



# Long Center Natatorium Renovation Guaranteed Maximum Price (GMP) Report

November 26, 2024





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# Tab 1

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## **COST SUMMARY**

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**CREATIVE CONTRACTORS, INC.**  
 Long Center  
 November 26, 2024  
 Guaranteed Maximum Price  
PROJECT COST SUMMARY

DESCRIPTION	COST	SF	\$/SF
<b>CONSTRUCTION COST OF THE WORK SUMMARY</b>		27,350	
1 Building Modifications	\$ 9,009,587		
2 Swimming Pool Equipment Replacement- Compleitive Pool UV Filter, Inlet/out Replacement Valves	\$ 1,441,958		
3 Sundeck	Alternate		
4 Photovoltaics	\$ 163,479	Option #3	
5 Escalation	0.00% \$ -	-	\$ -
6 Design Evolution Contingency / Permit Comments	3.00% \$ 318,451	-	
<b>SUBTOTAL COST OF THE WORK (COW):</b>			<b>\$ 399.76</b>
	SDI 1.25% \$ 136,668		
<b>GENERAL COSTS SUMMARY</b>			
General Conditions	\$ 622,951		
General Requirements	\$ 324,886		
<b>SUBTOTAL COW &amp; GENERAL COSTS:</b>			<b>\$ 12,017,980</b>
<b>SUBTOTAL COSTS:</b>			<b>\$ 12,017,980</b>
Builders Risk Insurance	0.35% \$ 42,063		<b>Allowance</b>
Liability Insurance	0.62% \$ 74,511		
Pollution Liability	By Owner		
Team Contingency 3% owner 3% CMAR	6.00% \$ 721,079		
<b>SUBTOTAL:</b>			<b>\$ 12,855,633</b>
Construction Management Fee	5.00% \$ 642,782		
Payment & Performance Bond	0.72% \$ 97,189		
<b>TOTAL GMP AMOUNT</b>			<b>\$ 497.10</b>
<b>Alternates</b>			
1 Sundeck	\$ 908,750		<b>Accepted</b>
Total with the Sun Deck Alternate			<b>\$ 14,504,354</b>
2 Remove Painting of the deck from the base bid	\$ (560,500)		<b>Allowance</b>

# Tab 1-A

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## **COST SUMMARY-SUNDECK**

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**CREATIVE CONTRACTORS, INC.**  
 Long Center  
 November 26, 2024  
 Guaranteed Maximum Price  
PROJECT COST SUMMARY SUNDECK ALTERNATE

DESCRIPTION	COST	SF	\$/SF
<b>CONSTRUCTION COST OF THE WORK SUMMARY</b>		1,500	
1 Building Modifications	\$ 535,312		
2 Site Work (Allowance)	\$ 175,000		
3 Design Evolution Contingency / Permit Comments	2.50% \$ 17,758	-	
<b>SUBTOTAL COST OF THE WORK (COW):</b>			<b>\$ 485.38</b>
	SDI 1.25% \$ 9,101		
<b>GENERAL COSTS SUMMARY</b>			
General Conditions	\$ 45,560		
General Requirements	\$ 23,206		
<b>SUBTOTAL COW &amp; GENERAL COSTS:</b>			<b>\$ 805,937</b>
<b>SUBTOTAL COSTS PLUS FEE:</b>			<b>\$ 805,937</b>
Builders Risk Insurance			By Owner
Liability Insurance	0.62% \$ 4,997		
Pollution Liability			By Owner
Team Contingency 3% owner 3% CMAR	6.00% \$ 48,356		
<b>SUBTOTAL:</b>			<b>\$ 859,290</b>
Construction Management Fee	5.00% \$ 42,964		
Payment & Performance Bond	0.72% \$ 6,496		
<b>TOTAL GUARANTEED MAXIMUM PRICE</b>			<b>\$ 908,750</b>

# Tab 2

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## **COST COMPARISON**

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Long Center Natatorium  
Cost Comparison  
11/21/2024

Division	Description	DD		GMP		Delta
		Costs 9/5/2024	\$/SF 27350	Costs 11/26/2024	\$/SF 27,350	
31 00 00	Demolition	\$ -	-	\$ 269,490	\$ 9.85	\$ 269,490.00
32 00 00	Landscaping & Irrigation	\$ 70,000	\$ 2.56	\$ 60,000	\$ 2.19	\$ (10,000.00)
03 00 00	Concrete	\$ 54,770	\$ 2.00	\$ 182,852	\$ 6.69	\$ 128,082.00
04 20 00	Masonry	\$ -	\$ -	\$ 50,725	\$ 1.85	\$ 50,725.00
05 12 00	Structural & Misc. Steel	\$ 1,457,965	\$ 53.31	\$ 585,539	\$ 21.41	\$ (872,426.00)
06 10 00	Rough Carpentry	\$ 13,675	\$ 0.50	\$ 92,961	\$ 3.40	\$ 79,285.75
07 54 00	Roofing	\$ -	\$ -	\$ 548,884	\$ 20.07	\$ 548,884.00
07 92 00	Firestopping & Joint Sealants	\$ 96,503	\$ 3.53	\$ 131,868	\$ 4.82	\$ 35,365.00
08 11 00	Doors, Frames & Hdwre	\$ -	\$ -	\$ 9,000	\$ 0.33	\$ 9,000.00
08 80 00	Glass	\$ 1,294,625	\$ 47.34	\$ 1,024,960	\$ 37.48	\$ (269,665.00)
09 21 16	Drywall & Metal Framing / Stucco	\$ 553,025	\$ 20.22	\$ 863,545	\$ 31.57	\$ 310,520.00
09 51 00	Acoustical Ceilings	\$ -	\$ -	\$ 40,320	\$ 1.47	\$ 40,320.00
09 60 00	Flooring / Sills	\$ -	\$ -	\$ 25,150	\$ 0.92	\$ 25,150.00
09 90 00	Painting	\$ 1,194,903	\$ 43.69	\$ 1,135,205	\$ 41.51	\$ (59,697.43)
10 00 00	Specialties / Signage	\$ 105,000	\$ 3.84	\$ 82,000	\$ 3.00	\$ (23,000.00)
11 49 00	Photovoltaics	\$ -	\$ -	\$ 163,479	\$ 5.98	\$ 163,479.00
13 10 00	Pool Equipment	\$ 180,000	\$ 6.58	\$ 1,442,861	\$ 52.76	\$ 1,262,861.00
21 00 00	Fire Protection	\$ 68,375	\$ 2.50	\$ -	\$ -	\$ (68,375.00)
22 00 00	Plumbing	\$ -	\$ -	\$ 97,250	\$ 3.56	\$ 97,250.00
23 00 00	HVAC	\$ 2,641,000	\$ 96.56	\$ 3,044,300	\$ 111.31	\$ 403,300.00
26 00 00	Electrical	\$ 683,750	\$ 25.00	\$ 508,812	\$ 18.60	\$ (174,938.00)
01 00 00	Surveying & Material Testing	\$ -	\$ -	\$ 20,000	\$ 0.73	\$ 20,000.30
01 00 00	Permits & Insurance	\$ -	\$ -	By Owner	\$ -	\$ -
01 00 00	Temporary Construction	\$ 87,982	\$ 3.22	\$ 235,823	\$ 8.62	\$ 147,841.48
00 00 00	Design Evolution Contingency / Permit Comments	\$ 471,412	\$ 17.24	\$ 318,451	\$ 11.64	\$ (152,961.45)
00 00 00	<b>SUBTOTAL CONSTRUCTION COSTS</b>	<b>\$ 8,972,984</b>		<b>\$ 10,933,475</b>	<b>\$ 399.76</b>	<b>\$ 1,960,490.65</b>
00 00 00	SDI Insurance	\$ 112,162	\$ 4.10	\$ 136,668	\$ 5.00	\$ 24,506.13
00 00 00	Total General Conditions	\$ 536,011	\$ 19.60	\$ 622,951	\$ 22.78	\$ 86,939.35
00 00 00	Total General Requirements	\$ 247,509	\$ 9.05	\$ 324,886	\$ 11.88	\$ 77,377.58
00 00 00	Professional / Pollution Liability	\$ -	\$ -	\$ -	\$ -	\$ -
00 00 00	Builders Risk Insurance	\$ -	\$ -	\$ 42,063		\$ 42,063





Long Center Natatorium  
 Cost Comparison  
 11/21/2024

Division	Description	DD		GMP		Delta
		Costs	\$/SF	Costs	\$/SF	
00 00 00	Liability Insurance	\$ 74,607	\$ 2.73	\$ 74,511	\$ 2.72	\$ (95.64)
00 00 00	Owner / CMAR Contingency	\$ 621,726	\$ 22.73	\$ 721,079	\$ 26.36	\$ 99,352.82
00 00 00	Construction Management Fee	\$ 493,433	\$ 18.04	\$ 642,782	\$ 23.50	\$ 149,348.35
00 00 00	Payment & Performance Bond	\$ 79,621	\$ 2.91	\$ 97,189	\$ 3.55	\$ 17,567.87
00 00 00	<b>SUBTOTAL GENERAL COSTS</b>	<b>\$ 2,165,069</b>		<b>\$ 2,662,129</b>	<b>\$ 97.34</b>	<b>\$ 497,059.39</b>
<b>Total GMP</b>		<b>\$ 11,138,054</b>	<b>\$ 407.24</b>	<b>\$ 13,595,604</b>	<b>\$ 497.10</b>	<b>\$ 2,457,550.04</b>
<b>Alternates</b>						
	Sundeck	\$ 648,730		\$ 908,750 incl site allowance		\$ 260,020.39
1	Roofing	\$ 878,539		included		
2	Hydraulic Bifold Doors	\$ 264,344		included		
3	Photovoltaic	\$ -		included		
4	Pool Equipment Replacement On Deck Pumps / Chemical for pool during	\$ 1,707,901		included		
5	Renovation	\$ 152,057		included		
Total With Accepted Alternates		<b>\$ 14,789,625</b>	<b>\$ 540.75</b>	<b>\$ 14,504,354</b>	<b>\$ 530.32</b>	<b>\$ (285,270.57)</b>

# Tab 3

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## DETAILED ESTIMATE

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JOB TITLE:	<b>Long Center</b>							DATE:	11/26/24		
JOB LOCATION:	Clearwater							SQFT:	27,350		
ESTIMATE TITLE:			<b>GMP</b>					DURATION:	420.0 days		
6/3/2024	=====										
DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MATL	TTL MATL	UNIT SUB	TOTAL SUB	TOTAL	\$/SF	% TTL
=====											
<b><u>Demolition</u></b>											
Demolition	1	Isum	-	-	-	-	238,740.00	238,740	238,740	\$8.73	2.2%
Mobilization	1	each	-	-	-	-	included	-	-	\$0.00	0.0%
Additional mobilization	7	mobs	-	-	-	-	1250	8,750	8,750	\$0.32	0.1%
Cutting of deck	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%
Removal of roof curbs	11	each	-	-	-	-	included	-	-	\$0.00	0.0%
Removal of changing rooms	1	Isum	-	-	-	-	2000	2,000	2,000	\$0.07	0.0%
Removal of shade structure	1	Isum	-	-	-	-	5000	5,000	5,000	\$0.18	0.0%
Patch and repair mechanical yard slab	1	Isum	-	-	-	-	5000	5,000	5,000	\$0.18	0.0%
Existing glazing system	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%
Removal and reinstall scoreboards	2	each	-	-	-	-	5000	10,000	10,000	\$0.37	0.1%
Mechanical Demo	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%
CMU Demo	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%
<b>Demolition Subtotal</b>									<b>269,490</b>	<b>\$9.85</b>	<b>2.5%</b>
<b><u>Concrete</u></b>											
03300 Concrete for Mechanical Chases	1	Isum	-	-	-	-	98,644.00	98,644	98,644	\$3.61	0.9%
03300 Termite Treatment	200	sqft	-	-	-	-	0.35	70	70	\$0.00	0.0%
03300 Surge Tank	1	sqft	-	-	-	-	included	-	-	\$0.00	0.0%
03300 Slab Curb @ Interior Drywall	496	lnft	-	-	-	-	50	24,800	24,800	\$0.91	0.2%
03300 House Keeping Pads @ Pool Equipment	1	Isum	-	-	-	-	7500	7,500	7,500	\$0.27	0.1%
03300 Thickened Curbs	12	cy	-	-	-	-	850	10,200	10,200	\$0.37	0.1%
03300 Dewater at surge tank	2	mo	-	-	-	-	9500	19,000	19,000	\$0.69	0.2%
03300 Misc Patching/Sidewalk repair	2,058	allowance	-	-	-	-	11	22,638	22,638	\$0.83	0.2%
<b>Concrete Subtotal</b>									<b>182,852</b>	<b>\$6.69</b>	<b>1.7%</b>
<b><u>Masonry</u></b>											
04220 Masonry Trade Subcontractor	1	Isum	-	-	-	-	in sundeck	-	-	\$0.00	0.0%
04220 8" CMU	1	sqft	-	-	-	-	Included	-	-	\$0.00	0.0%
04220 12" CMU	1	sqft	-	-	-	-	Included	-	-	\$0.00	0.0%
04220 Block @ Balcony	72	sqft	-	-	-	-	150	10,800	10,800	\$0.39	0.1%
04220 Repair and repaint CMU knee wall	503	allowance	-	-	-	-	75	37,725	37,725	\$1.38	0.4%
04220 Misc. Concrete / Masonry	1	Isum	-	-	-	-	2,200	2,200	2,200	\$0.08	0.0%
<b>Masonry Subtotal</b>									<b>50,725</b>	<b>\$1.85</b>	<b>0.5%</b>
<b><u>Structural Steel</u></b>											
05400 Structural Steel	1	Isum	-	-	-	-	363,639	363,639	363,639	\$13.30	3.4%
05400 Steel Mechanical Chase	2	each	-	-	-	-	included	-	-	\$0.00	0.0%
05400 North Side/east/west Steel Modifications and Demo	1	allowance	-	-	-	-	132,600	132,600	132,600	\$4.85	1.2%
05400 Steel repair and paint	4,200	allowance	-	-	-	-	included	-	-	\$0.00	0.0%
05400 Roof Ladder from Low to High Roof	1	each	-	-	-	-	12,500	12,500	12,500	\$0.46	0.1%
05400 SS Eye Bolts for Banners	48	each	-	-	-	-	250	12,000	12,000	\$0.44	0.1%
05400 RTU Platforms	1,560	sqft	-	-	-	-	included	-	-	\$0.00	0.0%
05400 Patching of existing RTU curbs	11	each	-	-	-	-	600	6,600	6,600	\$0.24	0.1%
05400 Steel anchors @ Sills	470	lnft	-	-	-	-	60	28,200	28,200	\$1.03	0.3%
05400 Touch up Steel	1	allowance	-	-	-	-	20,000	20,000	20,000	\$0.73	0.2%
05400 Misc. Metals	1	Isum	-	-	-	-	10,000	10,000	10,000		
<b>Structural Steel Subtotal</b>									<b>585,539</b>	<b>\$21.41</b>	<b>5.5%</b>
<b><u>Rough Carpentry</u></b>											
06100 Plywood Backboards	2	each	-	-	-	-	N/A	-	-	\$0.00	0.0%
06101 Misc Blocking and carpentry	27,350	sqft	-	-	0.50	13,675	0.75	20,513	34,188	\$1.25	0.3%
06102 Roof Blocking	3,212	lnft	-	-	-	-	18.00	57,816	57,816	\$2.11	0.5%
<b>Rough Carpentry Subtotal</b>									<b>92,004</b>	<b>\$3.36</b>	<b>0.9%</b>
<b><u>Roofing</u></b>											
07500 TPO	1	Isum	-	-	-	-	521884.00	521,884	521,884	\$19.08	4.9%
07500 Demo Existing	28,500	sqft	-	-	-	-	included	-	-	\$0.00	0.0%
07500 Polyiso Insulation spec'd at R-25	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%
07500 Metal Roofing	10	each	-	-	-	-	included	-	-	\$0.00	0.0%
07500 Coping/Cap-Flashing & Trim - .050 Kynar	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%
07500 Demo Existing	28,500	sqft	-	-	-	-	included	-	-	\$0.00	0.0%
07500 Chemical Enclosure	1	allowance	-	-	-	-	25000.00	25,000	25,000	\$0.91	0.2%
07500 PV Anchors	216	each	-	-	-	-	N/A	-	-	\$0.00	0.0%
07500 Photovoltaic Panels	1	Isum	-	-	-	-	163479.00	163,479	163,479	\$5.98	1.5%
07500 Photovoltaic Panels Extend to 20 year Warranty	1	Isum	-	-	-	-	2000.00	2,000	2,000	\$0.07	0.0%
07500 Photovoltaic Roof Clasps	216	each	-	-	-	-	Surface Mount	-	-	\$0.00	0.0%
<b>Roofing Subtotal</b>									<b>712,363</b>	<b>\$26.05</b>	<b>6.7%</b>
<b><u>Wtr Pr-Firestopping &amp; Joint Sealants</u></b>											
07900 Waterproofing @ Decorative Elements	7,240	sqft	-	-	-	-	6.50	47,060	47,060	\$1.72	0.4%
07900 Misc Waterproofing / Damproofing	27,350	sqft	-	-	-	-	1.00	27,350	27,350	\$1.00	0.3%
07900 Cementitious waterproofing at knee wall	3	sqft	-	-	-	-	7.50	23	23	\$0.00	0.0%
07900 Peel and Stick Air Barrier	1	Isum	-	-	-	-	in drywall	-	-	\$0.00	0.0%
07900 Point/patching	27,350	allowance	-	-	-	-	0.95	25,983	25,983	\$0.95	0.2%
07900 Joint Sealants	27,350	sqft	-	-	-	-	1.15	31,453	31,453	\$1.15	0.3%
<b>Wtr Pr-Firestopping &amp; Joint Sealants Subtotal</b>									<b>131,868</b>	<b>\$4.82</b>	<b>1.2%</b>
<b><u>Doors, Frames &amp; Hdwre</u></b>											
08111 Door & Hardware Supplier	1	Isum	-	-	-	-	In Glass	-	-	\$0.00	0.0%
08111 Door Labor	1	Isum	-	-	-	-	In Glass	-	-	\$0.00	0.0%
08111 Access Doors	6	each	-	-	-	-	1500.00	9,000	9,000	\$0.33	0.1%
08111 Finish Hardware	1	Isum	-	-	-	-	In Glass	-	-	\$0.00	0.0%
<b>Doors, Frames &amp; Hdwre Subtotal</b>									<b>9,000</b>	<b>\$0.33</b>	<b>0.1%</b>
<b><u>Glass</u></b>											
08800 Exterior Aluminum Curtainwall & Interior Glazing	1	Isum	-	-	-	-	778,439	778,439	778,439	\$28.46	7.3%
08800 Demo of the Existing System		sqft	-	-	-	-	in demo	-	-	\$0.00	0.0%
08800 Storefront Doors w/ Hardware		each	-	-	-	-	included	-	-	\$0.00	0.0%
08800 Hydraulic Bifold Doors	2	each	-	-	-	-	112,010.50	224,021	224,021	\$8.19	2.1%
88000 Curtainwall / Glass Water Testing	3	allowance	-	-	-	-	7,500	22,500	22,500	\$0.82	0.2%
<b>Glass Subtotal</b>									<b>1,024,960</b>	<b>\$37.48</b>	<b>9.7%</b>

JOB TITLE:		Long Center		GMP				DATE:		11/26/24		
JOB LOCATION:		Clearwater						SQFT:		27,350		
ESTIMATE TITLE:								DURATION:		420.0 days		
6/3/2024	DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MATL	TTL MATL	UNIT SUB	TOTAL SUB	TOTAL	\$/SF	% TTL
<b><u>Drywall &amp; Metal Framing</u></b>												
09100	Drywall & Mt Stud Trade Subcontractor	1	Isum		-		-	643,795.00	643,795	643,795	\$23.54	6.1%
09100	Exterior Framing @ Chases / Sheathing	1,850	sqft		-		-	included	-	-	\$0.00	0.0%
09100	Exterior Framing @ Decorative Elements	5,800	sqft		-		-	included	-	-	\$0.00	0.0%
09100	Gypsum Ceilings	1	sqft		-		-	n/a	-	-	\$0.00	0.0%
09222	Insulation	1	Isum		-		-	included	-	-	\$0.00	0.0%
<b><u>Drywall &amp; Metal Framing Subtotal</u></b>										<b>643,795</b>	<b>\$23.54</b>	<b>6.1%</b>
<b><u>Stucco</u></b>												
09222	Stucco	1	Isum		-		-	209,750.00	209,750	209,750	\$7.67	2.0%
09222	Stucco @ Shafts	1,850	sqft		-		-	included	-	-	\$0.00	0.0%
09222	Stucco @ Decorative elements	5,800	sqft		-		-	included	-	-	\$0.00	0.0%
09222	Misc. Stucco	1	Isum		-		-	10000.00	10,000	10,000	\$0.37	0.1%
09222	Scaffolding	1	Isum		-		-	included	-	-	\$0.00	0.0%
<b><u>Stucco Subtotal</u></b>										<b>219,750</b>	<b>\$8.03</b>	<b>2.1%</b>
<b><u>Ceramic &amp; Porcelain Tile</u></b>												
09649	Tile Trade Subcontractor		sqft		-		-	N/A	-	-	\$0.00	0.0%
09649	Ceramic Floor & Wall Tile		sqft		-		-	N/A	-	-	\$0.00	0.0%
09649	Solid Surface Sills	1,006	sqft		-		-	25.00	25,150	25,150	\$0.92	0.2%
<b><u>Ceramic &amp; Porcelain Tile Subtotal</u></b>										<b>25,150</b>	<b>\$0.92</b>	<b>0.2%</b>
<b><u>Acoustical Ceilings</u></b>												
09500	Acoustical Ceilings Trade Subcontractor	27,350	sqft		-		-	N/A	-	-	\$0.00	0.0%
09500	Tectum Panels	2,016	sqft		-		-	20.00	40,320	40,320	\$1.47	0.4%
09500	Baffles	18	each		-		-	N/A	-	-	\$0.00	0.0%
<b><u>Acoustical Ceiling Sub Total</u></b>										<b>40,320</b>	<b>\$1.47</b>	<b>0.4%</b>
<b><u>Flooring</u></b>												
09651	Floor Protection	27,350	sqft		-		-	n/a	-	-	\$0.00	0.0%
09651	Deck Coating	8,602	sqft		-		-	n/a	-	-	\$0.00	0.0%
09651	Floor Prep Allowance	1	sqft		-		-	n/a	-	-	\$0.00	0.0%
<b><u>Flooring Subtotal</u></b>										<b>-</b>	<b>\$0.00</b>	<b>0.0%</b>
<b><u>Painting</u></b>												
09900	Painting	1	Isum		-		-	291,971.00	291,971	291,971	\$10.68	2.8%
09900	Interior Painting	30,000	sqft		-		-	included	-	-	\$0.00	0.0%
09900	Exterior Painting @ Shafts	1,850	sqft		-		-	included	-	-	\$0.00	0.0%
09900	Exterior Painting @ Decorative Elements	5,800	sqft		-		-	included	-	-	\$0.00	0.0%
09900	Interior Painting Deck	27,350	sqft		-		-	included	-	-	\$0.00	0.0%
09900	Paint @ work platforms/railings on roof	1	Isum		-		-	included	-	-	\$0.00	0.0%
09900	Sand Blast Deck	1	Isum		-		-	n/a	-	-	\$0.00	0.0%
09900	Scissor Lifts	1	Isum		-		-	included	-	-	\$0.00	0.0%
	Scaffolding										\$0.00	0.0%
09901	Erection, dismantle, freight	1	months		-	242,129.46	242,129		-	242,129	\$8.85	2.3%
09901	Daily Rental	121	days		-	1489.54	180,234		-	180,234	\$6.59	1.7%
09901	Ventilation	6	months	1600	9,600	8000	48,000		-	57,600	\$2.11	0.5%
09901	Scaffolding stairs	1	Isum		-	included	-		-	-	\$0.00	0.0%
09900	Heavy Visqueen under scaffolding planks	22,500	sqft		-	1	22,500	2.00	45,000	67,500	\$2.47	0.6%
09900	Tarps @ scaffolding planks	22,500	sqft		-		-	4.00	90,000	90,000	\$3.29	0.8%
09900	Heavy Visqueen covering for pool	11,000	sqft		-	1	11,000	4.00	44,000	55,000	\$2.01	0.5%
09900	Relocate heavy visqueen 1/2 pool	11,000	sqft		-		-	1.50	16,500	16,500	\$0.60	0.2%
09900	Side enclosure tarps @ scaffoldings	2,520	sqft		-		-	8.00	20,160	20,160	\$0.74	0.2%
09900	Clean after painting	1	Isum		-		-	15000.00	15,000	15,000	\$0.55	0.1%
09900	Relocate side enclosure tarps	5	each		-		-	5000.00	25,000	25,000	\$0.91	0.2%
09901	Misc. Painting @ trusses	1	Isum		-		-	35,000	35,000	35,000	\$1.28	0.3%
<b><u>Painting Subtotal</u></b>										<b>1,096,095</b>	<b>\$40.08</b>	<b>10.3%</b>
<b><u>Specialties</u></b>												
10800	Louvers @ Decorative Elements	20	each		-		-	350	7,000	7,000	\$0.26	0.1%
10400	Fire Extinguishers and Cabinets	1	Isum		-		-	Existing	-	-	\$0.00	0.0%
10400	Knox Box	1	each		-		-	Existing	-	-	\$0.00	0.0%
<b><u>Specialties Subtotal</u></b>										<b>7,000</b>	<b>\$0.26</b>	<b>0.1%</b>
<b><u>Commercial Signage &amp; Graphics</u></b>												
10400	Monument Sign	1	Isum		-		-	Existing	-	-	\$0.00	0.0%
10400	Cast in aluminum backlit letters	1	allowance		-		-	75,000	75,000	75,000	\$2.74	0.7%
<b><u>Commercial Signage &amp; Graphics Subtotal</u></b>										<b>75,000</b>	<b>\$2.74</b>	<b>0.7%</b>
<b><u>Pool Equipment</u></b>												
13000	Replacement of Pool Equipment	1	Isum		-		-	1,242,989	1,242,989	1,242,989	\$45.45	11.7%
	Pumps, DE filters Chemical Controllers, UV systems, Co2											
13000	systems	1	Isum		-		-	included	-	-	\$0.00	0.0%
10400	On deck pumps and chemicals for pool renovation	1	Isum		-		-	128,862	128,862	128,862	\$4.71	1.2%
10400	Catwalk / Ladder at Tank Fiberglass	1	Isum		-	11500	11,500	10,000	10,000	21,500	\$0.79	0.2%
10400	Sump Grating	1	Isum		-	1400	1,400	1,000	1,000	2,400	\$0.09	0.0%
10400	Demolition of existing pool equipment	1	Isum		-		-	46,207	46,207	46,207	\$1.69	0.4%
<b><u>Pool Equipment Subtotal</u></b>										<b>1,441,958</b>	<b>\$52.72</b>	<b>13.6%</b>
<b><u>Fire Protection</u></b>												
15300	Fire Protection modifications	27,350	sqft		-		-	n/a	-	-	\$0.00	0.0%
15300	FDC	1	Isum		-		-	existing	-	-	\$0.00	0.0%
15300	Fire Pump	1	Isum		-		-	existing	-	-	\$0.00	0.0%
<b><u>Fire Protection Subtotal</u></b>										<b>-</b>	<b>\$0.00</b>	<b>0.0%</b>
<b><u>Plumbing</u></b>												
15400	Plumbing Trade Subcontractor	27,350	sqft		-		-	in sundeck	-	-	\$0.00	0.0%
15400	Misc. Plumbing	1	Isum		-		-	97250	97,250	97,250	\$3.56	0.9%
<b><u>Plumbing Subtotal</u></b>										<b>97,250</b>	<b>\$3.56</b>	<b>0.9%</b>
<b><u>HVAC</u></b>												
15000	HVAC Trade Subcontractor	1	Isum		-		-	2,996,800.00	2,996,800	2,996,800	\$109.57	28.2%
15000	Equipment Fans VFD	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	Dehumidification (dessert air)	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	Wind Rated Curbs	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	DDC Controls	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	Insulation	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	Hoisting	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	Epoxy coated ductwork	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000	Duct Sox @ Pool	1	Isum		-		-	Included	-	-	\$0.00	0.0%

JOB TITLE:  
 JOB LOCATION:  
 ESTIMATE TITLE:

**Long Center**  
 Clearwater

DATE: 11/26/24  
 SQFT: 27,350  
 DURATION: 420.0 days

6/3/2024

**GMP**

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MATL	TTL MATL	UNIT SUB	TOTAL SUB	TOTAL	\$/SF	% TTL
15000 Mechanical louvers	1	Isum		-		-	n/a	-	-	\$0.00	0.0%
15000 Demo Existing AHU and Ductwork	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000 Air Distribution Devices	1	Isum		-		-	Included	-	-	\$0.00	0.0%
15000 DDC Controls	1	Isum		-		-	Included	-	-	\$0.00	0.0%
15000 Vinyl wrapped units	2	allowance		-		-	20000	40,000	40,000	\$1.46	0.4%
15000 Big Ass Fans	7	ea		-		-	included	-	-	\$0.00	0.0%
15000 Demo of Steel Structure	1	Isum		-		-	7,500	7,500	7,500	\$0.27	0.1%
15000 Test & Balance	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000 Commissioning assistance	1	Isum		-		-	included	-	-	\$0.00	0.0%
15000 Commissioning	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
<b>HVAC Subtotal</b>									<b>3,044,300</b>	<b>\$111.31</b>	<b>28.7%</b>
<b>Electrical</b>											
16000 Electrical Trade Subcontractor	1	Isum		-		-	470,412	470,412	470,412	\$17.20	4.4%
16000 Exterior Lighting	1	Isum		-		-	included	-	-	\$0.00	0.0%
16000 Demo	1	Isum		-		-	included	-	-	\$0.00	0.0%
16000 Fire alarm devices	1	Isum		-		-	by owner	-	-	\$0.00	0.0%
16000 Connect new HVAC Equipment	1	Isum		-		-	included	-	-	\$0.00	0.0%
16000 Pool equipment room	1	Isum		-		-	30,900	30,900	30,900	\$1.13	0.3%
16000 Install of Receptacles and connections	1	Isum		-		-	included	-	-	\$0.00	0.0%
16000 Temporary lighting	1	Isum		-		-	included	-	-	\$0.00	0.0%
16000 Electrical Switchgear and feeders	1	Isum		-		-	Existing	-	-	\$0.00	0.0%
Remove & replace ceilings in MEP room for electrical run											
16000	1	Isum		-		-	7500	7,500	7,500	\$0.27	0.1%
16000 Electrical - Lighting fixture package	1	Isum		-		-	included	-	-	\$0.00	0.0%
<b>Electrical Subtotal</b>									<b>508,812</b>	<b>\$18.60</b>	<b>4.8%</b>
<b>Landscape</b>											
32000 Landscape around perimeter/irrigation repairs	1	allowance		-		-	40000.00	40,000	40,000	\$1.46	0.4%
32000 Landscape Removal	1	allowance		-		-	5000.00	5,000	5,000	\$0.18	0.0%
32000 Tree Trimming	1	allowance		-		-	15000.00	15,000	15,000	\$0.55	0.1%
<b>Landscape Subtotal</b>									<b>60,000</b>	<b>\$2.19</b>	<b>0.6%</b>
<b>Surveying &amp; Material Testing</b>											
18500 Threshold / Steel Inspection	1	Isum		-		-	n/a	-	-	\$0.00	0.0%
18500 Third Party Materials Testing	1	Allowance		-		-	20,000.00	20,000	20,000	\$0.73	0.2%
18500 Roofing Moisture Consultant	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
<b>Surveying &amp; Material Testing Subtotal</b>									<b>20,000</b>	<b>\$0.73</b>	<b>0.2%</b>
<b>Permits &amp; Impact Fees</b>											
18500 Plans Exam Fees	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
18500 Building Permit Fees	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
18500 Certificate of Occupancy	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
18500 SWPPP Generic Permit	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
18500 Impact Fees	1	Isum		-		-	By Owner	-	-	\$0.00	0.0%
<b>Permits &amp; Insurance Subtotal</b>									<b>-</b>	<b>\$0.00</b>	<b>0.0%</b>
<b>Temporary Construction</b>											
18500 Temporary Fencing - Add to Existing	500	Inft		-		-	5.50	2,750	2,750	\$0.10	0.0%
18500 Temporary Fence Screening	500	Inft		-	3.00	1,500	-	-	1,500	\$0.05	0.0%
18500 Temporary Fence Screening - Custom Print	250	Inft		-	14.00	3,500	-	-	3,500	\$0.13	0.0%
18500 Temporary Gates	6	each		-		-	200.00	1,200	1,200	\$0.04	0.0%
18500 Foreman Site / Building	56	Weeks		-		-	2,056.80	115,181	115,181	\$4.21	1.1%
18501 Temporary dry-in of curtain wall	1	Isum		-	25,000.00	25,000	-	-	25,000	\$0.91	0.2%
18503 Relocate Plywood at pool	100	If		-	40.00	4,000	-	-	4,000	\$0.15	0.0%
18502 Temporary Scaffold Stairs	22	weeks		-	560.00	12,124	-	-	12,124	\$0.44	0.1%
18502 Plywood partition at pool	100	If		-	120.00	12,000	-	-	12,000	\$0.44	0.1%
18503 Misc Visqueen and Protection	1	Isum		-	7,000.00	7,000	-	-	7,000	\$0.26	0.1%
18503 Protect existing pool deck	8,200	sf		-	3.00	24,600	-	-	24,600	\$0.90	0.2%
18503 Clean pool deck when finished	8,200	sf		-	2.00	16,400	-	-	16,400	\$0.60	0.2%
18503 Roundabout protection from crane	2	mo		-	1,000.00	2,000	-	-	2,000	\$0.07	0.0%
18500 Temp Fence Maintenance	500	Inft		-		-	2.00	1,000	1,000	\$0.04	0.0%
<b>Temporary Construction Subtotal</b>									<b>228,255</b>	<b>\$8.35</b>	<b>2.2%</b>
<b>SUB TOTAL:</b>											
			0.4	9,600	0.07	638,563		9,918,322	10,566,485	\$386.34	99.5%
<b>TAX &amp; BURDEN:</b>											
				3,840		44,699		N/A	48,539	\$1.77	0.5%
				13,440		683,262		9,918,322	10,615,024	\$388.12	100.0%
										0.0%	
										100.0%	
<b>COST CHECK:</b>									<b>10,615,024</b>	<b>\$388.12</b>	<b>100.0%</b>
<b>Total Guaranteed Maximum Price \$</b>									<b>10,615,024</b>	<b>\$388.12</b>	<b>100.0%</b>



# Tab 3-A

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**DETAILED ESTIMATE-SUNDECK**

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JOB TITLE:  
 JOB LOCATION:  
 ESTIMATE TITLE:

Long Center  
 Clearwater

GMP SUNDECK ALT

DATE: November 26, 2024  
 SQFT: 1,500  
 DURATION: days

6/3/2024

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MATL	TTL MATL	UNIT SUB	TOTAL SUB	TOTAL	\$/SF	% TTL
<b>Concrete</b>											
03300 Concrete for Mechanical Chases	1	Isum	-	-	-	-	36,946.00	36,946	36,946	\$24.63	6.9%
03300 Termite Treatment	200	sqft	-	-	-	0.35	70	70	70	\$0.05	0.0%
Interior Slab-on-grade - 4"	1	sqft	-	-	-	included	-	-	-	\$0.00	0.0%
Slab Edge	60	lnft	-	-	-	included	-	-	-	\$0.00	0.0%
Foundations	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
Misc Patching/Sidewalk repair	1	allowance	-	-	-	-	15,000	15,000	15,000	\$10.00	2.8%
<b>Concrete Subtotal</b>									<b>52,016</b>	<b>\$34.68</b>	9.7%
<b>Masonry</b>											
04220 Masonry Trade Subcontractor	1	Isum	-	-	-	-	65,594	65,594	65,594	\$43.73	12.3%
04220 8" CMU	1	sqft	-	-	-	included	-	-	-	\$0.00	0.0%
04220 12" CMU	1	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
04220 Misc. Concrete / Masonry	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
<b>Masonry Subtotal</b>									<b>65,594</b>	<b>\$43.73</b>	12.3%
<b>Structural Steel</b>											
05400 Structural Steel	1	Isum	-	-	-	-	65,600	65,600	65,600	\$43.73	12.3%
05400 Steel Mechanical Chase	2	each	-	-	-	n/a	-	-	-	\$0.00	0.0%
05400 Railings	100	lnft	-	-	-	250	25,000	25,000	25,000	\$16.67	4.7%
05400 Misc. Metals	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
<b>Structural Steel Subtotal</b>									<b>90,600</b>	<b>\$60.40</b>	16.9%
<b>Rough Carpentry</b>											
06100 Plywood Backboards	2	each	-	-	-	-	N/A	-	-	\$0.00	0.0%
06101 Interior Wood Blocking	1,500	sqft	-	-	-	-	1.5	2,250	2,250	\$1.50	0.4%
06102 Roof Blocking	1	Isum	-	-	-	in roofing	-	-	-	\$0.00	0.0%
<b>Rough Carpentry Subtotal</b>									<b>2,250</b>	<b>\$1.50</b>	0.4%
<b>Roofing</b>											
07500 TPO	1	Isum	-	-	-	-	45,000.00	45,000	45,000	\$30.00	8.4%
07500 Demo Existing	28,500	sqft	-	-	-	included	-	-	-	\$0.00	0.0%
07500 Polyiso Insulation spec'd at R-25	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
07500 Mechanical Wall Screens	2	each	-	-	-	n/a	-	-	-	\$0.00	0.0%
07500 Coping/Cap-Flashing & Trim - .050 Kynar	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
07500 PV Anchors	1	each	-	-	-	n/a	-	-	-	\$0.00	0.0%
<b>Roofing Subtotal</b>									<b>45,000</b>	<b>\$30.00</b>	8.4%
<b>Wtr Pr-Firestopping &amp; Joint Sealants</b>											
07900 Waterproofing @ Decorative Elements	5,800	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
07900 Misc Waterproofing / Damproofing	1,500	sqft	-	-	-	1.00	1,500	1,500	1,500	\$1.00	0.3%
07900 Joint Sealants	1,500	sqft	-	-	-	1.15	1,725	1,725	1,725	\$1.15	0.3%
<b>Wtr Pr-Firestopping &amp; Joint Sealants Subtotal</b>									<b>3,225</b>	<b>\$2.15</b>	0.6%
<b>Doors, Frames &amp; Hdwre</b>											
08111 Door & Hardware Supplier	1	Isum	-	-	-	In Glass	-	-	-	\$0.00	0.0%
08111 Storefront	1	Isum	-	-	-	In Glass	-	-	-	\$0.00	0.0%
08111 Door Labor	1	Isum	-	-	-	In Glass	-	-	-	\$0.00	0.0%
08111 Finish Hardware	1	Isum	-	-	-	In Glass	-	-	-	\$0.00	0.0%
<b>Doors, Frames &amp; Hdwre Subtotal</b>									<b>-</b>	<b>\$0.00</b>	0.0%
<b>Glass</b>											
08800 Exterior Aluminum Curtainwall & Interior Glazing	1	Isum	-	-	-	-	11,546	11,546	11,546	\$7.70	2.2%
08800 Demo of the Existing System		sqft	-	-	-	included	-	-	-	\$0.00	0.0%
08800 Storefront Doors w/ Hardware		each	-	-	-	included	-	-	-	\$0.00	0.0%
08800 Hydraulic Bifold Doors	2	each	-	-	-	n/a	-	-	-	\$0.00	0.0%
88000 Curtainwall / Glass Water Testing	1	days	-	-	-	7,500	7,500	7,500	7,500	\$5.00	1.4%
<b>Glass Subtotal</b>									<b>19,046</b>	<b>\$12.70</b>	3.6%
<b>Drywall &amp; Metal Framing</b>											
09100 Drywall & MtI Stud Trade Subcontractor	1	Isum	-	-	-	-	89,580.00	89,580	89,580	\$59.72	16.7%
09100 Exterior Framing	1,850	sqft	-	-	-	included	-	-	-	\$0.00	0.0%
09222 Insulation	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
<b>Drywall &amp; Metal Framing Subtotal</b>									<b>89,580</b>	<b>\$59.72</b>	16.7%
<b>Stucco</b>											
09222 Stucco	1,850	sqft	-	-	-	in drywall	-	-	-	\$0.00	0.0%
09222 Stucco @ Decorative elements	5,800	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
09222 Scaffolding	1	Isum	-	-	-	included	-	-	-	\$0.00	0.0%
<b>Stucco Subtotal</b>									<b>-</b>	<b>\$0.00</b>	0.0%
<b>Acoustical Ceilings</b>											
09500 Acoustical Ceilings Trade Subcontractor	1,500	sqft	-	-	-	-	6.50	9,750	9,750	\$6.50	1.8%
09500 Baffles	18	each	-	-	-	N/A	-	-	-	\$0.00	0.0%
<b>Acoustical Ceiling Sub Total</b>									<b>9,750</b>	<b>\$6.50</b>	1.8%
<b>Flooring</b>											
09651 Floor Urethane	1,500	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
09651 Deck Coating	8,602	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
09651 Floor Prep Allowance	1	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
<b>Flooring Subtotal</b>									<b>-</b>	<b>\$0.00</b>	0.0%
<b>Painting</b>											
09900 Painting	1	sqft	-	-	-	-	10,500.00	10,500	10,500	\$7.00	2.0%
09900 Interior Painting		sqft	-	-	-	-	-	-	-	\$0.00	0.0%
09900 Exterior Stucco	5,800	sqft	-	-	-	-	-	-	-	\$0.00	0.0%
09901 Misc. Painting	1	Isum	-	-	-	-	1,000	1,000	1,000	\$0.67	0.2%
<b>Painting Subtotal</b>									<b>11,500</b>	<b>\$7.67</b>	2.1%
<b>Fire Protection</b>											
15300 Fire Protection modifications	1,500	sqft	-	-	-	n/a	-	-	-	\$0.00	0.0%
15300 FDC	1	Isum	-	-	-	existing	-	-	-	\$0.00	0.0%
15300 Fire Pump	1	Isum	-	-	-	existing	-	-	-	\$0.00	0.0%
<b>Fire Protection Subtotal</b>									<b>-</b>	<b>\$0.00</b>	0.0%

JOB TITLE:  
 JOB LOCATION:  
 ESTIMATE TITLE:

**Long Center**  
 Clearwater

DATE: November 26, 2024  
 SQFT: 1,500  
 DURATION: days

**GMP SUNDECK ALT**

6/3/2024

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MATL	TTL MATL	UNIT SUB	TOTAL SUB	TOTAL	\$/SF	% TTL
<b>Plumbing</b>											
15400 Plumbing Trade Subcontractor	1,500	sqft		-			no work	-	-	\$0.00	0.0%
15400 Misc. Plumbing	1	Isum		-			n/a	-	-	\$0.00	0.0%
<b>Plumbing Subtotal</b>									<b>-</b>	<b>\$0.00</b>	<b>0.0%</b>
<b>HVAC</b>											
15000 HVAC Trade Subcontractor	1	Isum		-			84,200.00	84,200	84,200	\$56.13	15.7%
15000 DDC Controls	1	Isum		-			included	-	-	\$0.00	0.0%
15000 Wraps	1	Isum		-			5000	5,000	5,000	\$3.33	0.9%
15000 Air Distribution Devices	1	Isum		-			included	-	-	\$0.00	0.0%
15000 DDC Controls	1	Isum		-			included	-	-	\$0.00	0.0%
15000 Test & Balance	1	Isum		-			2,500	2,500	2,500	\$1.67	0.5%
15000 Commissioning	1	Isum		-			By Owner	-	-	\$0.00	0.0%
<b>HVAC Subtotal</b>									<b>91,700</b>	<b>\$61.13</b>	<b>17.1%</b>
<b>Electrical</b>											
16000 Electrical Trade Subcontractor	1	Isum		-			26,921	26,921	26,921	\$17.95	5.0%
16000 Fire alarm devices	1	Isum		-			by owner	-	-	\$0.00	0.0%
16000 Connect new HVAC Equipment	1	Isum		-			included	-	-	\$0.00	0.0%
16000 Install of Receptacles and connections	1	Isum		-			included	-	-	\$0.00	0.0%
16000 Temporary lighting	1	Isum		-			included	-	-	\$0.00	0.0%
16000 Electrical Switchgear and feeders	1	Isum		-			Existing	-	-	\$0.00	0.0%
16000 Electrical - Lighting fixture package	1	Isum		-			included	-	-	\$0.00	0.0%
<b>Electrical Subtotal</b>									<b>26,921</b>	<b>\$17.95</b>	<b>5.0%</b>
<b>Temporary Construction</b>											
18500 Demolition of Concrete / Steel	1	Isum		-			18,500.00	18,500	18,500	\$12.33	3.5%
18500 Temporary Gates		each		-			-	-	-	\$0.00	0.0%
18501 Temporary dry-in of curtain wall	1	Isum		-	5,000.00	5,000	-	-	5,000	\$3.33	0.9%
18503 Misc Visqueen and Protection	1	Isum		-	2,500.00	2,500	-	-	2,500	\$1.67	0.5%
18503 Protect existing pool deck	1	Isum		-	1,500.00	1,500	-	-	1,500	\$1.00	0.3%
<b>Temporary Construction Subtotal</b>									<b>27,500</b>	<b>\$18.33</b>	<b>5.1%</b>
<b>SUB TOTAL:</b>				-		9,000		525,682	534,682	\$356.45	99.9%
<b>TAX &amp; BURDEN:</b>			0.3873	-	0.07	630		N/A	630	\$0.42	0.1%
				-		9,630		525,682	535,312	\$356.87	100.0%
<b>COST CHECK:</b>									<b>535,312</b>	<b>\$356.87</b>	<b>100.0%</b>
<b>Total Guaranteed Maximum Price \$</b>									<b>535,312</b>	<b>\$356.87</b>	<b>100.0%</b>





# Tab 4

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## GENERAL REQUIREMENTS

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# Tab 5

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## GENERAL CONDITIONS

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# Tab 6

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## ALLOWANCE LOG

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**Creative Contractors**  
**Long Center**  
**November 26, 2024**  
**Schedule of Allowances**

#	Allowance	Description	Value
1	Sidewalk Repair	This allowance is intended to cover any costs associated with damages occurring as a result of the construction process	\$ 22,638
2	Repair and repoint CMU knee wall	This allowance is intended to cover any costs associated with damages occurring as a result of the construction process	\$ 37,725
3	North Side/east/west Steel Modifications and Demo/ Repair and paint	This allowance is intended to cover any costs associated with damages occurring as a result of the construction process	\$ 132,600
4	Touch up Steel	This allowance is intended to cover any costs associated with damages occurring as a result of the construction process	\$ 20,000
5	Chemical Enclosure	Per the owner's request, this allowance is intended to fund any costs associated with putting a cover over the chemical enclosure.	\$ 25,000
6	Cast in aluminum backlit letters	this allowance is intended to fund any costs associated with covering the costs of the aluminum backlit letters.	\$ 75,000
7	Vinyl wrapped units	This allowance is intended to cover any costs associated with the vinyl wrapped units.	\$ 40,000
8	Landscaping	Includes Trim Trimming and Plant Removal/repair of existing landscape as required	\$ 60,000
9	Third Party Materials Testing	Per specification section 012100 allowances, this allowance is associated with any costs for materials testing.	\$ 20,000
10	Curtainwall / Glass Water Testing	This allowance is intended to cover any costs associated with any glass water testing.	\$ 22,500
11	Remove Deck Painting	Due to the time restraints for GMP submission, If this VE is accepted we will validate the cost to provide an exact credit	\$ (560,500)
12	Builders Risk Insurance	Due to the time restraints for GMP submission, We will reconcile this allowance with our insurance carrier which take 1 to 2 weeks	\$ 42,063
13	Point and Patching	This allowance is intended to cover any costs associated with any point and patching.	\$ 25,983

# Tab 7

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## PROJECT SCHEDULE

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# Long Center Renovations

Activity ID	Activity Name	Orig Dur	Activ % Compl	Start	Finish	2025												2026		
						N	D	Jan	F	M	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan
<b>Long Center Renovations</b>																				
<b>Preconstruction</b>																				
ST00030	CM Contract Issued	1	100%	12-Jan-24 A	12-Jan-24 A															
ST00040	DD Development Budget & Review	1	100%	08-Apr-24 A	19-Apr-24 A															
ST00050	50% Documents Budget & Review	1	100%	06-May-24 A	24-May-24 A															
ST00055	Subcontractor Bids Due	10	91.13%	24-Oct-24 A	06-Nov-24															
ST00057	GMP Submission	8	0%	07-Nov-24	18-Nov-24															
ST00060	Demo Permit Submission	20	0%	19-Nov-24	16-Dec-24															
ST00058	Council Meeting/GMP Approval	40	0%	19-Nov-24	15-Jan-25															
ST00080	Building Permit Submission	50	0%	19-Nov-24	29-Jan-25															
ST00070	Demo Permit Issued	5	0%	17-Dec-24	23-Dec-24															
ST00059	NTP	1	0%	16-Jan-25	16-Jan-25															
ST00090	Building Permit Issued	5	0%	30-Jan-25	05-Feb-25															
<b>Construction</b>																				
<b>Procurement</b>																				
<b>Curtainwall/Glazing Procurement</b>																				
ST00180	Curtainwall Shop Drawings/Approval	30	0%	17-Jan-25	27-Feb-25															
ST00190	Curtainwall/Glazing Procurement/Onsite	120	0%	28-Feb-25	15-Aug-25															
<b>Roofing Procurement</b>																				
ST00247	Roofing Submittals/Approval	20	0%	17-Jan-25	13-Feb-25															
ST00248	Roofing Materials Procurement/Onsite	20	0%	14-Feb-25	13-Mar-25															
<b>Structural Steel Procurement</b>																				
ST00252	Steel Repair Process Submittals/Approval	20	0%	17-Jan-25	13-Feb-25															
ST00200	Structural Steel Shop Drawings/Approval	40	0%	17-Jan-25	13-Mar-25															
ST00210	Structural Steel Fabrication/Onsite	40	0%	14-Mar-25	08-May-25															
<b>HVAC Equipment Procurement</b>																				
ST00250	HVAC Equipment Submittals/Approval	20	0%	17-Jan-25	13-Feb-25															
ST00770	Dehumidification Eqpt Procurement/Onsite	0	0%		13-Feb-25															
ST00780	RTU Procurement/Onsite	100	0%	14-Feb-25	03-Jul-25															
<b>Electrical Equipment Procurement</b>																				

Data Date: 06-Nov-24  
Start Date: 12-Jan-24  
Finish Date: 26-Mar-26  
Project ID: synchroProject-6R1

- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone

"PRELIMINARY" - FOR IN HOUSE REVIEW AND COMMENT  
INCORP J. SIMINSKI 11/21/24 E-MAIL REVIEW COMMENTS













# Tab 7-A

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## **PROJECT SCHEDULE-SUNDECK**

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# Long Center Renovations Sun Deck Alternate

Activity ID	Activity Name	Orig Dur	Activ % Compl	Start	Finish	2025												2026							
						N	D	J	F	M	A	M	J	Ju	A	S	O	N	D	J	F	M	A	M	
SD00009	Slab on Grade	7	0%	18-Dec-25	29-Dec-25																		■	Slab on Grade	
SD00010	New Structural Steel & Roof Deck	18	0%	30-Dec-25	23-Jan-26																		■	New Structural S	
SD00011	Roofing	7	0%	26-Jan-26	03-Feb-26																		■	Roofing	
SD00015	Above Ceiling MEP Rough-in	15	0%	04-Feb-26	24-Feb-26																		■	Above Ceilin	
SD00013	Exterior Stucco	20	0%	04-Feb-26	03-Mar-26																		■	Exterior Stu	
SD00016	Plaster Soffit	12	0%	25-Feb-26	12-Mar-26																		■	Plaster S	
SD00018	Paint Exterior	6	0%	04-Mar-26	11-Mar-26																		■	Paint Exte	
SD00014	Windows	7	0%	04-Mar-26	12-Mar-26																		■	Windows	
SD00017	Interior Drywall	10	0%	13-Mar-26	26-Mar-26																		■	Interior	
SD00019	Paint Interior	6	0%	27-Mar-26	03-Apr-26																		■	Paint I	
SD00020	Ceiling Grid & Tile	5	0%	06-Apr-26	10-Apr-26																		■	Ceiling	
SD00021	Ceiling Electrical - Lights	5	0%	13-Apr-26	17-Apr-26																		■	Ceill	
SD00022	Urethane Floor Coating	7	0%	20-Apr-26	28-Apr-26																		■	Ur	
SD00023	MEP Trim	5	0%	29-Apr-26	05-May-26																		■	M	
SD00024	Inspections - Punchlist - Completion	5	0%	06-May-26	12-May-26																		■		
<b>Critical Dates/Milestones</b>																									
ST00540	Dehumidification Equipment Onsite	0	0%		13-Feb-25																		◆	Dehumidification Equipm Onsite	
ST00650	Pool Startup	0	0%	27-Oct-25																			◆	Pool Startup	
ST00670	Completion Certificate Issued	0	0%		03-Feb-26																		◆	Completion Cer	
<b>Commissioning</b>																									
<b>Substantial Completion</b>																									
ST00660	Substantial Completion	5	0%	13-May-26	19-May-26																		■		
<b>Punch List Corrections</b>																									
A1010	Punch List Corrections	15	0%	18-Feb-26	10-Mar-26																		■	Punch Lis	
<b>Warranties, Guarantees &amp; Training</b>																									
A1040	Owner Training	10	0%	18-Feb-26	03-Mar-26																		■	Owner Trai	
A1030	Prepare & Issue As-Builts, Guarantees & Warranties	5	0%	20-May-26	26-May-26																		■		

Data Date: 06-Nov-24  
Start Date: 12-Jan-24  
Finish Date: 26-May-26  
Project ID: synchroProject-6R1SD

- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone

"PRELIMINARY" - FOR IN HOUSE REVIEW AND COMMENT  
INCORP J. SIMINSKI 11/21/24 E-MAIL REVIEW COMMENTS



# Tab 8

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## RFI LOG

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**REQUEST FOR INFORMATION LOG**  
**LONG CENTER - GMP PHASE**  
**CLEARWATER, FLORIDA**

11/21/2024 9:06



RFI Question No.	RFI Date	Bid Package	Subject	RFI Question from CCI	Response from A/E	RFI Response Date
1	10/23/2024	Plumbing		Please provide the manufacturer and model numbers of the sump pumps (SP-1 and SP-2).	Select pump per performance standards chlorine rating.	
2	10/23/2024	Signage		Sheet A301 on the east elevation shows a wall sign but does not have any detail as far as specs or sizes. Same for sheet A302, show a sign on the west façade and notes A313 and A309 to reference for sign details but these pages are not in the docs. Can you provide sign details?	Information for aluminum signage is located on sheet A406. Installation design, is by delegated engineer. Installation must meet hurricane wind rating for the area.	
3	10/28/2024	Glazing		Specifications 08 41 13 and 08 44 13 do not clarify the Aluminum Finish Intent. Clear Anodized, Black Anodized, and Painted are all shown/listed. Please confirm a Finish Intent. Anodized (what color) or Painted	Curtain wall finish is Black Anodized.	
4	10/28/2024	Glazing		Please confirm if Glazier is to include Onsite Water Testing or if this will be by the CM/Contractor.		
5	10/28/2024	Glazing		Drawing Details on Shee A-811 indicate Curtain Wall attachment to the Crown Door Assembly. This cannot be done, yet Crown has the Glass within its system. Confirm all glass at the Crown Doors is to be provided by the Crown Door Installer/Vendor and no the Glazier.	That's correct. Curtain wall attaches to crown door frame, this was confirmed with Crown door. Glass at Crown door is to be provided by Curtain wall contractor.	
6	10/28/2024	Glazing		Confirm all demolition and haul away of the existing glazing system is to be by a demo company and not included in the Glaziers package.		
7	10/28/2024	Glazing		Confirm that installation will be performed in one phase and not broken out in multiple phases based on occupancy of the building	Yes, installation will only be a single phase.	
8	10/28/2024	Electrical		Dwg. E-202; Floor Plan, Keynote No. 4 indicates <b>Alternate Bid</b> ; All home runs are shown with Key Note No. 4. Am I to assume all home runs are an alternate bid?	Only homeruns with keynote 4 will be part of add alternate bid. Coordinate with Aquatic plan and verify intent between Base bid and Alternate bid items associated with pool equipments. Alternates include: <u>Pool Equipment Lobbies &amp; Sundeck Addition</u>	
9	10/28/2024	Electrical		Dwg. E-302; Keynote No. 2; Please identify "Bafcon" and manufacturer.	Refer to Mechanical plan sheet M-610 for fan specifications. Bafcon controller is associated with "Big Ass fan" being specified.	
10	10/28/2024	Electrical		Dwg. E-304/E-701; Lighting fixtures on Sundeck identified as Type A, Schedule indicates Type A1?	Type A and A1 are same same fixture.	
11	10/28/2024	Electrical		Dwg. E-701: Panel B indicates 600A Main Circuit Breaker; 150A bus?	Provide 150A main with 150A bus.	
12	10/28/2024	Electrical		Dwg. E-701: Location of Type X1 and X2 fixtures?	Disregard Type X1 and X2 fixtures. Not used.	
13	11/4/2024	Electrical		The existing fire alarm system in Bosch and Maher is who currently services it. My question ois do I have to use them or can I use someone else?	Please stay with the existing system for pricing.	
14	11/4/2024	Electrical		Do I need to carry monies for a coordination study since we are adding new electical panels to an existing service?	To be determined by contractor	
15	11/4/2024	Electrical		Mr. Walker mentioned a brand of VFD's I am to purchase and install, what is the brand name?	Review project specifications	
16	11/4/2024	Electrical		What are the hours we are able to work?	Refer to Clearwater web page.	
17	11/4/2024	Electrical		For the new panels and transformer, we are to install on page E-202 shows an enlarged electrical room that has 2 doors the we saw today off the gym only had one door and no room for any additional equipment?	Main electrical room is in existing building and has space available for additional panels. Please get familiar with main electrical room for the building.	
18	11/7/2024	Roofing		In Section 075423 in 2.2 b3 says insulation is R-30 but according to drawing page A720 roof details calls for R-20. Please clarify which is correct.	Construction documents dated 10.28.24 show R-25 on sheet A720	
19						
20						

# Tab 9

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**QUALIFICATIONS, CLARIFICATIONS,  
AND ASSUMPTIONS**

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**Creative Contractors, Inc.**  
**Pinellas Long Center Natatorium**  
**Guaranteed Maximum Price**  
**Qualifications, Assumptions & Clarifications**  
**November 26, 2024**

The following qualifications are submitted as an attachment to the GMP proposal and shall be incorporated into any agreement between the Owner and Creative Contractors, Inc. Where conflicts exist between language in this qualifications, assumptions and clarifications document, the Agreement (and Addendums), and the Contract Documents, this qualifications, assumptions, and clarifications document shall govern.

**Section 01 – General Qualifications**

- 1-1. Basis of Guaranteed Maximum Price
  - a) 100% CD drawings received on 10/4/2024. These drawings are prepared by Wannemacher Jensen Architects, Inc., dated September 2024, and titled “Long Center Natatorium Renovation”.
  - b) 100% CD drawings received on 10/4/2024. These drawings are prepared by Wannemacher Jensen Architects, Inc., dated September 2024, and titled “Long Center Natatorium Renovation Alternate”.
  - c) 100% CD specifications received on 10/4/2024. These drawings are prepared by Wannemacher Jensen Architects, Inc., and titled “Long Center Natatorium”.
  - d) We received “Addendum 1” on 10/28/2024. It is incorporated into the GMP.
  - e) We received “Addendum 2” on 11/7/2024. It is incorporated into the GMP.
  - f) We received a post bid “Addendum 1” on 11/19/2024. It is incorporated into the GMP.
  - g) We received RFI responses to 16 out of 18 pre-construction RFIs. These are included in the GMP
  - h) A Drawings and Documents List is included in this 100% CD Pricing Report.
  - i) Substitutions have been included in pricing this scope of work and are further detailed by these qualifications.
  - j) The Owner and Architect shall provide electronic files to the CM upon request and execution of the proper release at no additional cost to the CM.
  - k) The CM will provide red-line As-Builts for Final Record Documents to the Owner/Architect in .pdf format. We do not include any electronic, CAD, or Revit As-Builts as part of our work scope.
  - l) Creative Contractors assumes a mutually agreed upon contract and terms, along with all mutually agreed insurance requirements and terms.
  
- 1-2. Insurance and Bonds
  - a) A Performance and Payment bond has been included.
  - b) All Risk or Builder’s Risk is included as an allowance. The allowance will be reconciled with our insurance carrier, which takes 1-2 weeks.
    - i. All deductibles to be paid by the Owner.
  - c) General Liability, Excess General Liability, Workmen’s Compensation and Automobile Liability Insurance is included in the estimate.
  - d) Professional liability and pollution liability insurance is not included.
  
- 1-3. Building Permit Application and fees:
  - a) Application and review fees are by Owner.
  - b) Permit fees are by Owner.
  - c) Stormwater Plan (SWFWMD) Permit and fees by Owner.
  - d) Utility Deposits and meter/connection fees are by Owner.
  - e) Inspection fees are by Owner.



**Creative Contractors, Inc.**  
**Pinellas Long Center Natatorium**  
**Guaranteed Maximum Price**  
**Qualifications, Assumptions & Clarifications**  
**November 26, 2024**

- f) Threshold Inspections are by Owner.
  - g) Any other fees required by the local and/or state health department, or any other regulatory agency or AHJ are by Owner.
- 1-4. Project Schedule
- a) We have included 420 days of construction duration from construction start of February 17th, 2025, to reach substantial completion for this project on April 13, 2026.
    - i. The Owner shall execute a Notice to Proceed for Procurement Operations separately from the NTP for construction. The actual construction start date shall be identified in our detailed project schedule, revised accordingly to reflect material lead times. The construction start date, and not the start of procurement operations, shall be the basis of the project “start”. In any case, construction operations shall not commence any earlier than receipt of all required permits, executed contract, and Owner’s written Notice to Proceed for construction.
    - ii. Our scheduled duration is based on a continuous, uninterrupted performance of the work, unless noted in our schedule for procurement of material and equipment.
    - iii. The Project Schedule assumes no force majeure delays, materials shortages, schedule impacts, work stoppages, or COVID pandemic related delays or stoppages.
  - b) 5-day work weeks are included in this GMP. Working hours are scheduled as Monday thru Friday, 7:00 a.m. to 3:30 p.m.
  - c) We do not include a cost-loaded schedule or cost correlation timeline.
  - d) We have included (10) working days total processing time for most submittals needing review by either architect, architect’s consultant, or both.
- 1-5. Hazardous Materials:
- a) Removal of any hazardous materials encountered during work and/or not identified by the Contract Documents is specifically excluded from this estimate.
- 1-6. Temporary Utilities and Facilities:
- a) Power
    - i. Creative Contractors, Inc. assumes adequate power for construction is available from owner’s existing service or on nearby pole mounted transformer.
    - ii. Consumption costs shall be by Owner.
  - b) Water
    - i. Creative Contractors, Inc. assumes adequate water for construction is available from owner’s existing service or at nearby fire hydrant.
    - ii. Water consumption costs shall be by the Owner.
    - iii. Any new service deposits, meter fees, etc. shall be by the Owner.
    - iv. Water for any dust control systems shall be sourced from the Owner’s existing water supply. Consumption costs shall be by the Owner.



**Creative Contractors, Inc.**  
**Pinellas Long Center Natatorium**  
**Guaranteed Maximum Price**  
**Qualifications, Assumptions & Clarifications**  
**November 26, 2024**

- 1-7. Existing Utilities and Location Confirmation:
- a) We include uncovering and documenting locations of existing utilities only as required to install our new work. We do not include utility confirmation, record drawings, or as-builts of all existing to remain utilities on the site.
- 1-8. Testing, Inspection, and Monitoring:
- a) We do not include any City of Clearwater, municipality, or third-party inspection service fees, to include any associated overtime, premium time, or weekend inspection fees. These fees shall be paid directly by the Owner.
  - b) All materials testing shall be funded by Contractor via allowance #9.
  - c) All Threshold inspection services shall be by the Owner.
  - d) All monitoring and observation services shall be by the Owner to include any associated overtime, premium time, or weekend inspection fees.
- 1-9. Costs for changes to the work, if necessary, associated with Permit Review, Owner, or other Authorities Having Jurisdiction (AHJ) comments and/or changes shall be funded by the Owner via change order to the contract.
- 1-10. Delegated Design:
- a) This estimate assumes all work depicted in the Contract Documents complies with all codes, ordinances, and regulations per all Authorities Having Jurisdiction (AHJ) and does not include any provisions for corrective work to the Contract Documents. Any corrective work required as a result of non-compliant design will result in an appropriate change in the contract amount and time of the Contract.
  - b) Where delegated design is noted in the Contract Documents, it is assumed the Owner's Design Professional(s) have performed and incorporated any necessary design into the Contract Documents.
- 1-11. Domestic Manufacture:
- a) All materials shall be procured from sources common to their specific trade. Where materials are specified by acceptable manufacturer, source of materials shall be as commonly provided by that manufacturer and/or supplier. We do not include domestic origin for all products, materials, and/or assemblies.
- 1-12. We acknowledge the Owner's desire to participate in a Direct Order Purchase (DPO) program to realize sales tax savings due to the Owner's tax-exempt status. DPO's will be processed on single vendor material amounts \$5,000.00 and greater only. Note: Not all vendors participate in DPO programs, specifically, but not limited to site contractors (earthwork and paving materials), elevators, joists manufacturers (steel and concrete), casework or custom wood fabricators, etc.
- 1-13. Mitigation / Abatement Measures: We are not in receipt of any specific mitigation / abatement measures, environmental surveys, or assessments, and have not included costs for such mitigation / abatement in this estimate.





**Creative Contractors, Inc.**  
**Pinellas Long Center Natatorium**  
**Guaranteed Maximum Price**  
**Qualifications, Assumptions & Clarifications**  
**November 26, 2024**

- 1-14. Where references to allowances are made, please refer to the Schedule of Allowances for dollar amounts and descriptions.

**Section 02 – Work Scope Clarifications**

- 04-1 Steel:  
a. We have included an allowance for touch up and repairs as noted on the structural drawings.
- 07-1. Roofing:  
a. Removal of the entire roofing system down to the roof deck.  
b. Roof curbs to be remain in place and reroofed. Grilles to remain under deck as is.  
c. Insulation with an R-Value of 25
- 07-2. Waterproofing / Joint Sealants:  
a. Knee wall has cementitious waterproofing as detailed.
- 08-1. Doors, Frames, and Hardware:  
a. Caring two (2) hydraulically operated STT-II Bifold Steel Doors, by Crown Doors
- 09-1. Finishes/flooring:  
a. Refinishing of the pool deck is excluded  
b. included the sills shown on Detail 8/A822  
c. Urethane floor coating is not included.
- 09-2. Paint:  
a. Assuming painting deck only, no trusses  
b. Paint used as specified: Sherwin Williams  
c. Chemical or wire brush removal of existing paint flakes at ceiling deck in lieu of sandblast.  
d. Only painting existing steel behind new windows where the paint has been removed for repairs and/or the paint is flaking off/damaged.
- 09-2. Drywall / Stucco:  
a. 8” studs used at Mechanical Chases. Assumed 6” studs for all other locations.
- 10-1. Signage:  
a. Murals are excluded. Building letters and logo are included as allowance.
- 13-1. Pools:  
a. We have included chlorination and circulation of existing pool while replacing the pool equipment.
- 22-1. Plumbing:  
a. Replace (10) and add (2) roof drains with new Z-100 Drains.  
b. Install new SCH-40 Black steel gas piping with mega press fittings.



**Creative Contractors, Inc.**  
**Pinellas Long Center Natatorium**  
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**Qualifications, Assumptions & Clarifications**  
**November 26, 2024**

- 23-1. Mechanical:
  - a. Vinyl wrapping of DH-1 and DH-2 to be performed in field and is included as an allowance.
  
- 26-1. Electrical:
  - a. Removal and replacement of MEP room ceilings for conduit runs is included.
  - b. Maire Company Fire alarm is to be furnished and installed by the owner.
  
- 33-1 Site:
  - a. Miscellaneous Patching/Sidewalk Repair, if required, is included as an allowance.
  
- 33-2 Landscaping:
  - a. An allowance is included for: Replacement of shrubs, flowers, plants, etc. if damaged by construction.
  
- 48-1 Photovoltaic:
  - a. We are carrying Option #3 of AGT proposal which includes:
    - I. Furnish and install 54 Q Cells Q.Tron XL-G2.3/BFG 625 watt solar modules. A total of 33,210 Watts DC to be installed.
    - II. Furnish and Install 54 APsmart RDS-S-PLC rapid shutdown devices per final design.
    - III. Furnish and install 1 CPS America 25 kW 480-volt inverters per final design. A total of 25,000 Watts AC to be installed with a system output of 31 Amps.

# Tab 10

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## DRAWING LOG

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## Drawing Log

<b>Long Center Natatorium - Renovation</b>				
Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME
G-000	Cover	10/28/2024	10/28/2024	Construction Documents/Permit
G-101	Drawing Legend and Data Building	10/28/2024	10/28/2024	Construction Documents/Permit
G-102	Sheet Index	10/28/2024	10/28/2024	Construction Documents/Permit
G-103	Code Analysis	10/28/2024	10/28/2024	Construction Documents/Permit
G-104	Mounting Heights	10/28/2024	10/28/2024	Construction Documents/Permit
B-101	Level 1- Life Safety Plan	10/28/2024	10/28/2024	Construction Documents/Permit
B-102	Mezzanine - Life Safety Plan	10/28/2024	10/28/2024	Construction Documents/Permit
AD-100	Demo Site Plan	10/28/2024	10/28/2024	Construction Documents/Permit
AD-101	Demo Floor Plan	10/28/2024	10/28/2024	Construction Documents/Permit
AD-102	Demo Roof Plan	10/28/2024	11/19/2024	Construction Documents/Permit
AD-103	Demo Reflected Ceiling Plan	10/28/2024	10/28/2024	Construction Documents/Permit
AD-121	Demo Exterior Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
AD-122	Demo Exterior Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
A-001	Site Plan	10/28/2024	10/28/2024	Construction Documents/Permit
A-101	Level 1- Floor Plan	10/28/2024	10/28/2024	Construction Documents/Permit
A-201	Relected Ceiling Plan	10/28/2024	10/28/2024	Construction Documents/Permit
A-301	Exterior Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
A-302	Exterior Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
A-310	Building Sections	10/28/2024	10/28/2024	Construction Documents/Permit
A-401	Pool Filtration Room	10/28/2024	10/28/2024	Construction Documents/Permit
A-406	Enlarged Plan - Ventilation Towers	10/28/2024	10/28/2024	Construction Documents/Permit
A-407	Enlarged Plan - Exterior Truss	10/28/2024	10/28/2024	Construction Documents/Permit
A-408	Enlarged Plan- Exterior Truss South	10/28/2024	10/28/2024	Construction Documents/Permit
A-511	Interior Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
A-512	Interior Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
A-701	Wall Sections	10/28/2024	10/28/2024	Construction Documents/Permit
A-720	Roof Details	10/28/2024	10/28/2024	Construction Documents/Permit
A-721	Roof Details	10/28/2024	10/28/2024	Construction Documents/Permit
A-722	Enclosure Details	10/28/2024	10/28/2024	Construction Documents/Permit
A-723	Photovoltaic Details	10/28/2024	10/28/2024	Construction Documents/Permit
A-802	Partition Types	10/28/2024	10/28/2024	Construction Documents/Permit
A-810	Door Schedules	10/28/2024	10/28/2024	Construction Documents/Permit
A-811	Door Details	10/28/2024	10/28/2024	Construction Documents/Permit
A-820	Curtain Wall Details	10/28/2024	10/28/2024	Construction Documents/Permit
A-822	Curtain Wall Details	10/28/2024	10/28/2024	Construction Documents/Permit
B2-101	Level 1- Life Safety Plan Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
AD2-101	Demo Floor Plan_ Enclosed Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
AD2-121	Demo Exterior Elevations Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
A2-101	Level 1- Floor Plan Enclosed Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
A2-201	Relected Ceiling Plan- Enclosed Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
A2-301	Exterior Elevations- Enclosed Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
A2-310	Section- Enclosed Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit
A2-410	Interior Elevations- Enclosed Sundeck	10/28/2024	10/28/2024	Construction Documents/Permit

A2-722	Roof Details	10/28/2024	10/28/2024	Construction Documents/Permit
A2-723	Details	10/28/2024	10/28/2024	Construction Documents/Permit
A2-820	Curtail Wall & Store Front Elevations	10/28/2024	10/28/2024	Construction Documents/Permit
ID2-101	Sundeck- Finish Plan	10/28/2024	10/28/2024	Construction Documents/Permit
S-001	General Notes	10/4/2024	10/28/2024	Construction Documents/Permit
S-002	Design Loads, Design Criteria & Legend	10/4/2024	10/28/2024	Construction Documents/Permit
S-100	Foundation Plan	10/4/2024	10/28/2024	Construction Documents/Permit
S-101	Foundation Sections & Details	10/4/2024	10/28/2024	Construction Documents/Permit
S-102	Mech. HVAC Chase Foundation Plan, Sections & Details	10/4/2024	10/28/2024	Construction Documents/Permit
S-200	Roof Framing Plan, Sections & Details	10/4/2024	11/19/2024	Construction Documents/Permit
S-201	West Side Door & Misc. Framing Mods Sections & Details	10/4/2024	10/28/2024	Construction Documents/Permit
S-202	HVAC Chase Roof Framing Plan, Sections & Details	10/4/2024	10/28/2024	Construction Documents/Permit
S-203	Dehumidifier Platform Framing Plan, Sections & Details	10/4/2024	11/19/2024	Construction Documents/Permit
S-204	Exist. Roof/Wall Framing Repair Mods Plan	10/4/2024	10/28/2024	Construction Documents/Permit
S-205	Exist. Roof/Wall Framing Repair Mods Plan (SHT. 1 of 2)	10/4/2024	10/28/2024	Construction Documents/Permit
S-206	Exist. Roof/Wall Framing Repair Mods Plan (SHT. 2 of 2)	10/4/2024	10/28/2024	Construction Documents/Permit
S-207	Exist. Truss & Framing Repairs (SHT. 1 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-208	Exist. Truss & Framing Repairs (SHT. 2 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-209	Exist. Truss & Framing Repairs (SHT. 3 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-210	Exist. Truss & Framing Repairs (SHT. 4 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-211	Exist. Truss & Framing Repairs (SHT. 5 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-212	Exist. Truss & Framing Repairs (SHT. 6 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-213	Exist. Truss & Framing Repairs (SHT. 7 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-214	Exist. Truss & Framing Repairs (SHT. 8 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-215	Exist. Truss & Framing Repairs (SHT. 9 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-216	Exist. Truss & Framing Repairs (SHT. 10 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-217	Exist. Truss & Framing Repairs (SHT. 11 of 11)	10/4/2024	10/28/2024	Construction Documents/Permit
S-101A	Sundeck Foundation Plan & Sections	10/4/2024	10/28/2024	Construction Documents/Permit
S-102A	Sundeck Foundation Plan & Sections	10/4/2024	10/28/2024	Construction Documents/Permit
S-201A	Sundeck Roof Framing Plan, Sections & Details	10/4/2024	10/28/2024	Construction Documents/Permit
M-001	Mechanical Legends, and Abbreviations	10/28/2024	10/28/2024	Construction Documents/Permit
M-101	Demo Floor Plan- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-102	Demo Floor Plan- Mechanical Yard- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-103	Demo Roof Plan- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-104	Demo Floor Plan- Mechanical Yard- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-201	Level 1- Floor Plan - HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-202	Level 2- Floor Plan- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-203	Roof Plan- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-204	Level 1 - Alternate Enclosed Sundeck- HVAC	10/28/2024	10/28/2024	Construction Documents/Permit
M-510	Details	10/28/2024	10/28/2024	Construction Documents/Permit
M-520	Details	10/28/2024	10/28/2024	Construction Documents/Permit
M-610	Schedules	10/28/2024	10/28/2024	Construction Documents/Permit
M-620	Schedules	10/28/2024	10/28/2024	Construction Documents/Permit
P-000	Plumbing Notes, Legends, and Abbreviations	10/28/2024	10/28/2024	Construction Documents/Permit
P-101	Demo Floor Plan- Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit
P-102	Demo Floor Plan- Mechanical Yard- Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit
P-103	Demo Roof Plan- Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit
P-201	Level 1- Floor Plan - Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit
P-202	Floor Plan- Mechanical Yard- Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit
P-203	Roof Plan - Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit
P-204	Level 1 - Alternate Enclosed Sundeck- Plumbing	10/28/2024	10/28/2024	Construction Documents/Permit

P-510	Plumbing Risers Diagrams	10/28/2024	10/28/2024	Construction Documents/Permit
E-000	Electrical Symbols and Abbreviations	10/28/2024	10/28/2024	Construction Documents/Permit
E-001	Site Plan- Electrical	10/28/2024	10/28/2024	Construction Documents/Permit
E-101	Electrical Demo - Floor Plans	10/28/2024	10/28/2024	Construction Documents/Permit
E-102	Electrical Demo- Roof Plans	10/28/2024	10/28/2024	Construction Documents/Permit
E-202	Pool Equipment & 2nd Fl Elec Rm Enlarged Plans	10/28/2024	10/28/2024	Construction Documents/Permit
E-301	Level 1- Floor Plan- Power	10/28/2024	10/28/2024	Construction Documents/Permit
E-302	2nd Floor -Floor Plan- Electrical	10/28/2024	10/28/2024	Construction Documents/Permit
E-303	Roof Plan- Electrical	10/28/2024	10/28/2024	Construction Documents/Permit
E-304	Roof Plan - Future PV	10/28/2024	10/28/2024	Construction Documents/Permit
E-305	Sundeck Enlarged Plans- Electrical	10/28/2024	10/28/2024	Construction Documents/Permit
E-501	Electrical Details	10/28/2024	10/28/2024	Construction Documents/Permit
E-601	Electrical Riser Diagrams	10/28/2024	10/28/2024	Construction Documents/Permit
E-701	Electrical Schedules	10/28/2024	10/28/2024	Construction Documents/Permit
AQ000	Pool Reference Plan	10/28/2024	10/28/2024	Construction Documents/Permit
AQ100	Pool Mechancial Room Demolition (Base Bid)	10/28/2024	11/19/2024	Construction Documents/Permit
AQ101	Pool Mechancial Room Demolition (Alternate)	10/28/2024	10/28/2024	Construction Documents/Permit
AQ102	Pool Mechancial Room Demolition Photos (Base Bid)	10/28/2024	11/19/2024	Construction Documents/Permit
AQ103	Pool Mechancial Room Demolition Photos (Alternate)	10/28/2024	10/28/2024	Construction Documents/Permit
AQ200	Pool Mechaincal Room Renovation Notes & Schedules (Base Bid)	10/28/2024	11/19/2024	Construction Documents/Permit
AQ201	Pool Mechanical Room Renovation Plan (Base Bid)	10/28/2024	11/19/2024	Construction Documents/Permit
AQ202	Pool Mechanical Room Renovation Plan (Alternate)	10/28/2024	11/19/2024	Construction Documents/Permit
AQ203	Competition Pool Surge Tank Plans & Sections (Base Bid)	10/28/2024	10/28/2024	Construction Documents/Permit
AQ204	Pool Mechanical Details	10/28/2024	11/19/2024	Construction Documents/Permit
AQ205	Pool Mechanical Details	10/28/2024	10/28/2024	Construction Documents/Permit
AQ206	Pool Mechanical Details	10/28/2024	10/28/2024	Construction Documents/Permit
AQ207	Pool Mechanical Details	10/28/2024	10/28/2024	Construction Documents/Permit
AQ300	Competition Pool Systems Schematics	10/28/2024	11/19/2024	Construction Documents/Permit
AQ301	Training Pool Systems Schematics	10/28/2024	11/19/2024	Construction Documents/Permit
AQ302	Long Center Natatorium- Technical Specifications	10/28/2024	10/28/2024	Construction Documents/Permit