
 - Millwork
 - Reference ID-202, tag L-1. This proposal does not include Carolina Intermix wood lockers. These are assumed to be furnished and installed by Owner as part of the Furniture package.
 - Millwork for Alternate No. 1 Customer Service Upgrades is included.

Division 07 – Thermal and Moisture Protection

- Patch and repair for new roof drains is included as an allowance of **\$12,350**.

Division 08 – Openings

- Clarifications, qualifications and assumptions related to Division 08:
 - Metal Doors and Frames
 - HM Frames to remain as called for on Demolition Plan and WJA Markup “2.2 Doors to Remain.pdf”.
 - All hollow metal frames are included as standard hollow metal. No mastic painting, asphalt painting, or back priming is included for hollow metal frames.
 - No zinc-rich priming is included, will be factory primed.
 - Wood Doors
 - 1-3/4” Plain Slice White Birch veneer wood doors are included as Forte. The selected subcontractor clarified that Masonite now operates under the brand name Forte Opening Solutions. This was a selection from the Specification 081416 list of acceptable Manufacturers.
 - This proposal includes VE item 2.2, valued at **(\$30,545)**, for select existing doors to remain per WJA markup “2.2 Doors to Remain.pdf”.
 - Entrances and Storefronts
 - All exterior openings (doors, windows, storefront, curtainwall, etc.) to remain.
 - Finished Hardware
 - All hardware as specified is included.
 - Existing hardware to remain as called for on “2.2 Doors to Remain.pdf”.
 - Windows for Alternate No. 1 Customer Service Upgrades are included.

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - Gypsum Board, Plaster and Stucco Systems
 - All new interior walls, rated and non-rated, are included. Supply and installation of aluminum end caps at walls terminating at glazing.
 - No interior veneer plaster or hard coat finishes are included.
 - Abuse resistant gypsum board is not included unless clearly identified on the Contract Drawings.
 - Mold/mildew resistant gypsum board is not included unless clearly identified on the Contract Drawings.
 - This proposal includes VE item 3. and VE Item 3, valued at **(\$65,998)**, to remove select gypsum board soffits and to be replaced with acoustical ceiling tiles per WJA markup “3.1 Change Soffit to ACT.pdf” and “3.2 Remove GB Soffits Above Cabinets.pdf”.
 - Tile Work
 - Wall tile included.
 - Ceilings

- All acoustical ceilings are included. No special acoustical grid systems, tiles, tile colors, tile patterns, special tile edges, etc. have been included.
- This proposal includes VE item 3.1 and VE item 3.2 – Remove GB Soffits Above Cabinets, valued at **\$19,860**, to add acoustical ceiling tiles in locations where select soffits were removed per WJA markup “3.1 Change Soffit to ACT.pdf” and “3.2 Remove GB Soffits Above Cabinets.pdf”.
- Finished Flooring
 - Reference Specifications 093013 and 012300. Specifications call for porcelain floor tile, but Alternate No.1 excludes porcelain wall and floor tile from the restrooms. The remaining flooring is LVT and carpet tile, and the wall tile is ceramic. Thus, this porcelain tile specification is not included.
 - This proposal includes VE item 4.1, valued at (**\$451**), to remove the backsplash at Wellness Room per WJA markup “4.1 Remove Tile at Wellness.pdf”.
- Wall Finishes
 - Level 5 finish is included.
- Acoustical Treatment
 - Acoustical baffles are not included. Acoustical baffles are part of ADD ALT No. 07.
- Paints and Coatings
 - Painting of interior walls, ceilings, and soffits is included.
 - No accent walls are included at time of GMP.
 - Painting of hollow metal doors and door frames, and hollow metal window frames is included.
 - No painting is included for concealed areas or areas otherwise not exposed to view.
 - Reference Specification 21000 section 2.8. Manufacturer installation guidelines indicate painting of fire sprinkler piping red. This proposal excludes painting of sprinkler piping red. Sprinkler piping to be concealed by ceiling finishes will be left unpainted. Piping in areas with exposed ceilings will be painted to match exposed metal deck.
 - Paint for Alternate No. 1 Customer Service Upgrades are included.

Division 10 – Specialties

- Fire Protection Specialties – Fire Extinguishers.
 - (13) non-rated, recessed fire extinguisher cabinets and multipurpose fire extinguishers are included.

Division 11 – Equipment

- Clarifications, qualifications and assumptions related to Division 11:
 - None Included.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
 - Artwork
 - New artwork or decorative items have not been included in this proposal.
 - Manufactured Cabinets and Casework
 - New reception casework and countertops have been included.
 - Cabinets and countertops for office spaces have been included.
 - All solid surface tops are included.
 - Moving Services
 - Moving Services are included as an allowance of \$190,000. This covers all Owner coordinated move out, decommissioning, and move in activities.

Division 14 – Conveying Systems

- Clarifications, qualifications and assumptions related to Division 14:
 - Elevators
 - An Allowance in the amount of \$160,000 is included for code required battery backup / recall.

Division 21 – Fire Suppression

- Clarifications, qualifications and assumptions related to Division 21:
 - Fire Protection Systems
 - The Architect/Engineer of Record shall provide all required fire protection system engineering and layout documents for the project, including all engineering, calculations, analysis, layout, sizing and other data required for the fabrication and installation of the fire protection system(s) and shall be signed and sealed by the Engineer of Record and meet all requirements of the authority having jurisdiction. The construction manager's fire protection subcontractor shall prepare and submit for review/approval, shop drawings and product data for the fire protection system(s) based upon the design documents provided by the Architect/Engineer of Record. Shop drawings and product data shall not require any additional engineering input and shall not be required to be signed/sealed by a delegated engineer.
 - This proposal does not include the turning of heads or maintaining a live fire sprinkler system during the Renovation. Fire watch shall be provided during the City Council meetings in the 3rd Floor Studio in compliance with Clearwater Fire Ordinances. Personnel shall be safely escorted to and from the premises as required. The Fire Watch is included as an allowance in the amount of \$19,200.

Division 22 – Plumbing

- Clarifications, qualifications and assumptions related to Division 22:
 - Plumbing Work
 - Domestic Water Piping
 - Modifications to existing hot and cold water supplies to new locations are included as indicated on the Contract Documents.
 - Supply stops are included at Refrigerators.
 - Sanitary Waste and Vent Piping
 - Sanitary waste and vent piping modifications are included as indicated on the Contract Documents.
 - Existing waste and vent systems are assumed to be in acceptable working conditions.
 - Storm Drainage Piping
 - Removal and replacement of horizontal storm piping at Roof Level / Level 4 is included as indicated on the Contract Documents.
 - An allowance in the amount of \$10,000 is included for a camera investigation of vertical roof storm drains as required.
 - Replacement of (19) existing roof drains is included as an allowance of \$28,263.
 - Fixtures and Equipment
 - New kitchen sinks are included as shown.
 - This proposal includes VE item 6.1, valued at **(\$28,500)**, for a VE appliance package from specified.

Division 23 – HVAC

- Clarifications, qualifications and assumptions related to Division 23:
 - HVAC Work
 - Pipe and Fittings
 - Modification to the existing pipes, valves and fitting
 - Connections to the new and replaced mechanical equipment.
 - Insulation
 - Insulate new pipe as called for on documents.
 - Modify and repair existing pipe insulation.
 - Air Handling Units
 - Receiving and installation of new AHU-2
 - Ductless Split Systems
 - New ductless mini split systems.
 - Air Distribution and Ductwork
 - Modify existing ductwork (Main lines)
 - New distribution ductwork from VAVs to final distribution points
 - New flex duct from main lines to supply and return locations.
 - Fans
 - (1) New Exhaust Fan.
 - Air Terminal Units
 - New VAVs with electric heat strips
 - Controls/thermostats for VAVs to be located as shown on the documents.
 - HVAC Instrumentation and Controls
 - Modification to the existing building controls has been included.
 - New control boards are not included.
 - Testing, Adjusting and Balancing
 - Complete test and balance once the new system has been installed and construction has been completed.

Division 26 – Electrical

- Reference E000 Demolition General Notes. Note 2 references that all existing conditions must be verified prior to bid. Existing conditions cannot be completely verified until demolition is under way. Thus, the extent of demolition is comprised of only what is displayed in the Construction Documents. Note 3 references that the GC is responsible for all required demolition whether shown on the plans or not. Pricing is based off what is indicated within the Construction Documents.
- Electrical for Alternate No. 1 Customer Service Upgrades are included.
- This proposal includes VE item 6.5, valued at **(\$56,648)**, to include Samsung monitors and a reduced quantity per WJA markup “6.5 TV Reduction.pdf”.
- This proposal includes VE item 14.3, valued at **(\$4,808)**, to remove Penthouse light fixtures per WJA markup “14 Lighting and Ceiling Evaluation.pdf”.
- This proposal includes VE item 14.4, valued at **(\$7,619)**, to reduce Back of House fixtures per WJA markup “14 Lighting and Ceiling Evaluation.pdf”.
- This proposal includes VE item 14.5, valued at **(\$2,327)**, to reduce Storage fixtures per WJA markup “14 Lighting and Ceiling Evaluation.pdf”.
- This proposal includes VE item 14.6, valued at **-\$47,500**, to convert Cat6A Structured Cabling to Cat6.
- This proposal includes VE item 14.7, valued at **-\$69,000**, to provide VE light fixtures from specified Lighting Vendor.

- An allowance in the amount of \$50,000 is included for potential electrical sitework requirements.

Division 27 – Communications

- Reference T000. The Construction Documents indicate a DAS system is to be provided by GC. However, the In-Building Public Safety Radio System Signal analysis Report dated 8/29/24 provided by Mann Wireless, Ltd. indicates a new DAS system is not required. This proposal does NOT include a DAS system.

Division 28 – Electronic Safety and Security

- None included.

Division 31 – Earthwork

- None included.

Division 32 – Exterior Improvements

- None included.

Division 33 – Utilities

- None included.

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
 - In order to maintain the project schedule, the installation and/or finishing of drywall, doors, cabinets, casework, and other similar finishes/components may be required to commence prior to the HVAC system(s) being operational, conditioned air being achieved, and/or the building envelope being fully enclosed. It is anticipated that the building will be substantially dry prior to the installation of these elements.
 - Electronic, CAD or BIM “As-Builts” are not included. Ajax Building Company, LLC will maintain “As-Built” drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
 - O&M training, manuals or video-training is not included for Owner furnished equipment or items provided by the Owner’s vendors.
 - This GMP Proposal is not a line item GMP. Reallocation of any funds and/or budgets within the GMP (excluding allowances and General Conditions/General Requirements) is allowed with Owner concurrence, which shall not be unreasonably withheld.
 - Various unforeseen conditions and discrepancies may arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.

END OF CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE GMP PROPOSAL



COST REPORT NARRATIVE

Ajax Building Company, LLC is confident that the GMP Cost Report included herein is representative of the proposed scope of work depicted in the GMP Documents. The work included in the GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended by 1) the Clarifications, Qualifications, Assumptions, and Exclusions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

This GMP Proposal No. 2 Final cumulative total is **\$8,905,956**. Upon acceptance, the cumulative Contract Sum will be \$8,905,956, inclusive of this GMP Proposal, previously accepted GMP Proposals, and Contract Amendments to date. The increase for the GMP Amendment 2 is calculated as follows:

- | | |
|-------------------------------------|----------------------|
| • GMP 2 Final cumulative total | \$8,905,956 |
| • GMP 1 ERP total / Amendment No. 1 | <u>(\$5,712,055)</u> |
| • Amendment No. 2 Total | \$3,193,901 |

The Construction Manager's Preconstruction Phase Services is not included in the GMP Proposal. Per Contract, the CM Preconstruction Phase Services total is \$110,605 to the MSB Renovation project (23-0035-EN).

Note: The Municipal Services Building (MSB) renovation work is being presented and accounted for separate from the New City Hall work; however, both work areas are covered under the Agreement between Owner and Construction Manager dated December 19, 2023.



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000298
CITY OF CLEARWATER

CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION

GMP PROPOSAL NO. 2 – FINAL

February 10, 2025

GMP Cost Report:

BASE BID GMP

CM Summary Report

Cost Management Recap



Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovatio
 S. Myrtle Av
 Estimator: Gabriela Die
 Primary Project Qty:58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

Report includes Taxes & Insurance.

7:44:00AM

1/31/2025

Description	Unit\$	Total \$
<u>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!</u>		
Total Major Item Code 01300.000 GENERAL CONDITIONS		\$418,181
Total Major Item Code 01300.300 GENERAL REQUIREMENTS		\$210,281
Total Major Item Code 02000.000 MISCELLANEOUS ITEMS		\$28,800
Total Major Item Code 02100.000 REMEDIATION & DEMOLITION		\$157,057
Total Major Item Code 06400.000 ARCHITECTURAL WOODWORK		\$272,167
Total Major Item Code 07500.000 ROOFING & SHEET METAL		
Total Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS		\$486,297
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS		\$40,433
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS		\$519,418
Total Major Item Code 09500.000 CEILINGS		\$383,821
Total Major Item Code 09600.000 FINISHED FLOORING		\$542,874
Total Major Item Code 09900.000 PAINTS & COATINGS		\$121,204
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES		\$33,363
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS		\$135,241
Total Major Item Code 22000.000 PLUMBING WORK		\$394,433
Total Major Item Code 23000.000 HVAC WORK		\$1,424,200
Total Major Item Code 26000.000 ELECTRICAL WORK		\$2,087,293
Total Major Item Code 27000.000 COMMUNICATIONS SYSTEMS		
Total Major Item Code 35000.000 ALLOWANCES		\$731,920
Total Major Item Code 36000.000 BONDS & INSURANCE		\$190,369

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovatio
 S. Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
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Report includes Taxes & Insurance.

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Description	Unit\$	Total \$
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Total Major Item Code 37000.000 WARRANTY		\$3,583
Total Major Item Code 80000.000 CONTINGENCY		\$400,000
Total Major Item Code 95000.000 OVERHEAD & FEES		\$325,021
Total Sec BB BASE BID		\$8,905,956



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000298
CITY OF CLEARWATER

CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION

GMP PROPOSAL NO. 2 – FINAL

February 10, 2025

GMP Cost Report:

BASE BID GMP

CM Detail Report

Cost Management Detail



Sort Sequences: Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovation, Myrtle Ave
 1. Sec
 2. Major Item Code Estimator: Gabriela Diaz
 3. Minor Item Code Primary Project Qty: 58220 \$
 4. Not Used Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
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Sec BB BASE BID

Major Item Code 01300.000 GENERAL CONDITIONS

Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS

Operations Manager	30.00	WEEK	518.25	15,547
Operations Manager Vehicle Allo	7.00	MO	80.00	560
Senior Project Manager	35.00	WEEK	2,332.10	81,624
Senior Project Manager Vehicle A	8.00	MO	160.00	1,280
Asst. Project Manager	35.00	WEEK	1,665.79	58,303
Asst. Project Manager Vehicle Al	8.00	MO	300.00	2,400
Full Time Project Superintendent	36.00	WEEK	3,844.12	138,388
MEP Superintendent	35.00	WEEK	1,036.49	36,277
Full Time Project Engineer	36.00	WEEK	2,327.84	83,802
Watchmen	1.00	NIC		

Total Minor Item Code 01300.000 \$418,181

ADMINISTRATIVE REQUIREMENTS

Total Major Item Code 01300.000 GENERAL \$418,181

CONDITIONS

Major Item Code 01300.300 GENERAL REQUIREMENTS

Minor Item Code 01350.000 SPECIAL PROCEDURES

Project Document Management Software (.1%)	1.00	LS	8,907.00	8,907
Textura	1.00	LS	2,200.00	2,200

Total Minor Item Code 01350.000 \$11,107

SPECIAL PROCEDURES

Minor Item Code 01410.000 REGULATORY REQUIREMENTS

Transportation Impact Fees	1.00	NIC		
Impact/Connection Fees	1.00	NIC		

Total Minor Item Code 01410.000

REGULATORY REQUIREMENTS

Minor Item Code 01420.000 SAFETY

Temporary Fire Protection (1 Ea / 6,000 SF)	5.00	EA	96.76	484
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Total Minor Item Code 01420.000 SAFETY \$484

Minor Item Code 01430.000 QUALITY ASSURANCE

Threshold Inspector	1.00	NIC		
Punch List	1.00	LS	4,500.00	4,500

Total Minor Item Code 01430.000 \$4,500

QUALITY ASSURANCE

Minor Item Code 01500.000 TEMPORARY FACILITIES

General Purpose Laborer	39.00	WEEK	999.47	38,979
General Purpose Carpenter	15.00	WEEK	1,354.84	20,323

- Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Report includes Taxes & Insurance.

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Description	Quantity	Unit	\$	Total \$
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A/E Trailer & Equipment	1.00	NIC		
Jobsite Office Equipment	8.00	MO	175.00	1,400
Total Minor Item Code 01500.000				\$60,702

TEMPORARY FACILITIES

Minor Item Code 01510.000 TEMPORARY UTILITIES

Chemical Toilets	8.00	MO	642.00	5,136
Electric Usage Charge	1.00	NIC		
Water Usage Charge	1.00	NIC		
Early Cut-On Permanent Power	1.00	NIC		
Total Minor Item Code 01510.000				\$5,136

TEMPORARY UTILITIES

Minor Item Code 01530.000 PROJECT COMMUNICATIONS

Jobsite Communications	8.00	MO	117.70	942
Total Minor Item Code 01530.000				\$942

PROJECT COMMUNICATIONS

Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT

Small Tools & Equipment	8.00	MO	250.00	2,000
Superintendent Pick-up Truck	9.00	MO	700.00	6,300
Fuel for Superintendent Pick-up Truck	9.00	MO	374.50	3,371
Temporary Stairs	1.00	FLRS	2,500.00	2,500
Total Minor Item Code 01540.000				\$14,171

CONSTRUCTION TOOLS & EQUIPMENT

Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES

Temporary Doors	4.00	EACH	190.42	762
Temporary Weather Protection	1.00	LS	15,000.00	15,000
Total Minor Item Code 01560.000				\$15,762

TEMPORARY BARRIERS & ENCLOSURES

Minor Item Code 01580.000 PROJECT IDENTIFICATION

Jobsite Signage	1.00	LS	415.57	416
Total Minor Item Code 01580.000				\$416

PROJECT IDENTIFICATION

Minor Item Code 01590.000 I.C.R.A. REQUIREMENTS

Trash Cart W/Lid	12.00	EACH	295.00	3,540
Total Minor Item Code 01590.000 I.C.R.A.				\$3,540

REQUIREMENTS

Minor Item Code 01720.000 CONSTRUCTION PREPARATION

Purchase Drawings/Reproduction Cost	1.00	LS	3,745.00	3,745
Layout Supplies	2.00	WEEK	267.50	535
Total Minor Item Code 01720.000				\$4,280

CONSTRUCTION PREPARATION

Minor Item Code 01740.000 PROJECT CLEANING

Final Jobsite Clean-up - Cost of Work	52,210.00	SQFT	0.35	18,274
Construction Clean-up	1,400.00	MNHR	25.21	35,295
Rubbish Removal	8.00	MO	64.20	514
Dump Charges	1,775.00	CUYD	19.53	34,661
Total Minor Item Code 01740.000				\$88,743

PROJECT CLEANING

Minor Item Code 01770.000 CLOSEOUT PROCEDURES

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovation,
 Myrtle Av
 Estimator: Gabriela Di
 Primary Project Qty:58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
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As-Built Drawings - Red Line Copies	1.00	LS 500.00	500
Total Minor Item Code 01770.000			\$500
CLOSEOUT PROCEDURES			
Total Major Item Code 01300.300 GENERAL			\$210,281
REQUIREMENTS			
Major Item Code 02000.000 MISCELLANEOUS ITEMS			
Minor Item Code 02000.000 MISCELLANEOUS ITEMS			
BP 1.15 Final Cleaning	1.00	LS 28,800.00	28,800
Total Minor Item Code 02000.000			\$28,800
MISCELLANEOUS ITEMS			
Total Major Item Code 02000.000			\$28,800
MISCELLANEOUS ITEMS			
Major Item Code 02100.000 REMEDIATION & DEMOLITION			
Minor Item Code 02100.000 DEMOLITION WORK			
BP 02.01 Demolition & Abatement	1.00	LS 153,565.00	153,565
BP 02.01 Demolition & Abatement - Customer Service Upgrades)	1.00	LS 3,492.00	3,492
Total Minor Item Code 02100.000			\$157,057
DEMOLITION WORK			
Total Major Item Code 02100.000			\$157,057
REMEDICATION & DEMOLITION			
Major Item Code 06400.000 ARCHITECTURAL WOODWORK			
Minor Item Code 06400.000 ARCHITECTURAL WOODWORK			
BP 06.04 Millwork	1.00	LS 252,094.00	252,094
BP 06.04 Millwork (Customer Service Upgrades)	1.00	LS 20,073.00	20,073
Total Minor Item Code 06400.000			\$272,167
ARCHITECTURAL WOODWORK			
Total Major Item Code 06400.000			\$272,167
ARCHITECTURAL WOODWORK			
Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS			
Minor Item Code 08000.000 DOORS, FRAMES, & HARDWARE			
BP 08.01 Doors, Frames & Hardware	1.00	LS 516,842.00	516,842
VE Item 2.2 - Existing Doors to Remain Per WJA Markup	1.00	LS -30,545.00	-30,545
Total Minor Item Code 08000.000			\$486,297
DOORS, FRAMES, & HARDWARE			
Total Major Item Code 08000.000			\$486,297
DOORS, FRAMES, & HARDWARE			
Major Item Code 08400.000 ENTRANCES & STOREFRONTS			
Minor Item Code 08400.000 ENTRANCES & STOREFRONTS			
BP 08.03 Entrances & Storefronts	1.00	LS 9,578.00	9,578
BP 08.03 Entrances & Storefronts (Customer Service Upgrades)	1.00	LS 30,855.00	30,855
Total Minor Item Code 08400.000			\$40,433
ENTRANCES & STOREFRONTS			
Total Major Item Code 08400.000			\$40,433
ENTRANCES & STOREFRONTS			

Sort Sequences:
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1/31/2025

Description	Quantity	Unit \$	Total \$
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Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS

Minor Item Code 09250.000 GYPSUM BOARD

BP 09.01 Drywall & Stucco	1.00	LS	585,416.00	585,416
VE Item 3.1 - Remove Gypsum Soffits Per WJA Markup and Replace w/ ACT	1.00	LS	-65,998.00	-65,998
Total Minor Item Code 09250.000 GYPSUM BOARD				\$519,418

Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS \$519,418

Major Item Code 09500.000 CEILINGS

Minor Item Code 09500.000 CEILINGS

BP 09.03 Acoustical Ceilings & Wall Panels	1.00	LS	363,961.00	363,961
VE Item 3.1 - Remove gypsum soffits per WJA markup and replace w/ ACT	1.00	LS	19,860.00	19,860
Total Minor Item Code 09500.000 CEILINGS				\$383,821

Total Major Item Code 09500.000 CEILINGS \$383,821

Major Item Code 09600.000 FINISHED FLOORING

Minor Item Code 09600.000 FLOORS

BP 09.05 Carpet & Resilient Flooring	1.00	LS	543,325.00	543,325
VE Item 4.1 - Remove Backsplash at Wellness Rm	1.00	LS	-451.00	-451
Total Minor Item Code 09600.000 FLOORS				\$542,874

Total Major Item Code 09600.000 FINISHED FLOORING \$542,874

Major Item Code 09900.000 PAINTS & COATINGS

Minor Item Code 09900.000 PAINTS & COATINGS

BP 09.09 Painting & Wall-Covering	1.00	LS	121,000.00	121,000
BP 09.09 Painting & Wall-Covering (Customer Service Upgrades)	1.00	LS	204.00	204
Total Minor Item Code 09900.000 PAINTS & COATINGS				\$121,204

Total Major Item Code 09900.000 PAINTS & COATINGS \$121,204

Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES

Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES

BP 10.05 Accessories	1.00	LS	6,404.00	6,404
Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES				\$6,404

Minor Item Code 10440.000 INTERIOR SIGNAGE

IBP 10.04 Signage	1.00	LS	26,959.00	26,959
Total Minor Item Code 10440.000 INTERIOR SIGNAGE				\$26,959

Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES \$33,363

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovation,
 Myrtle Ave
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
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Report includes Taxes & Insurance.

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Description	Quantity	Unit \$	Total \$
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Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS

Minor Item Code 21005.000 COMMON WORK RESULTS - FIRE SUPPRESSION

BP 21.01 Fire Suppression	1.00	LS	135,241.00	135,241
Total Minor Item Code 21005.000 COMMON WORK RESULTS - FIRE SUPPRESSION				\$135,241
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS				\$135,241

Major Item Code 22000.000 PLUMBING WORK

Minor Item Code 22000.000 PLUMBING WORK

BP 22.01 Plumbing	1.00	LS	422,933.00	422,933
VE Item 6.1 - VE Appliance Package	1.00	LS	-28,500.00	-28,500
Total Minor Item Code 22000.000 PLUMBING WORK				\$394,433
Total Major Item Code 22000.000 PLUMBING				\$394,433

Major Item Code 23000.000 HVAC WORK

Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC

BP 23.01 HVAC	1.00	LS	1,424,200.00	1,424,200
Total Minor Item Code 23000.000 COMMON WORK RESULTS FOR HVAC				\$1,424,200
Total Major Item Code 23000.000 COMMON WORK RESULTS FOR HVAC				\$1,424,200

Major Item Code 26000.000 ELECTRICAL WORK

Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL

BP 26.01 Electrical	1.00	LS	2,273,543.00	2,273,543
BP 26.01 Electrical (Customer Service Upgrades)	1.00	LS	1,652.00	1,652
VE Item 6.5 - VE TV Package (Samsung w/ reduced count)	1.00	LS	-56,648.00	-56,648
VE Item 14.3 - Remove Penthouse Fixture	1.00	LS	-4,808.00	-4,808
VE Item 14.4 - Reduce BOH Fixtures Per WJA Markup	1.00	LS	-7,619.00	-7,619
VE Item 14.5 - Reduce Storage Fixtures Per WJA Markup	1.00	LS	-2,327.00	-2,327
VE Item 14.6 - Convert Cat6A Structured Cabling to Cat6	1.00	LS	-47,500.00	-47,500
VE Item 14.7 - VE Fixtures from Specified Lighting Vendor	1.00	LS	-69,000.00	-69,000
Total Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL				\$2,087,293
Total Major Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL				\$2,087,293

Major Item Code 27000.000 COMMUNICATIONS SYSTEMS

Minor Item Code 27000.000 COMMUNICATIONS SYSTEMS O & M

BP 27.02 Audio Visual Systems (incl in Electrical)	1.00	INCL		
Total Minor Item Code 27000.000 COMMUNICATIONS SYSTEMS				
Total Major Item Code 27000.000 COMMUNICATIONS SYSTEMS				

- Sort Sequences:
1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
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Major Item Code 35000.000 ALLOWANCES

Minor Item Code 33900.000 ALLOWANCES

Patch & Repair at Replaced Roof Drains Allowance	1.00	ALLW	12,350.00	12,350.00
Replace Roof Drains Allowance	1.00	ALLW	28,263.00	28,263.00
Elevator Battery Backup Allowance	1.00	ALLW	160,000.00	160,000
Electrical Sitework Allowance	1.00	ALLW	50,000.00	50,000
Permit Comment Allowance	1.00	ALLW	50,000.00	50,000
Camera Rooftop Rain Leader System Allowance	1.00	ALLW	10,000.00	10,000
Material Testing Allowance	1.00	ALLW	5,000.00	5,000
Fire Watch Allowance	1.00	ALLW	19,200.00	19,200
Moving Services Allowance	1.00	ALLW	190,000.00	190,000
Removal of Demountable Partitions Allowance	1.00	ALLW	30,000.00	30,000
Pre-purchase Refinement Allowance	1.00	ALLW	177,107.00	177,107.00
Total Minor Item Code 33900.000 ALLOWANCES			\$731,920	

Total Major Item Code 35000.000 ALLOWANCES **\$731,920**

Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	65,368.00	65,368
General Liability	1.00	LS	93,774.00	93,774
Builder's Risk Insurance	1.00	LS	31,227.00	31,227
Total Minor Item Code 36000.000 BONDS & INSURANCE			\$190,369	

Total Major Item Code 36000.000 BONDS & INSURANCE **\$190,369**

Major Item Code 37000.000 WARRANTY

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	3,583.00	3,583
Total Minor Item Code 37000.000 WARRANTY			\$3,583	

Total Major Item Code 37000.000 WARRANTY **\$3,583**

Code 80000.000 CONTINGENCY

Minor Item Code 80000.000 CONTINGENCY

CM Contingency	1.00	LS	400,000.00	400,000
Total Minor Item Code 80000.000 CONTINGENCY			\$400,000	

Total Major Item Code 80000.000 CONTINGENCY **\$400,000**

Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Construction Manager's Fee	1.00	LS	325,021.00	325,021
Total Minor Item Code 90000.000 OVERHEAD & FEES			\$325,021	

Total Major Item Code 95000.000 OVERHEAD & FEES **\$325,021**

Total Sec BB BASE BID **\$8,905,956**



ALLOWANCE SCHEDULE

The following allowances are included in the GMP Proposal where a clear scope has not been defined by the GMP Documents or where the items require further research. These allowances are for the cost of work only and do not include costs for insurance, bonds, contingency, fee, etc.

It is understood that the Construction Manager's Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each of the below listed allowances and the actual costs and/or savings realized for each allowance.

<u>Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Patch & Repair at Replaced Roof Drains Allowance	\$12,350
	Replace Roof Drain Allowance	\$28,263
	Elevator Battery Backup Allowance	\$160,000
	Electrical Sitework Allowance	\$50,000
	Permit Comment Allowance	\$50,000
	Camera Rooftop Rain Leader System Allowance	\$10,000
	Material Testing Allowance	\$5,000
	Moving Services Allowance	\$190,000
	Fire Watch Allowance	\$19,200
	Removal of Demountable Partitions Allowance	\$30,000
	Pre-Purchase Refinement Allowance	\$177,107

END OF ALLOWANCE SCHEDULE



ALTERNATES NARRATIVE

Within this section we have included pricing for various Alternates for consideration by City of Clearwater. At this time, only Alternate No. 2 – Customer Service Upgrades is included within the Base Bid GMP Proposal. The pricing for each alternate represents the adjustment required to the Base Bid GMP Proposal to incorporate the proposed change in scope. A summary listing of the proposed alternates is listed below. A more detailed description and a detailed cost report for each alternate have been provided immediately following this narrative. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

▪ Alternate No. 1 – Public Restroom Upgrades	Add	\$21,088
▪ Alternate No. 2 – Customer Service Upgrades	Included in GMP	\$-----
▪ Alternate No. 3 – Penthouse Exterior Repairs	Add	\$17,194
▪ Alternate No. 4 – BDA / DAS System	Add/Deduct	\$-----
▪ Alternate No. 5 – Vertical Storm Drain Replacement	Add	\$57,083
▪ Alternate No. 6 – Window Treatments	Add	\$142,894
▪ Alternate No. 7 – Acoustical Sound Baffles	Add/	\$17,750
▪ Alternate No. 8 – Replace Site Lightpole Heads	Add	\$6,972

The Alternate Pricing provided is guaranteed through March 1, 2025, or as indicated otherwise in this proposal, at which time the pricing and feasibility for the proposed change in scope would require an updated evaluation.

Note: The proposed change in scope and related pricing for various Alternates may be overlapping in nature and may require revisions based on the combination of Alternates accepted.



ALTERNATE NO. 1

Alternate Narrative: Alternate No. 1 – Public Restroom Upgrades

Public Restroom upgrades; refer to Drawings A-110, A-111, and Specification 012300 Alternates for additional information.

Adjustment to the Base Bid GMP: Add \$21,088

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovatio
 S. Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:44:00AM

1/31/2025

Description	Unit\$	Total \$
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Total Major Item Code 02100.000 REMEDICATION & DEMOLITION		\$650
Total Major Item Code 09900.000 PAINTS & COATINGS		\$3,060
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES		\$16,152
Total Major Item Code 36000.000 BONDS & INSURANCE		\$453
Total Major Item Code 37000.000 WARRANTY		\$8
Total Major Item Code 95000.000 OVERHEAD & FEES		\$765
Total Sec Z01 PUBLIC RESTROOM UPGRADES		\$21,088

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovation,
 Myrtle Ave
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
-------------	----------	---------	----------

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Sec Z01 PUBLIC RESTROOM UPGRADES

Major Item Code 02100.000 REMEDIATION & DEMOLITION

Minor Item Code 02100.000 DEMOLITION WORK

BP 02.01 Demolition & Abatement	1.00	LS	650.00	650
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Total Minor Item Code 02100.000 \$650

DEMOLITION WORK

Total Major Item Code 02100.000 \$650

REMEDICATION & DEMOLITION

Major Item Code 09900.000 PAINTS & COATINGS

Minor Item Code 09900.000 PAINTS & COATINGS

BP 09.09 Painting & Wall-Covering	1.00	LS	3,060.00	3,060
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Total Minor Item Code 09900.000 PAINTS & COATINGS \$3,060

& COATINGS

Total Major Item Code 09900.000 PAINTS & COATINGS \$3,060

COATINGS

Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES

Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES

BP 10.05 Accessories	1.00	LS	16,152.00	16,152
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Total Minor Item Code 10000.000 \$16,152

MISCELLANEOUS SPECIALTIES

Total Major Item Code 10000.000 \$16,152

MISCELLANEOUS BUILDING SPECIALTIES

Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	145.00	145
General Liability	1.00	LS	209.00	209
Builder's Risk Insurance	1.00	LS	99.00	99

Total Minor Item Code 36000.000 BONDS & INSURANCE \$453

& INSURANCE

Total Major Item Code 36000.000 BONDS & INSURANCE \$453

INSURANCE

Major Item Code 37000.000 WARRANTY

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	8.00	8
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Total Minor Item Code 37000.000 \$8

WARRANTY

Total Major Item Code 37000.000 \$8

Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Construction Manager's Fee	1.00	LS	765.00	765
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Total Minor Item Code 90000.000 \$765

OVERHEAD & FEES

Total Major Item Code 95000.000 OVERHEAD & FEES \$765

& FEES

Total Sec Z01 PUBLIC RESTROOM UPGRADES \$21,088



ALTERNATE NO. 2

Alternate Narrative: Alternate No. 2 – Customer Service Upgrades

Customer Service upgrades; refer to Drawings A-112, A-113, and Specification 012300 Alternates for additional information.

Adjustment to the Base Bid GMP: Included in GMP \$-----

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days



ALTERNATE NO. 3

Alternate Narrative: Alternate No. 3 – Penthouse Exterior Repairs

Penthouse Exterior repairs including selective demolition and reinstallation of damaged stucco, insulation, waterproofing and paint.

Adjustment to the Base Bid GMP: Add \$17,194

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovat
 S. Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:44:00AM

1/31/2025

Description	Unit\$	Total \$
<u>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!</u>		
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS		\$14,788
Total Major Item Code 09900.000 PAINTS & COATINGS		\$204
Total Major Item Code 26000.000 ELECTRICAL WORK		\$1,278
Total Major Item Code 36000.000 BONDS & INSURANCE		\$341
Total Major Item Code 37000.000 WARRANTY		\$6
Total Major Item Code 95000.000 OVERHEAD & FEES		\$577
Total Sec Z03 PENTHOUSE EXTERIOR REPAIRS		\$17,194



ALTERNATE NO. 4

~~Alternate Narrative: Alternate No. 4 – BDA / DAS Installation~~

~~Provide complete BDA / DAS system for full building emergency radio coverage. This work includes required 2-hour shaft and floor/roof penetrations as required.~~

~~Adjustment to the Base Bid GMP: Add/Deduct \$xxx,xxx~~

~~Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.~~

~~Adjustment to the Contract Time: Add/Deduct 0 Calendar Days~~



ALTERNATE NO. 5

Alternate Narrative: Alternate No. 5 – Vertical Storm Drain Replacement

Select replacement of components associated with storm drains.

Adjustment to the Base Bid GMP: Add \$57,083

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days

- Sort Sequences:
1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_01.est - Clearwater Municipal Sei
 Building Renovation, 100 S. Myrtle A
 Estimator: Gabriela Di:
 Primary Project Qty:58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi:

Report includes Taxes & Insurance.

10:18:30AM

1/22/2025

Description	Unit\$	Total \$
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Total Major Item Code 22000.000 PLUMBING WORK		\$53,765
Total Major Item Code 36000.000 BONDS & INSURANCE		\$1,226
Total Major Item Code 37000.000 WARRANTY		\$22
Total Major Item Code 95000.000 OVERHEAD & FEES		\$2,070
Total Sec Z05 VERTICAL STORM DRAIN REPLACEMENT		\$57,083

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Estimate File: :Clearwater MSB GMP_01.est - Clearwater Municipal Services Building Renovation,
 Myrtle Ave
 Estimator: Gabriela Diaz
 Primary Project Qty:58220 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

10:06:58AM

1/22/2025

Description	Quantity	Unit \$	Total \$
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Sec Z05 VERTICAL STORM DRAIN REPLACEMENT

Major Item Code 22000.000 PLUMBING WORK

Minor Item Code 22000.000 PLUMBING WORK

BP 22.01 Plumbing	1.00	LS	53,765.00	53,765
Total Minor Item Code 22000.000				\$53,765

PLUMBING WORK

Total Major Item Code 22000.000 PLUMBING WORK				\$53,765
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Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	392.00	392
General Liability	1.00	LS	565.00	565
Builder's Risk Insurance	1.00	LS	269.00	269
Total Minor Item Code 36000.000 BONDS & INSURANCE				\$1,226

Total Major Item Code 36000.000 BONDS & INSURANCE				\$1,226
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Major Item Code 37000.000 WARRANTY

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	22.00	22
Total Minor Item Code 37000.000				\$22

WARRANTY

Total Major Item Code 37000.000				\$22
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Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Construction Manager's Fee	1.00	LS	2,070.00	2,070
Total Minor Item Code 90000.000				\$2,070

OVERHEAD & FEES

Total Major Item Code 95000.000 OVERHEAD & FEES				\$2,070
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Total Sec Z05 VERTICAL STORM DRAIN REPLACEMENT				\$57,083
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ALTERNATE NO. 6

Alternate Narrative: Alternate No. 6 – Window Treatments

Remove and replace existing standard blinds with roller shades at all locations along the exterior perimeter of each floor.

Adjustment to the Base Bid GMP: Add \$142,894

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovatio
 S. Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:44:00AM

1/31/2025

Description	Unit\$	Total \$
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Total Major Item Code 12000.000 BUILDING FURNISHINGS		\$134,589
Total Major Item Code 36000.000 BONDS & INSURANCE		\$3,069
Total Major Item Code 37000.000 WARRANTY		\$54
Total Major Item Code 95000.000 OVERHEAD & FEES		\$5,182
Total Sec Z06 WINDOW TREATMENTS		\$142,894

- Sort Sequences:
1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
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Sec Z06 WINDOW TREATMENTS

Major Item Code 12000.000 BUILDING FURNISHINGS

Minor Item Code 12490.000 WINDOW TREATMENTS

Window Treatments	1.00	LS	134,589.00		134,589
Total Minor Item Code 12490.000 WINDOW TREATMENTS					\$134,589
Total Major Item Code 12000.000 BUILDING FURNISHINGS					\$134,589

Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	983.00		983
General Liability	1.00	LS	1,413.00		1,413
Builder's Risk Insurance	1.00	LS	673.00		673
Total Minor Item Code 36000.000 BONDS & INSURANCE					\$3,069
Total Major Item Code 36000.000 BONDS & INSURANCE					\$3,069

Major Item Code 37000.000 WARRANTY

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	54.00		54
Total Minor Item Code 37000.000 WARRANTY					\$54
Total Major Item Code 37000.000 WARRANTY					\$54

Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Construction Manager's Fee	1.00	LS	5,182.00		5,182
Total Minor Item Code 90000.000 OVERHEAD & FEES					\$5,182
Total Major Item Code 95000.000 OVERHEAD & FEES					\$5,182
Total Sec Z06 WINDOW TREATMENTS					\$142,894



ALTERNATE NO. 7

Alternate Narrative: Alternate No. 7 – Acoustical Sound Baffles

Provide acoustically rated sound baffles in Open Office 218 and Open Office 220. Basis of Design is Focal Point Aircore Blade.

Adjustment to the Base Bid GMP: Add \$17,750

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovat
 S. Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:44:00AM

1/31/2025

Description	Unit\$	Total \$
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Total Major Item Code 09500.000 CEILINGS		\$16,717
Total Major Item Code 36000.000 BONDS & INSURANCE		\$382
Total Major Item Code 37000.000 WARRANTY		\$7
Total Major Item Code 95000.000 OVERHEAD & FEES		\$644
Total Sec Z07 ACOUSTICAL SOUND BAFFLES		\$17,750

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovation,
 Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
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Sec Z07 ACOUSTICAL SOUND BAFFLES

Major Item Code 09500.000 CEILINGS

Minor Item Code 09500.000 CEILINGS

BP 09.03 Acoustical Ceilings & Wall Panels	1.00	LS	16,717.00	16,717
Total Minor Item Code 09500.000				\$16,717

CEILINGS

Total Major Item Code 09500.000 CEILINGS				\$16,717
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Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	122.00	122
General Liability	1.00	LS	176.00	176
Builder's Risk Insurance	1.00	LS	84.00	84
Total Minor Item Code 36000.000 BONDS & INSURANCE				\$382

Total Major Item Code 36000.000 BONDS & INSURANCE				\$382
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Major Item Code 37000.000 WARRANTY

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	7.00	7
Total Minor Item Code 37000.000				\$7

Total Major Item Code 37000.000				\$7
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Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Construction Manager's Fee	1.00	LS	644.00	644
Total Minor Item Code 90000.000				\$644

Total Major Item Code 95000.000 OVERHEAD & FEES				\$644
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Total Sec Z07 ACOUSTICAL SOUND BAFFLES				\$17,750
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ALTERNATE NO. 8

Alternate Narrative: Alternate No. 8 - Replace Site Lightpole Heads

Replace site lightpole heads as required.

Adjustment to the Base Bid GMP: Add \$6,972

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: Add/Deduct 0 Calendar Days

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Not Used
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovatio
 S. Myrtle Av
 Estimator: Gabriela Diaz
 Primary Project Qty:58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:44:00AM

1/31/2025

Description	Unit\$	Total \$
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Total Major Item Code 26000.000 ELECTRICAL WORK		\$6,566
Total Major Item Code 36000.000 BONDS & INSURANCE		\$150
Total Major Item Code 37000.000 WARRANTY		\$3
Total Major Item Code 95000.000 OVERHEAD & FEES		\$253
Total Sec Z08 REPLACE SITE LIGHTPOLE HEADS		\$6,972

Sort Sequences:
 1. Sec
 2. Major Item Code
 3. Minor Item Code
 4. Not Used

Estimate File: :Clearwater MSB GMP_03.est - Clearwater Municipal Services Building Renovation,
 Myrtle Ave
 Estimator: Gabriela Diaz
 Primary Project Qty: 58220 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperia

Report includes Taxes & Insurance.

7:34:12AM

1/31/2025

Description	Quantity	Unit \$	Total \$
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Sec Z08 REPLACE SITE LIGHTPOLE HEADS

Major Item Code 26000.000 ELECTRICAL WORK

Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL

BP 26.01 Electrical	1.00	LS	6,566.00	6,566
Total Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL				\$6,566
Total Major Item Code 26000.000 ELECTRICAL WORK				\$6,566

Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	48.00	48
General Liability	1.00	LS	69.00	69
Builder's Risk Insurance	1.00	LS	33.00	33
Total Minor Item Code 36000.000 BONDS & INSURANCE				\$150
Total Major Item Code 36000.000 BONDS & INSURANCE				\$150

Major Item Code 37000.000 WARRANTY

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	3.00	3
Total Minor Item Code 37000.000 WARRANTY				\$3
Total Major Item Code 37000.000				\$3

Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Construction Manager's Fee	1.00	LS	253.00	253
Total Minor Item Code 90000.000 OVERHEAD & FEES				\$253
Total Major Item Code 95000.000 OVERHEAD & FEES				\$253

Total Sec Z08 REPLACE SITE LIGHTPOLE HEADS \$6,972

LOGISTICS PLAN NARRATIVE

Temporary Fencing

- **Material:** Six foot (6') high galvanized chain link fencing will be utilized for the temporary construction fencing.
- **Locations:** Temporary fencing will be installed at the locations indicated on the Logistics Plan.
- **Visual Barriers:** Full-height wind screening will be installed as a visual barrier on all chain link fencing and gates. This visual barrier will be maintained for the duration of the project.

Construction Entrances and Temporary Gates

- **Primary Construction Entrance:** The primary construction entrance is located at the Southeast side of the site at Pierce Street. A 24' wide vehicle gate will be located at this entrance.
- **Secondary Construction Entrances:** Secondary entrances to the project site will be located at the Northwest side of the site at Park Street. A 24' wide vehicle gates will be located at these entrances. These entrances will serve as secondary and emergency access to the project site.

Site Security

- **Gate Security:** All temporary gates, vehicle and pedestrian, will be chained and locked during non-work hours throughout the duration of the project.

Debris Removal

- Roll-off containers will be supplied and maintained by the City of Clearwater for removing construction debris from the project site.
- All roll-off container pulls will be scheduled by Ajax Building Company, LLC's Project Superintendent.
- Unless otherwise dictated by the progress/requirements of the project, Ajax Building Company, LLC will endeavor to perform all roll-off container pulls during business hours.

Tree Protection / Erosion Control / Barricades

- **Tree protection:** All tree protection required by the Contract Documents will be installed prior to the commencement of site work.
- **Erosion Control:** All silt fencing, hay bales and other erosion control measures required by the Contract Documents will be installed prior to the commencement of site work.
- **Tree and Root Pruning:** All tree and root pruning required will be performed in accordance with the Contract Documents.

Crane, Vehicle and Equipment Paths

- Crane, vehicle and equipment paths required for equipment and/or vehicle travel, bearing, access, etc. within the project site will be stabilized with gravel, lime rock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building Company, LLC.
- Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Company, LLC will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.

On-Site Material Storage

- Storage Containers: Various materials, equipment and fabricated items will be stored in Connex-type trailers, tractor trailers and storage boxes within the fenced area of the project site. All storage containers will be locked during non-work hours.
- Open Material Storage: Various materials, equipment and fabricated items that do not lend themselves to be stored in containers will be stored and/or staged on the project site. Such items will be stored on dunnage and protected from the elements as necessary to ensure that that quality and condition of the items is not jeopardized.

Temporary Facilities

- Jobsite Office Trailers: The locations for jobsite office trailers are indicated on the New City Hall Logistics Plan. The locations indicated have been proposed in an effort to minimize interference with construction activities and to allow for minimal disturbance of the completed construction when the office trailers are removed at the completion of the project. All jobsite office trailers will be well-maintained units.
- Schedule: The project schedule indicates that the mobilization of jobsite office trailers will commence in September 2024 with the start of mobilization activities for the New City Hall.
- Temporary Power:
 - Temporary electrical service for the construction site will be obtained from the existing electrical service to the Municipal Services Building.
- Temporary Water:
 - Temporary water service for the construction site will be obtained from the existing water service at the Municipal Services Building.
- Temporary Sanitary Sewer:
 - The temporary sanitary sewer service for the construction site will be obtained by supplying portable toilet facilities (port-o-lets).
 - Portable toilet facilities will be serviced two (2) times per week or as otherwise necessary when they are in use.
- Temporary Telephone and Internet Services:
 - Temporary internet service for the jobsite office trailers will be obtained from Spectrum. The temporary internet service is being provided by Spectrum and will be installed by the Electrical Subcontractor.

Construction Traffic, Parking and Deliveries

- Ajax Building Company, LLC Office Staff: Ajax office staff will utilize the primary Southeast entrance gate and drive for access, parking and project management activities. Parking for Ajax office staff will be in the existing Municipal Services Building parking lot.
- Construction Employees and Personnel: Construction employees and personnel will utilize the primary Southeast entrance gate and drive for access and parking. Parking for construction employees and personnel will be in the existing Municipal Services Building parking lot.
- Construction Deliveries: General construction related deliveries will utilize the primary Southeast Entrance gate and drive for access to the project site.

Maintenance of Site

- Ajax Building Company, LLC will maintain all temporary fencing, visual windscreen barriers, tree protection, erosion control measures, construction storage areas, and construction parking areas to ensure safety and an



acceptable appearance. It is assumed that the Owner will continue to maintain all other areas outside the construction site or not occupied by Ajax Building Company, LLC.

- Street sweeping will be performed as necessary.
- The site will be monitored for trash, debris, and general housekeeping. Cleanup and housekeeping will be performed on a regular basis as necessary to ensure safety and an acceptable appearance.

Emergency Contact Information

- Emergency Contacts: The following is a list of emergency contact numbers for Ajax Building Company, LLC personnel assigned to the project.

<u>Contact Person</u>	<u>Job Title</u>	<u>Contact Number</u>
Tim Sewell	Regional Director	813-539-0551
Chris Brown	Operations Manager	813-539-2771
Allison Feldsott	Project Manager	813-285-3077
Robby Robbins	Assistant Project Manager	813-624-2123

GENERAL NOTES

1. SITE PLAN IS PROVIDED FOR REFERENCE ONLY.
2. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE THE WORK.
3. REFER TO MEP FOR UTILITY AND ACCESS POINT INFORMATION.
4. REFER TO ELECTRICAL SITE PLAN SHEET E002 FOR SITE LIGHTING INFORMATION.

SITE DATA TABLE

OWNER	CITY OF CLEARWATER	
PROPERTY ADDRESS	100 S MYRTLE AVE	
PROPERTY LOCATION	NORTHWEST CORNER OF PIERCE STREET AND S. MYRTLE DRIVE	
PARCEL #	15-29-15-54450-005-0010	
CURRENT USE	MUNICIPAL	
PROPOSED USE	MUNICIPAL	
ZONING	D - DOWNTOWN	
FEMA FLOOD ZONE	FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, X AREA OF MINIMAL FLOOD HAZARD)	
PLAT	343	
LANDSCAPE BUFFER	N/A DOWNTOWN DISTRICT	
PROJECT / LOT AREA	GROSS LOT AREA: +/- 78,117 S.F. (1.79 ACRES)	
BUILDING FOOTPRINT / LOT COVERAGE	21,019 S.F.	
BUILDING GROSS SQUARE FOOTAGE	67,500 G.S.F.	
	REQUIRED	EXISTING
FLOOR AREA RATIO	4.0	
IMPERVIOUS SURFACE RATIO	N/A	
FRONT YARD SETBACK (EAST)	0' MINIMUM, 3' MAXIMUM	28'-7" EXISTING
FRONT YARD SETBACK (SOUTH)	0' MINIMUM, 3' MAXIMUM	6'-4" EXISTING
STREET SIDE YARD SETBACK (NORTH)	0' MINIMUM, 3' MAXIMUM	13'-10" EXISTING
INTERIOR SIDE SETBACK (WEST)	0' MINIMUM, 3' MAXIMUM	160'-5" EXISTING
BUILDING HEIGHT	UNLIMITED ALLOWED	51' EXISTING
PARKING COUNT	N/A	30 SPACES (26 STANDARD, 4 ADA)
BICYCLE PARKING	EXISTING TO REMAIN	

SITE PLAN LEGEND

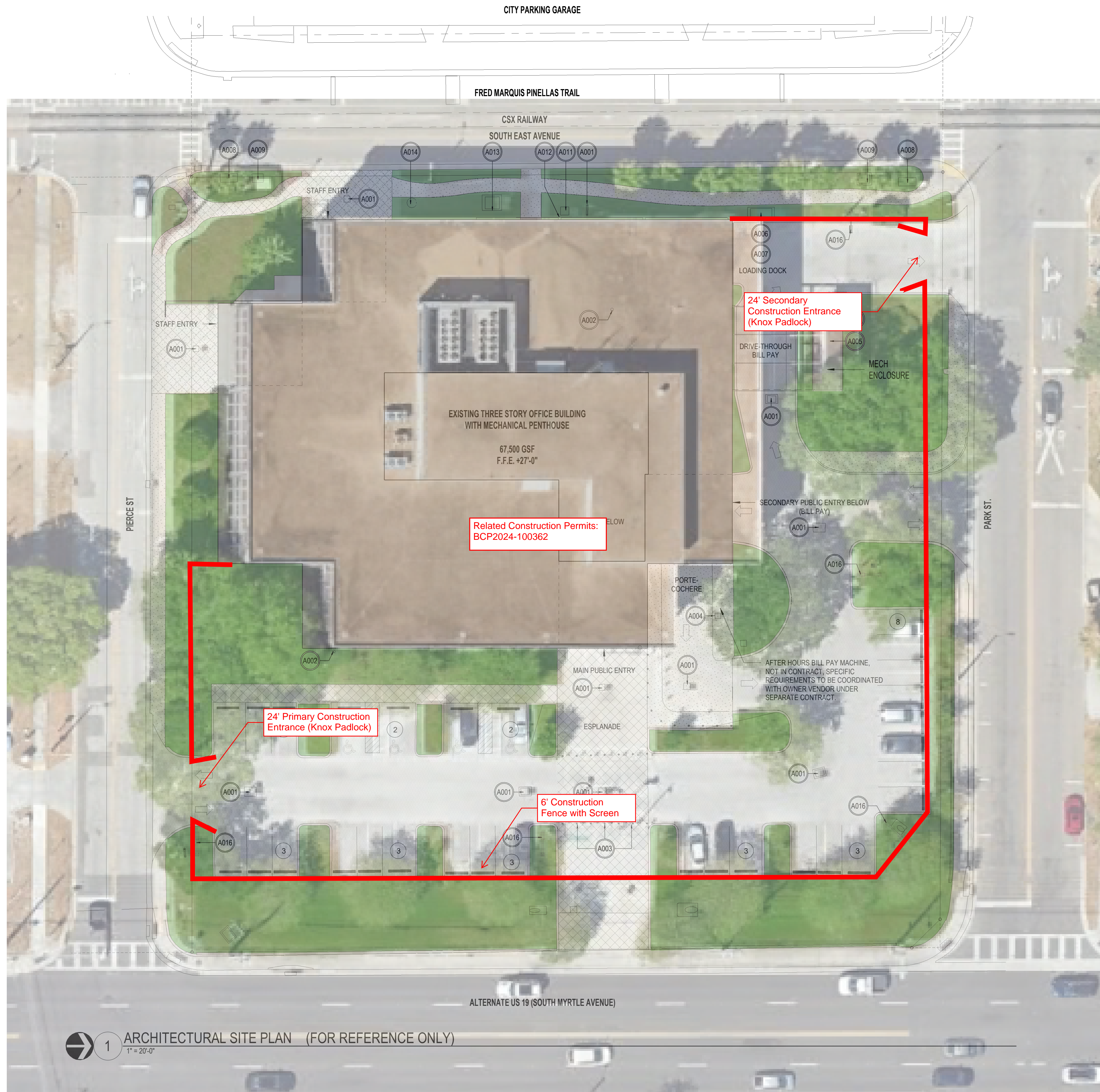
- X'-X" AFF FINISH FLOOR LEVEL AT BUILDING ENTRY POINT
- EXISTING BUILDING
- LANDSCAPING
- ACCESSIBLE ROUTE
- CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- SETBACK
- FENCE
- FDC FIRE DEPARTMENT CONNECTION
- XX NUMBER OF PARKING SPACES

SPECIFIC KEYNOTES

TAG	NOTE
A001	EXISTING STORMWATER INLET
A002	EXISTING POST MOUNTED FREESTANDING FIRE DEPARTMENT CONNECTION (FDC)
A003	EXISTING FLAG POLE WITH SITE LIGHTING
A004	EXISTING MAILBOX
A005	EXISTING GENERATOR NO. 1
A006	EXISTING GENERATOR NO. 2
A007	EXISTING TRASH/RECYCLE COLLECTION POINT
A008	EXISTING CSX RAILROAD CROSSING ARM SIGNAL
A009	EXISTING ABOVE GROUND UTILITY VAULT
A011	EXISTING REMOTE CONDENSING UNIT
A012	EXISTING ELECTRICAL METER
A013	EXISTING PAD MOUNTED TRANSFORMER
A014	EXISTING UTILITY ACCESS
A015	EXISTING FIRE PUMP ROOM
A016	EXISTING POLE AND LIGHT FIXTURE TO REMAIN.

PERMIT SET

09/06/2024



1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
1" = 20'-0"

Related Construction Permits:
BCP2024-100362

24' Primary Construction Entrance (Knox Padlock)

6' Construction Fence with Screen

24' Secondary Construction Entrance (Knox Padlock)

THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGN, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGN, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE THE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 551 AND 633 OF THE FLORIDA STATUTES.

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REVISION	BY	DATE

CITY OF CLEARWATER, FLORIDA
ENGINEERING DEPARTMENT
100 S MYRTLE AVE
CLEARWATER, FL 33756

CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION

ARCHITECTURAL SITE PLAN
(FOR REFERENCE ONLY)

CITY PROJECT NO. 22-0019-EN	DESIGNED BY: WJA
CITY PLAN SET NO. 2022011	DRAWN BY:
MAN JOB NO. 2240	CHECKED BY:
DATE DRAWN:	REVIEWED BY:
SUBMITTED BY: WJ ARCHITECTS	

SHEET REFERENCE NO.:

A-001

INDEX OF



SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated February 3, 2025 as prepared by Ajax Building Company, LLC and included in Section VI-B of this proposal for the illustration of the below listed items. The project schedule has been updated to include progress achieved through February 3, 2025.

The project schedule included within this proposal is based on the information represented in the GMP Documents. The project schedule reflects an overall duration of seven (7) months for the construction phase of the project.

The following contractual dates are incorporated into the CM Contract via this GMP Proposal.

- Substantial Completion September 12, 2025
- Final Completion October 12, 2025

The following additional Milestone Dates are anticipated within the project schedule in order to achieve the contractual dates listed above.

- Mobilization / Start of Construction February 12, 2025
- FFE Installation Complete October 31, 2025
- Owner Occupancy November 1, 2025

In order for mobilization activities to commence on February 12, 2025 as scheduled, the following contractual activities will need to be completed as indicated.

- GMP 2 Negotiations Complete January 31, 2025
- CM Contract Amendment Executed - GMP 2 February 20, 2025
- All Required Permits Issued February 7, 2025
- Notice to Proceed Issued February 7, 2025

In order to expedite the project start-up activities, the Design Team, the Construction Manager and the Owner will be required to closely coordinate and expedite submittal review/approval, respond to information requests, respond to conflicts/unforeseen conditions, etc.

The schedule is based upon the assumption that any design revisions required to address future design review comments and/or permitting review comments will be issued to the Construction Manager within one (1) week of receipt of such comments with a directive to proceed. It is further assumed that such revisions (if any) will be minor in nature and will not result in a material change in the overall scope and/or direction of the project.

Ajax Building Company, LLC will continue to work closely with the Project Team throughout the Preconstruction and Construction Phases of the project to ensure that all critical dates are maintained.

Activity Name	Original Duration	Start	Finish	Gantt Chart											
				Q1 '25	Feb	Mar	Apr	Q2 '25	May	Jun	Jul	Q3 '25	Aug	Sep	Oct
City of Clearwater MSB - GMP	449	01-Sep-23	14-Oct-25												
CM Contract Activities	5	03-Nov-23	19-Dec-23												
CM Selection by City	0	03-Nov-23													
Project Kickoff Meeting	0	21-Nov-23													
CM Contract Negotiations	5	21-Nov-23	08-Dec-23												
Prepare Final Contract Documents for Council	5	08-Dec-23	13-Dec-23												
Council Approval of CM Contract	0		19-Dec-23												
MSB Preconstruction Services	295	01-Sep-23	21-Feb-25												
30% Schematic Design	60	01-Sep-23	28-Feb-24												
Prepare 30% Design Documents	60	01-Sep-23	01-Nov-23												
CM 30% ROM Estimate	15	21-Feb-24	28-Feb-24												
90% Construction Documents	136	01-Apr-24	13-Aug-24												
Prepare 70% Construction Documents	60	01-Apr-24	03-Jul-24												
Owner Review 70% Construction Documents	15	03-Jul-24	24-Jul-24												
Prepare ERP GMP Documents	28	05-Jul-24	13-Aug-24												
100% Construction Documents	17	13-Aug-24	06-Sep-24												
Prepare 100% Construction Documents	17	13-Aug-24	06-Sep-24												
Permitting	20	16-Oct-24	05-Feb-25												
Building Permit	20	16-Oct-24	05-Feb-25												
CM Submit Building Permit Application	0	16-Oct-24													
City Review and Comments	20	16-Oct-24	22-Nov-24												
Design Team Response to City Comments	10	22-Nov-24	18-Dec-24												
City Review and Approval	20	18-Dec-24	26-Dec-24												
Design Team Response to City Comments	5	27-Dec-24	28-Jan-25												
City Review and Approval	5	29-Jan-25	05-Feb-25												
Issue Building Permit	0		05-Feb-25												
GMP Phase	131	14-Aug-24	21-Feb-25												
GMP 1 - Early Release Package	115	14-Aug-24	03-Oct-24												
ERP GMP Bid Phase	10	14-Aug-24	28-Aug-24												
Pre Bid Conference	1	21-Aug-24	21-Aug-24												
ERP GMP CM Scope Review	10	29-Aug-24	12-Sep-24												
Prepare ERP GMP	5	13-Sep-24	19-Sep-24												
Submit ERP GMP	0		20-Sep-24												
Review/Approve ERP GMP	9	23-Sep-24	03-Oct-24												
ERP GMP City Council Approval	0		03-Oct-24												
GMP - 100% Documents	25	09-Sep-24	21-Feb-25												
Prepare GMP Bid Packages	10	09-Sep-24	20-Sep-24												
City Review & Comment - 100% CDs	5	09-Sep-24	13-Sep-24												
Pre Bid Conferences	2	23-Sep-24	24-Sep-24												
GMP Bid Phase	25	23-Sep-24	25-Oct-24												
CM Review & RFIs - 100% CDs	5	23-Sep-24	27-Sep-24												
Design Team Prepare & Issue Addendum	6	16-Oct-24	31-Oct-24												
Addendum 1 Bid Extension	25	04-Nov-24	04-Dec-24												
GMP CM Scope Review	5	05-Dec-24	11-Dec-24												
Prepare GMP	7	12-Dec-24	16-Dec-24												
Submit GMP	0		17-Dec-24												
GMP City Review	5	18-Dec-24	30-Dec-24												
VE Identification and Pricing	5	02-Jan-25	22-Jan-25												
Prepare Final GMP	5	23-Jan-25	04-Feb-25												
GMP Staff Approval & Board Packet Preparation	12	05-Feb-25	20-Feb-25												
City Approval to Proceed per ERP GMP	0	12-Feb-25*													
GMP City Council Approval	0		20-Feb-25												
Final GMP Notice to Proceed	0	21-Feb-25													
Subcontracts and Procurement	137	03-Feb-25	12-Aug-25												
100% GMP - Subcontract Award	10	03-Feb-25	14-Feb-25												
Award / Issue Casework Subcontract	10	03-Feb-25	14-Feb-25												
Award / Issue Roofing Subcontract	10	03-Feb-25	14-Feb-25												

- Actual Work
- Remaining Work
- Critical Remaini...
- ◆ ◆ Milestone

City of Clearwater MSB - GMP

Start Date: 01-Sep-23
Finish Date: 14-Oct-25



Activity Name	Original Start Duration	Finish	Gantt Chart											
			Q1 2025	Feb	Mar	Apr	Q2 2025	May	Jun	Jul	Aug	Q3 2025	Sep	Oct
Award / Issue Doors, Frames, & Hardware Subcon	10 03-Feb-25	14-Feb-25	Award / Issue Doors, Frames, & Hardware Subcontract											
Award / Issue Glass & Glazing Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Glass & Glazing Subcontract											
Award / Issue Framing, Drywall, and Stucco Subco	10 03-Feb-25	14-Feb-25	Award / Issue Framing, Drywall, and Stucco Subcontract											
Award / Issue Tile Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Tile Subcontract											
Award / Issue Carpet & Resilient Flooring Subcontr	10 03-Feb-25	14-Feb-25	Award / Issue Carpet & Resilient Flooring Subcontract											
Award / Issue Acoustical Ceilings & Wall Panels Su	10 03-Feb-25	14-Feb-25	Award / Issue Acoustical Ceilings & Wall Panels Subcontract											
Award / Issue Painting Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Painting Subcontract											
Award / Issue Specialties Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Specialties Subcontract											
Award / Issue Signage Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Signage Subcontract											
Award / Issue Fire Protection Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Fire Protection Subcontract											
Award / Issue Plumbing Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Plumbing Subcontract											
Award / Issue HVAC Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue HVAC Subcontract											
Award / Issue Electrical Subcontract	10 03-Feb-25	14-Feb-25	Award / Issue Electrical Subcontract											
100% GMP - Submittals & Procurement	137 03-Feb-25	12-Aug-25	12-Aug-25, 100% GMP - Submittals & Procurement											
Roofing Submittals	127 17-Feb-25	12-Aug-25	12-Aug-25, Roofing Submittals											
PREPARE & SUBMIT ROOFING	15 17-Feb-25	07-Mar-25	PREPARE & SUBMIT ROOFING											
CM REVIEW & APPR ROOFING	7 10-Mar-25	18-Mar-25	CM REVIEW & APPR ROOFING											
ARCH/ENG REV & APPR ROOFING	15 19-Mar-25	08-Apr-25	ARCH/ENG REV & APPR ROOFING											
FAB & DELIVER ROOFING	90 09-Apr-25	12-Aug-25	FAB & DELIVER ROOFING											
Door, Frame and Hardware Submittals	95 17-Feb-25	27-Jun-25	27-Jun-25, Door, Frame and Hardware Submittals											
PREPARE & SUBMIT DOORS & FRAMES	15 17-Feb-25	07-Mar-25	PREPARE & SUBMIT DOORS & FRAMES											
PREPARE & SUBMIT WOOD DOORS & HARDW	15 17-Feb-25	07-Mar-25	PREPARE & SUBMIT WOOD DOORS & HARDWARE											
CM REVIEW & APPR DOORS & FRAMES	5 10-Mar-25	14-Mar-25	CM REVIEW & APPR DOORS & FRAMES											
CM REVIEW & APPR WOOD DOORS & HARDW	5 10-Mar-25	14-Mar-25	CM REVIEW & APPR WOOD DOORS & HARDWARE											
ARCH/ENG REV & APPR DOORS & FRAMES	10 17-Mar-25	28-Mar-25	ARCH/ENG REV & APPR DOORS & FRAMES											
ARCH/ENG REV & APPR WOOD DOORS & HAF	15 17-Mar-25	04-Apr-25	ARCH/ENG REV & APPR WOOD DOORS & HARDWARE											
FAB & DELIVER DOORS & FRAMES	25 31-Mar-25	02-May-25	FAB & DELIVER DOORS & FRAMES											
FAB & DELIVER WOOD DOORS & HARDWARE	60 07-Apr-25	27-Jun-25	FAB & DELIVER WOOD DOORS & HARDWARE											
Glass & Glazing Submittals	112 17-Feb-25	22-Jul-25	22-Jul-25, Glass & Glazing Submittals											
PREPARE & SUBMIT GLASS & GLAZING	20 17-Feb-25	14-Mar-25	PREPARE & SUBMIT GLASS & GLAZING											
CM REVIEW & APPR GLASS & GLAZING	7 17-Mar-25	25-Mar-25	CM REVIEW & APPR GLASS & GLAZING											
ARCH/ENG REV & APPR GLASS & GLAZING	15 26-Mar-25	15-Apr-25	ARCH/ENG REV & APPR GLASS & GLAZING											
FAB & DELIVER GLASS & GLAZING	70 16-Apr-25	22-Jul-25	FAB & DELIVER GLASS & GLAZING											
Framing & Drywall Submittals	52 17-Feb-25	29-Apr-25	29-Apr-25, Framing & Drywall Submittals											
PREPARE & SUBMIT DRYWALL & FRAMING	15 17-Feb-25	07-Mar-25	PREPARE & SUBMIT DRYWALL & FRAMING											
CM REVIEW & APPR DRYWALL & FRAMING	7 10-Mar-25	18-Mar-25	CM REVIEW & APPR DRYWALL & FRAMING											
ARCH/ENG REV & APPR DRYWALL & FRAMING	15 19-Mar-25	08-Apr-25	ARCH/ENG REV & APPR DRYWALL & FRAMING											
FAB & DELIVER DRYWALL & FRAMING	15 09-Apr-25	29-Apr-25	FAB & DELIVER DRYWALL & FRAMING											
Hard Tile Submittals	72 17-Feb-25	27-May-25	27-May-25, Hard Tile Submittals											
PREPARE & SUBMIT TILE	15 17-Feb-25	07-Mar-25	PREPARE & SUBMIT TILE											
CM REVIEW & APPR TILE	7 10-Mar-25	18-Mar-25	CM REVIEW & APPR TILE											
ARCH/ENG REV & APPR TILE	15 19-Mar-25	08-Apr-25	ARCH/ENG REV & APPR TILE											
FAB & DELIVER TILE	35 09-Apr-25	27-May-25	FAB & DELIVER TILE											
Acoustical Ceiling & Wall Panel Submittals	57 17-Feb-25	06-May-25	06-May-25, Acoustical Ceiling & Wall Panel Submittals											
PREPARE & SUBMIT ACOUSTIC CEILING	15 17-Feb-25	07-Mar-25	PREPARE & SUBMIT ACOUSTIC CEILING											
CM REVIEW & APPR ACOUSTIC CEILING	7 10-Mar-25	18-Mar-25	CM REVIEW & APPR ACOUSTIC CEILING											
ARCH/ENG REV & APPR ACOUSTIC CEILING	15 19-Mar-25	08-Apr-25	ARCH/ENG REV & APPR ACOUSTIC CEILING											
FAB & DELIVER ACOUSTIC CEILING	20 09-Apr-25	06-May-25	FAB & DELIVER ACOUSTIC CEILING											
Carpet & Resilient Flooring Submittals	77 17-Feb-25	03-Jun-25	03-Jun-25, Carpet & Resilient Flooring Submittals											
PREPARE & SUBMIT RESILIENT FLOORING	20 17-Feb-25	14-Mar-25	PREPARE & SUBMIT RESILIENT FLOORING											
CM REVIEW & APPR RESILIENT FLOORING	7 17-Mar-25	25-Mar-25	CM REVIEW & APPR RESILIENT FLOORING											
ARCH/ENG REV & APPR RESILIENT FLOORING	15 26-Mar-25	15-Apr-25	ARCH/ENG REV & APPR RESILIENT FLOORING											
FAB & DELIVER RESILIENT FLOORING	35 16-Apr-25	03-Jun-25	FAB & DELIVER RESILIENT FLOORING											
Paint Submittals	62 17-Feb-25	13-May-25	13-May-25, Paint Submittals											
PREPARE & SUBMIT PAINTS & SEALANTS	20 17-Feb-25	14-Mar-25	PREPARE & SUBMIT PAINTS & SEALANTS											
CM REVIEW & APPR PAINTS & SEALANTS	7 17-Mar-25	25-Mar-25	CM REVIEW & APPR PAINTS & SEALANTS											

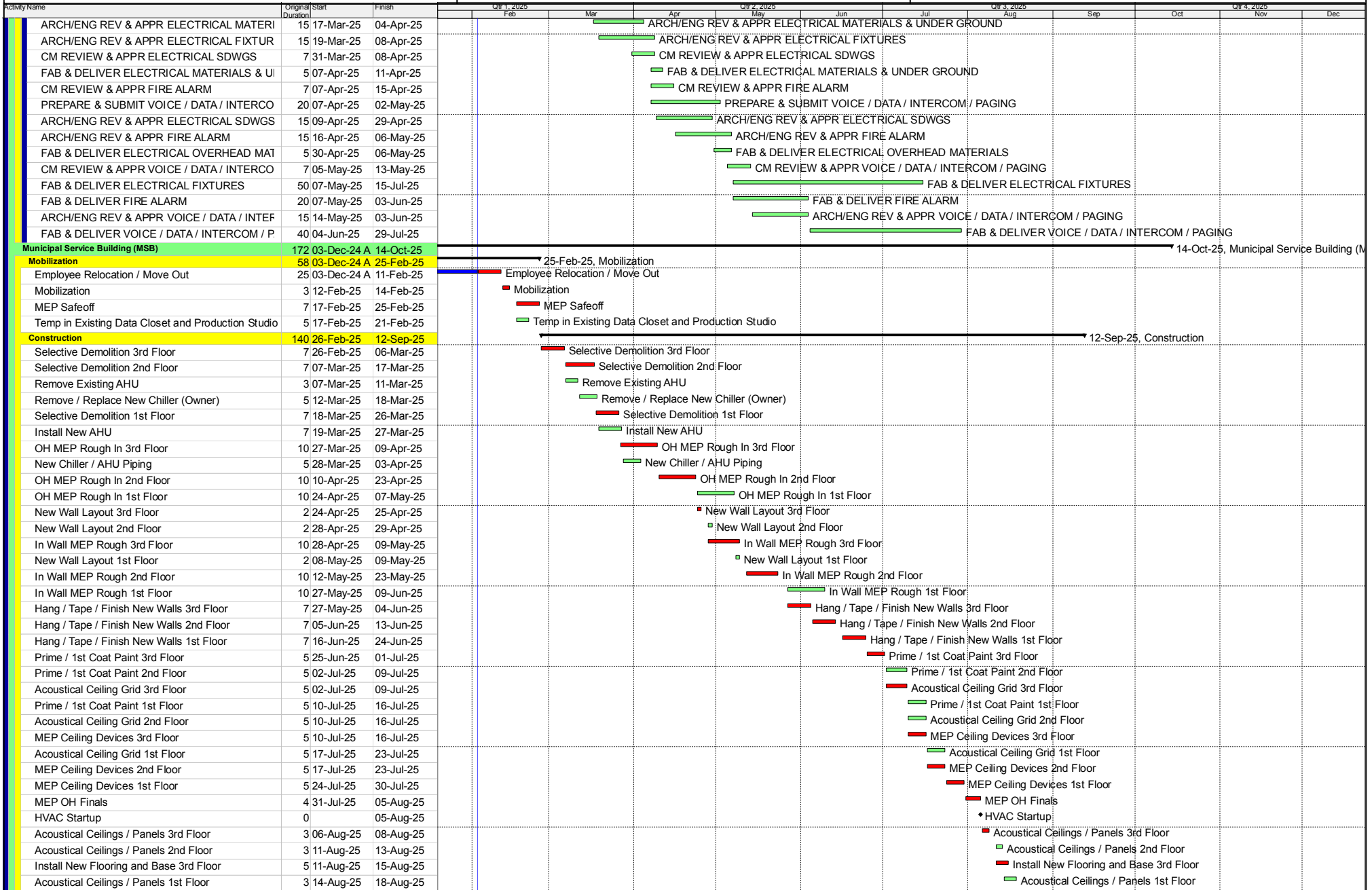
- Actual Work
- Remaining Work
- Critical Remaini...
- ◆ Milestone



Activity Name	Original Start	Finish	Q1 2025	Q2 2025	Q3 2025	Q4 2025
Duration			Feb	Mar	Apr	May
ARCH/ENG REV & APPR PAINTS & SEALANTS	15-26-Mar-25	15-Apr-25			ARCH/ENG REV & APPR PAINTS & SEALANTS	
FAB & DELIVER PAINTS & SEALANTS	20-16-Apr-25	13-May-25			FAB & DELIVER PAINTS & SEALANTS	
Signage Submittals	62-17-Feb-25	13-May-25			13-May-25, Signage Submittals	
PREPARE & SUBMIT SIGNAGE	20-17-Feb-25	14-Mar-25		PREPARE & SUBMIT SIGNAGE		
CM REVIEW & APPR SIGNAGE	7-17-Mar-25	25-Mar-25		CM REVIEW & APPR SIGNAGE		
ARCH/ENG REV & APPR SIGNAGE	15-26-Mar-25	15-Apr-25		ARCH/ENG REV & APPR SIGNAGE		
FAB & DELIVER ACCESS SIGNAGE	20-16-Apr-25	13-May-25		FAB & DELIVER ACCESS SIGNAGE		
Specialties Submittals	72-17-Feb-25	27-May-25			27-May-25, Specialties Submittals	
PREPARE & SUBMIT MISC. SPECIALTIES	15-17-Feb-25	07-Mar-25		PREPARE & SUBMIT MISC. SPECIALTIES		
CM REVIEW & APPR MISC. SPECIALTIES	7-10-Mar-25	18-Mar-25		CM REVIEW & APPR MISC. SPECIALTIES		
ARCH/ENG REV & APPR MISC. SPECIALTIES	15-19-Mar-25	08-Apr-25		ARCH/ENG REV & APPR MISC. SPECIALTIES		
FAB & DELIVER MISC. SPECIALTIES	35-09-Apr-25	27-May-25		FAB & DELIVER MISC. SPECIALTIES		
Casework Submittals	87-17-Feb-25	17-Jun-25			17-Jun-25, Casework Submittals	
PREPARE & SUBMIT CASEWORK	20-17-Feb-25	14-Mar-25		PREPARE & SUBMIT CASEWORK		
CM REVIEW & APPR CASEWORK	7-17-Mar-25	25-Mar-25		CM REVIEW & APPR CASEWORK		
ARCH/ENG REV & APPR CASEWORK	15-26-Mar-25	15-Apr-25		ARCH/ENG REV & APPR CASEWORK		
FAB & DELIVER CASEWORK	45-16-Apr-25	17-Jun-25		FAB & DELIVER CASEWORK		
Fire Protection Submittals	62-17-Feb-25	13-May-25			13-May-25, Fire Protection Submittals	
PREPARE & SUBMIT FIRE PROTECTION PIPING	20-17-Feb-25	14-Mar-25		PREPARE & SUBMIT FIRE PROTECTION PIPING		
CM REVIEW & APPR FIRE PROTECTION PIPING	7-17-Mar-25	25-Mar-25		CM REVIEW & APPR FIRE PROTECTION PIPING		
ARCH/ENG REV & APPR FIRE PROTECTION PIPING	15-26-Mar-25	15-Apr-25		ARCH/ENG REV & APPR FIRE PROTECTION PIPING		
FAB & DELIVER FIRE PROTECTION PIPING	20-16-Apr-25	13-May-25		FAB & DELIVER FIRE PROTECTION PIPING		
Plumbing Submittals	72-17-Feb-25	27-May-25			27-May-25, Plumbing Submittals	
PREPARE & SUBMIT PLUMBING MATERIALS & UNDER GROUND	10-17-Feb-25	28-Feb-25		PREPARE & SUBMIT PLUMBING MATERIALS & UNDER GROUND		
PREPARE & SUBMIT PLUMBING PIPING SDWGS	20-17-Feb-25	14-Mar-25		PREPARE & SUBMIT PLUMBING PIPING SDWGS		
PREPARE & SUBMIT PLUMBING FIXTURES	10-17-Feb-25	28-Feb-25		PREPARE & SUBMIT PLUMBING FIXTURES		
CM REVIEW & APPR PLUMBING MATERIALS & UNDER GROUND	5-03-Mar-25	07-Mar-25		CM REVIEW & APPR PLUMBING MATERIALS & UNDER GROUND		
CM REVIEW & APPR PLUMBING FIXTURES	7-03-Mar-25	11-Mar-25		CM REVIEW & APPR PLUMBING FIXTURES		
ARCH/ENG REV & APPR PLUMBING MATERIALS & UNDER GROUND	15-10-Mar-25	28-Mar-25		ARCH/ENG REV & APPR PLUMBING MATERIALS & UNDER GROUND		
ARCH/ENG REV & APPR PLUMBING FIXTURES	15-12-Mar-25	01-Apr-25		ARCH/ENG REV & APPR PLUMBING FIXTURES		
CM REVIEW & APPR PLUMBING PIPING SDWGS	7-17-Mar-25	25-Mar-25		CM REVIEW & APPR PLUMBING PIPING SDWGS		
ARCH/ENG REV & APPR PLUMBING PIPING SDWGS	15-26-Mar-25	15-Apr-25		ARCH/ENG REV & APPR PLUMBING PIPING SDWGS		
FAB & DELIVER PLUMBING MATERIALS & UNDER GROUND	5-31-Mar-25	04-Apr-25		FAB & DELIVER PLUMBING MATERIALS & UNDER GROUND		
FAB & DELIVER PLUMBING FIXTURES	40-02-Apr-25	27-May-25		FAB & DELIVER PLUMBING FIXTURES		
FAB & DELIVER PLUMBING PIPING	5-16-Apr-25	22-Apr-25		FAB & DELIVER PLUMBING PIPING		
HVAC Submittals	72-17-Feb-25	27-May-25			27-May-25, HVAC Submittals	
PREPARE & SUBMIT HVAC PIPING & DUCT SDWGS	10-17-Feb-25	28-Feb-25		PREPARE & SUBMIT HVAC PIPING & DUCT SDWGS		
PREPARE & SUBMIT HVAC CONTROLS	20-17-Feb-25	14-Mar-25		PREPARE & SUBMIT HVAC CONTROLS		
CM REVIEW & APPR HVAC PIPING & DUCT SDWGS	7-03-Mar-25	11-Mar-25		CM REVIEW & APPR HVAC PIPING & DUCT SDWGS		
ARCH/ENG REV & APPR HVAC PIPING & DUCT SDWGS	15-12-Mar-25	01-Apr-25		ARCH/ENG REV & APPR HVAC PIPING & DUCT SDWGS		
CM REVIEW & APPR HVAC CONTROLS	7-17-Mar-25	25-Mar-25		CM REVIEW & APPR HVAC CONTROLS		
ARCH/ENG REV & APPR HVAC CONTROLS	15-26-Mar-25	15-Apr-25		ARCH/ENG REV & APPR HVAC CONTROLS		
FAB & DELIVER HVAC PIPING & DUCT PIPING	15-02-Apr-25	22-Apr-25		FAB & DELIVER HVAC PIPING & DUCT PIPING		
FAB & DELIVER HVAC CONTROLS	30-16-Apr-25	27-May-25		FAB & DELIVER HVAC CONTROLS		
HVAC Equipment Submittals	120-03-Feb-25	18-Jul-25			18-Jul-25, HVAC Equipment Submittals	
Prepare & Submit HVAC Equipment	8-03-Feb-25	12-Feb-25		Prepare & Submit HVAC Equipment		
CM Review & Approve HVAC Equipment	7-13-Feb-25	21-Feb-25		CM Review & Approve HVAC Equipment		
ARCH/ENG Review & Approve HVAC Equipment	15-24-Feb-25	14-Mar-25		ARCH/ENG Review & Approve HVAC Equipment		
Fab & Deliver AHUs	90-17-Mar-25	18-Jul-25		Fab & Deliver AHUs		
Electrical and Low Voltage Submittals	117-17-Feb-25	29-Jul-25			29-Jul-25, Electrical and Low Voltage Submittals	
PREPARE & SUBMIT ELECTRICAL MATERIALS & UNDER GROUND	15-17-Feb-25	07-Mar-25		PREPARE & SUBMIT ELECTRICAL MATERIALS & UNDER GROUND		
PREPARE & SUBMIT ELECTRICAL FIXTURES	15-17-Feb-25	07-Mar-25		PREPARE & SUBMIT ELECTRICAL FIXTURES		
CM REVIEW & APPR ELECTRICAL MATERIALS & UNDER GROUND	5-10-Mar-25	14-Mar-25		CM REVIEW & APPR ELECTRICAL MATERIALS & UNDER GROUND		
PREPARE & SUBMIT ELECTRICAL SDWGS	15-10-Mar-25	28-Mar-25		PREPARE & SUBMIT ELECTRICAL SDWGS		
CM REVIEW & APPR ELECTRICAL FIXTURES	7-10-Mar-25	18-Mar-25		CM REVIEW & APPR ELECTRICAL FIXTURES		
PREPARE & SUBMIT FIRE ALARM	20-10-Mar-25	04-Apr-25		PREPARE & SUBMIT FIRE ALARM		

- Actual Work
- Remaining Work
- Critical Remaini...
- ◆ Milestone





- █ Actual Work
- █ Remaining Work
- █ Critical Remaini...
- ◆ Milestone



Activity Name	Original Start Duration	Finish	Qtr 1, 2025			Qtr 2, 2025			Qtr 3, 2025			Qtr 4, 2025		
			Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Install New Flooring and Base 2nd Floor	5	18-Aug-25												■ Install New Flooring and Base 2nd Floor
Install New Flooring and Base 1st Floor	5	25-Aug-25												■ Install New Flooring and Base 1st Floor
Install New Doors and Hardware 3rd Floor	3	25-Aug-25												■ Install New Doors and Hardware 3rd Floor
Install New Doors and Hardware 2nd Floor	3	28-Aug-25												■ Install New Doors and Hardware 2nd Floor
Touch-up Walls / Final Paint 3rd Floor	3	28-Aug-25												■ Touch-up Walls / Final Paint 3rd Floor
Install New Doors and Hardware 1st Floor	3	03-Sep-25												■ Install New Doors and Hardware 1st Floor
Touch-up Walls / Final Paint 2nd Floor	3	03-Sep-25												■ Touch-up Walls / Final Paint 2nd Floor
Touch-up Walls / Final Paint 1st Floor	3	08-Sep-25												■ Touch-up Walls / Final Paint 1st Floor
Substantial Completion Inspections	5	08-Sep-25												■ Substantial Completion Inspections
Final Cleaning	5	08-Sep-25												■ Final Cleaning
BOS Furniture Installation	42	15-Aug-25												▶ 14-Oct-25, BOS Furniture Installation
Furniture Installation - 3rd Floor	14	15-Aug-25												■ Furniture Installation - 3rd Floor
Furniture Installation - 1st Floor	14	04-Sep-25												■ Furniture Installation - 1st Floor
Furniture Installation - 2nd Floor	14	24-Sep-25												■ Furniture Installation - 2nd Floor
Substantial Completion	20	12-Sep-25												▶ 13-Oct-25, Substantial Completion
Substantial Completion	0	12-Sep-25												◆ Substantial Completion
Punchlist	20	15-Sep-25												■ Punchlist
Final Completion-Construction	0	13-Oct-25												◆ Final Completion-Construction

- Actual Work
- Remaining Work
- Critical Remaini...
- ◆ ◆ Milestone

City of Clearwater MSB - GMP

Start Date: 01-Sep-23
Finish Date: 14-Oct-25

