



CLEARWATER
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**CITY OF CLEARWATER
NEW CITY HALL**

100 South Myrtle Avenue
Clearwater, FL 33756
Ajax Job: 50000230

**GUARANTEED MAXIMUM PRICE
PROPOSAL - FINAL**

September 21, 2024



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

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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 City Hall project for consideration by The City of Clearwater. This GMP Proposal No. 2 Clearwater City Hall 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 construction of a new two-story City Hall on an approximately 1.68-acre site in downtown Clearwater. The two-story building is approximately 40,303 square feet modern facility to accommodate multiple City departments including the City Council, City Manager and City Attorney. The building will also house the new City Council Chambers. The building structure will be a composite steel system, metal framed exterior walls, cast-in-place shear walls and elevator shafts, and a metal panel exterior skin. The site development includes all hardscape including pervious concrete paving, park elements, storm draining to water gardens (ponds), and all associate MEP site elements. The project will be seeking LEED Silver Certification from the US Green Building Council.

Realized Value Added Savings

Throughout the plan development and budgeting phases of this project, The City of Clearwater, Ajax, Wannamacher Jensen and the countless construction consultants worked in collaboration to review and modify the construction documents to provide the highest value for the available budget. Some of the highlights of this process are visible in the materials used for the metal façade paneling, roofing assembly design, selective use of both storefront and curtainwall at the exterior of the building, the inclusion of smoke rated glass and drywall partitions within the building, updated designs for the north and south facades to include additional exterior framing, the selection of interior finishes, the relocation of mechanical units to reduce quantity of structural steel and reduce the sound transmittance into the council chambers, the procurement and early release of mechanical equipment and generator, the inclusion of a plug in option for additional generator service beyond the capacity of the included emergency generator, and the reduction of soil exports from the site. This cooperative effort amongst all members of the Project Team has reduced the initially proposed construction costs in excess of \$4,000,000 which has produced the presented GMP Value stated in this proposal.

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: Includes the new City Hall Sitework & Utilities, Cast-in-Place Concrete Foundations and Foundation Walls, and General Conditions for the project in its entirety. Procurement of Elevators, Chillers, Electrical Switchgear, Panels and Generator equipment is also included due to extensive lead times from manufacturers for this material

The current Contract Sum, inclusive of the previously accepted GMP Proposals and Contract Amendments to date, totals \$7,407,439.



Current GMP Proposal - GMP Proposal No. 2 Final

This GMP Proposal No. 2 Final includes the balance of the work for the new Clearwater City Hall which represents the balance of work to be awarded on this multi-GMP project. 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 by 1) the Clarifications, Qualifications, and Assumptions and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

This GMP Proposal No. 2 Final cumulative total is **\$29,605,458**. Upon acceptance, the cumulative Contract Sum will be \$29,605,458, 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 \$29,605,458
- GMP 1 ERP total / Amendment No. 1 (\$7,407,439)
- Amendment No. 2 Total **\$22,198,019**

The Construction Manager’s Preconstruction Phase Services is not included in the GMP Proposal. Per Contract, the CM Preconstruction Phase Services total \$369,965. This Preconstruction Phase fee included \$269,360 allocated to the City Hall project (22-0019-EN) and the remaining \$100,605 to the MSB Renovation project (23-0035-EN).

Note: The GMP Proposals presented by Ajax Building Company, LLC are cumulative and are not independent of one another.

In addition to the base GMP Proposal, Ajax Building Company, LLC has provided pricing for various Alternates in Section IV-F of this proposal for consideration by City of Clearwater. At this time, none of these Alternates are included within the base GMP Proposal. The following is a summary of the Alternates:

- Alternate No. 1 – PV Panels & Sacrificial Roof at Solar Array Add **\$333,056**

Project Schedule

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 twenty-two (22) months for the construction phase of the project.

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

- Substantial Completion June 8, 2026
- Final Completion September 1, 2026

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

- Mobilization / Start of Construction September 30, 2024
- Top-Out of Building Structure June 12, 2025
- Building Dry-In November 10, 2025
- Permanent Power November 19, 2025
- Owner Occupancy August 24, 2026



In order for Mobilization activities to commence on September 30, 2024 as scheduled, the following contractual activities will need to be completed as indicated.

- | | |
|----------------------------------|--------------------|
| ▪ GMP Negotiations Complete | September 23, 2024 |
| ▪ CM Contract Amendment Executed | October 3, 2024 |
| ▪ Notice to Proceed Issued | October 4, 2024 |
| ▪ All Required Permits Issued | October 11, 2024 |

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 by 1) the Clarifications, Qualifications, and Assumptions and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

The List of Documents includes the:

- Contract Drawings
- Project Specifications
- Addenda Issued by the Architect / Engineer
- Pre-Bid Requests for Information (Pre-Bid RFI's)
- Other Documents (As Listed)
- Bid Packages and Bid Package Addenda



CONTRACT DRAWINGS

Entitled **CLEARWATER CITY HALL – Permit Set** dated 07/05/2024

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
	Cover and Index Sheets			
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C1.04	EROSION CONTROL DETAILS	7/5/24		
C1.05	TREE PROTECTION PLAN	7/5/24		
C2.00	DEMOLITION PLAN	7/5/24		
C3.00	OVERALL SITE PLAN	7/5/24		
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C5.01	RAIN GARDEN CROSS SECTIONS	7/5/24		
C6.00	MASTER UTILITY PLAN	7/5/24		
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PROJECT SPECIFICATIONS

Entitled Clearwater City Hall Permit Set dated 07/05/24

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012300	ALTERNATES	2	7/5/24	
012500	SUBSTITUTION PROCEDURES	3	7/5/24	
012600	CONTRACT MODIFICATION PROCEDURES	2	7/5/24	
012900	PAYMENT PROCEDURES	4	7/5/24	
013100	PROJECT MANAGEMENT AND COORDINATION	8	7/5/24	
013200	CONSTRUCTION PROGRESS DOCUMENTATION	8	7/5/24	
013233	PHOTOGRAPHIC DOCUMENTATION	3	7/5/24	
013300	SUBMITTAL PROCEDURES	8	7/5/24	
014000	QUALITY REQUIREMENTS	8	7/5/24	
014200	REFERENCES	8	7/5/24	
014529	STRUCTURAL TESTING AND INSPECTIONS	16	7/5/24	
015000	TEMPORARY FACILITIES AND CONTROLS	8	7/5/24	
015150	CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT	8	7/5/24	
016000	PRODUCT REQUIREMENTS	4	7/5/24	
017300	EXECUTION	7	7/5/24	
017419	CONSTRUCTION WASTE MANAGEMENT	5	7/5/24	
017700	CLOSEOUT PROCEDURES	5	7/5/24	
017823	OPERATION AND MAINTENANCE DATA	6	7/5/24	
017836	WARRANTIES AND BONDS	2	7/5/24	
017839	PROJECT RECORD DOCUMENTS	4	7/5/24	
017900	DEMONSTRATION AND TRAINING	4	7/5/24	
018113	SUSTAINABLE DESIGN REQUIREMENTS	12	7/5/24	
019100	COMMISSIONING OF SYSTEMS	12	7/5/24	

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	Division 02 – Existing Conditions			
023200	GEOTECHNICAL DATA	1	7/5/24	
	Division 03 – Concrete			
031000	CONCRETE FORMING AND ACCESSORIES	7	7/5/24	
032900	VAPOR BARRIER	2	7/5/24	
033000	CAST-IN-PLACE CONCRETE	14	7/5/24	
	Division 04 – Masonry			
042000	UNIT MASONRY	5	7/5/24	
042200	REINFORCED UNIT MASONRY	3	7/5/24	
	Division 05 – Metals			
051200	STRUCTURAL STEEL FRAMING	8	7/5/24	
052100	STEEL JOIST FRAMING	2	7/5/24	
053000	METAL DECKING	3	7/5/24	
054100	STRUCTURAL STEEL STUDS	5	7/5/24	
055000	METAL FABRICATIONS	7	7/5/24	
055113	METAL PAN STAIRS	6	7/5/24	
055213	PIPE AND TUBE RAILINGS	6	7/5/24	
057313	DECORATIVE METAL RAILINGS	7	7/5/24	
	Division 06 – Wood, Plastics and Composites			
061000	ROUGH CARPENTRY	4	7/5/24	
061600	SHEATHING	4	7/5/24	
062023	INTERIOR FINISH CARPENTRY	5	7/5/24	
064116	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	5	7/5/24	
	Division 07 – Thermal and Moisture Protection			
071326	SELF-ADHERING SHEET WATERPROOFING	5	7/5/24	
071616	CRYSTALLINE WATERPROOFING	4	7/5/24	
072100	BUILDING INSULATION	4	7/5/24	
072713	MODIFIED BITUMINOUS SHEET AIR BARRIERS	3	7/5/24	
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075423	THERMOPLASTIC POLYOELFIN (TPO) MEMBRANE ROOFING	7	7/5/24	
076200	SHEET METAL FLASHING AND TRIM	7	7/5/24	
077100	ROOF SPECIALTIES	6	7/5/24	
077200	ROOF ACCESSORIES	4	7/5/24	
078100	APPLIED FIREPROOFING	5	7/5/24	
078413	PENETRATION FIRESTOPPING	6	7/5/24	
079200	PENETRATION FIRESTOPPING	7	7/5/24	
	Division 08 – Openings			
081113	HOLLOW METAL DOORS AND FRAMES	7	7/5/24	
081416	FLUSH WOOD DOORS	5	7/5/24	
083113	ACCESS DOORS AND FRAMES	2	7/5/24	
083323	OVERHEAD COILING DOORS	7	7/5/24	
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	9	7/5/24	
084413	GLAZED ALUMINUM CURTAIN WALLS	7	7/5/24	
087100	DOOR HARDWARE	16	7/5/24	
087113	AUTOMATIC DOOR OPERATORS	2	8/2/24	
087913	KEY STORAGE EQUIPMENT	2	7/5/24	
088000	GLAZING	11	7/5/24	
089119	FIXED LOUVERS	6	7/5/24	
	Division 09 – Finishes			
092116	GYPSUM BOARD SHAFT WALL ASSEMBLIES	4	7/5/24	
092216	NON-STRUCTURAL METAL FRAMING	5	7/5/24	
092400	PORTLAND CEMENT PLASTERING	4	7/5/24	
092900	GYPSUM BOARD	6	7/5/24	
093013	CERAMIC TILING	4	7/5/24	
095113	ACOUSTICAL PANEL CEILINGS	5	7/5/24	
096513	RESILIENT BASE AND ACCESSORIES	3	7/5/24	
096519	RESILIENT TILE FLOORING	4	7/5/24	

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096536	STATIC-CONTROL RESILIENT FLOORING	5	7/5/24	
096813	TILE CARPETING	4	7/5/24	
096900	ACCESS FLOORING	5	7/5/24	
098433	SOUND-ABSORBING WALL UNITS	5	7/5/24	
098453	SOUND BARRIER MULLION TRIM CAPS	4	7/5/24	
099100	PAINTING	9	7/5/24	
	Division 10 – Specialties			
102600	WALL AND DOOR PROTECTION	3	7/5/24	
102800	TOILET ACCESSORIES	2	7/5/24	
104400	FIRE PROTECTION SPECIALTIES	5	7/5/24	
107316	METAL CANOPIES	4	7/5/24	
109050	MISCELLANEOUS SPECIALTIES	2	7/5/24	
	Division 11 – Equipment			
111319	STATIONARY LOADING DOCK EQUIPMENT	4	7/5/24	
113100	RESIDENTIAL APPLIANCES	3	7/5/24	
	Division 12 – Furnishings			
122413	ROLLER WINDOW SHADES	5	7/5/24	
123661	SIMULATED STONE COUNTERTOPS	2	7/5/24	
124813	ENTRANCE FLOOR MATS AND FRAMES	2	7/5/24	
	Division 13 – Special Construction			
	NOT USED			
	Division 14 – Conveying Equipment			
142123	MACHINE ROOM-LESS ELECTRIC TRACTION PASSENGER ELEVATORS	17	7/5/24	
	Division 21 – Fire Suppression			
210000	FIRE PROTECTION	19	7/5/24	
	Division 22 – Plumbing			
220000	PLUMBING	13	7/5/24	
220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING	5	7/5/24	

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220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	5	7/5/24	
220530	SUPPORTS, ANCHORS AND SEALS - PLUMBING	8	7/5/24	
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	3	7/5/24	
220700	PLUMBING INSULATION	5	7/5/24	
221000	INSTALLATION OF PIPING PLUMBING	4	7/5/24	
221001	NATURAL GAS PIPING SYSTEMS	4	7/5/24	
221100	PIPE, TUBE AND FITTINGS – PLUMBING	4	7/5/24	
221101	CONDENSATE PIPING SYSTEMS – PLUMBING	3	7/5/24	
221116	DOMESTIC WATER PIPING	6	7/5/24	
221123	DOMESTIC WATER PUMPS	2	7/5/24	
221316	SANITARY WASTE AND VENT PIPING	5	7/5/24	
221413	FACILITY STORM DRAINAGE PIPING	4	7/5/24	
223000	PLUMBING EQUIPMENT	3	7/5/24	
224000	PLUMBING FIXTURES	3	7/5/24	
	Division 23 – HVAC			
230000	HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	14	7/5/24	
230513	ELECTRICAL COORDINATION	6	7/5/24	
230523	VALVES	6	7/5/24	
230530	SUPPRTS, ANCHORS AND SEALS	6	7/5/24	
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	2	7/5/24	
230593	TESTING, ADJUSTING AND BALANCING	8	7/5/24	
230700	HVAC INSULATION	5	7/5/24	
230900	INSTRUMENTATION AND CONTROL FOR HVAC	17	7/5/24	
232100	INSTALLATION OF HVAC PIPING	4	7/5/24	
232101	HVAC PIPE, TUBE AND FITTINGS	6	7/5/24	
232113	CHILLED WATER PIPING SYSTEMS AND SPECIALTIES	19	7/5/24	
232115	CONDENSATE PIPING SYSTEMS	3	7/5/24	
232123	HVAC PUMPS	2	7/5/24	

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232300	REFRIGERANT PIPING SYSTEMS	5	7/5/24	
232500	HVAC WATER TREATMENT SYSTEM AND SERVICE	4	7/5/24	
233000	AIR DISTRIBUTION SYSTEM	13	7/5/24	
233400	HVAC FANS	3	7/5/24	
233600	VARIABLE AIR VOLUME BOXES	3	7/5/24	
233700	LOUVERS	3	7/5/24	
236400	AIR COOLED CHILLERS	6	7/5/24	
237300	CENTRAL STATION AIR HANDLING UNITS	16	7/5/24	
237400	AIR CONDITIONING UNITS	3	7/5/24	
	Division 26 – Electrical			
260100	BASIC ELECTRICAL REQUIREMENTS	11	7/5/24	
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS	3	7/5/24	
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	10	7/5/24	
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	5	7/5/24	
260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	10	7/5/24	
260553	ELECTRICAL IDENTIFICATION	8	7/5/24	
260572	OVERCURRENT PROTECTIVE DEVICE SHORT-CIRCUIT STUDY	7	7/5/24	
260573	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	9	7/5/24	
260800	COMMISSIONING OF ELECTRICAL	8	7/5/24	
260923	LIGHTING CONTROL DEVICES	5	7/5/24	
262200	LOW-VOLTAGE TRANSFORMERS	4	7/5/24	
262413	SWITCHBOARDS	7	7/5/24	
262416	PANELBOARDS	13	7/5/24	
262726	WIRING DEVICES	9	7/5/24	
262813	FUSES	2	7/5/24	
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	5	7/5/24	
263213	ENGINE GENERATORS	6	7/5/24	
263600	TRANSFER SWITCHES	6	7/5/24	
263601	GENERATOR DCOKING STATION	3	7/5/24	



Section	Description	# Pages	Date	Revised
264313	TRANSIENT-VOLTAGE SUPPRESSION FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS	5	7/5/24	
265119	INTERIOR LIGHTING	7	7/5/24	
265600	EXTERIOR LIGHTING	3	7/5/24	
	Division 27 – Communications			
270010	TECHNOLOGY GENERAL PROVISIONS	16	7/5/24	
270526	GROUNDING AND BONDING FOR TELECOMMUNICATIONS SYSTEMS	8	7/5/24	
270528	RACEWAYS FOR TECHNOLOGY	15	7/5/24	
271000	STRUCTURED CABLING SYSTEM	17	7/5/24	
274100	AUDIO VISUAL SYSTEMS	34	7/5/24	
	Division 28 – Electronic Safety and Security			
283111	ADDRESSABLE FIRE ALARM SYSTEM	16	7/5/24	
	Division 31 – Earthwork			
313116	TERMITE CONTROL	3	7/5/24	
	Appendix A			
SECTION I	ADVERTISEMENT OF BIDS & NOTICE TO CONTRACTORS	Not	Included	
SECTION II	INSTRUCTIONS TO BIDDERS	Not	Included	
SECTION III	GENERAL CONDITIONS	Not	Included	
SECTION IV	TECHNICAL SPECIFICATIONS	Not	Included	
SECTION V	CONTRACT DOCUMENTS	Not	Included	
	(END OF PROJECT SPECIFICATIONS)			

PRE-BID REQUESTS FOR INFORMATION (PRE-BID RFI's)

<u>PB RFI No.</u>	<u>Description</u>	<u>Issued</u>	<u>Resp</u>	<u>Revised</u>
1	Electrical Transformer Nomenclatures	6/12/24	6/21/24	
2	Design Thickness Specification	7/18/24	7/23/24	
3	Gypsum Board Clarification	7/18/24	7/30/24	
4	Door Hardware Specification	7/22/24	7/30/24	
5	Fire Extinguishers and Cabinet Location Clarification	7/23/24	8/15/24	
6	Structural Finishes	7/30/24	8/02/24	
7	Glass Clarification	7/30/24	7/31/24	
8	Mechanical Clarifications - Additional	7/30/24	8/04/24	09/11/24
9	Steel Detail Clarifications	7/30/24	8/02/24	
10	Roof Equipment Screen Details	7/31/24	8/02/24	
11	Additional Mechanical Clarifications	8/02/24	8/15/24	
12	IT and AV room risers	8/7/24	8/15/24	
13	R-value of insulation above hard ceilings	8/12/24	8/15/24	
14	Glass Specification	8/13/24	8/15/24	
15	Acoustical Gypsum Ceiling Type CL-5	8/15/24	8/20/24	
16	Window Covering Clarifications	8/17/24	2/28/24	
	(END OF PRE-BID RFI'S)			

BID PACKAGES AND BID PACKAGE ADDENDA

BP No.	Bid Package Description
1.02	Material Testing
1.13	Surveying
1.15	Final Cleaning
3.01	Concrete & Masonry
5.01	Structural & Miscellaneous Steel
6.02	Millwork & Casework
7.02	Sealants & Waterproofing
7.04	Architectural Metal Panels
7.06	Roofing
8.01	HM Frames / Doors / Hardware
8.03	Glass & Glazing
8.04	Overhead Doors
9.01	Metal Framing, Drywall & Stucco
9.03	Acoustical Ceilings & Wall Panels
9.04	Flooring – Hard Tile, Resilient Flooring, Base & Carpet
9.08	Access Flooring
9.09	Painting
10.01	Misc. Accessories
10.04	Signage
10.19	Protective Covers & Roof Screens
11.02	Loading Dock Equipment
11.03	Residential Equipment
12.01	Window Treatments
14.01	Elevators
21.01	Fire Sprinkler Systems
22.01	Plumbing Systems
23.01	Mechanical Systems
23.01	HVAC Test & Balance



BP No.	Bid Package Description
26.01	Electrical & Low Voltage Systems
31.01	Sitework & Utilities & Pavers
32.03	Landscaping / Irrigation

END OF DOCUMENT LIST

CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled “Clearwater City Hall – Permit Set” dated July 05, 2024 as prepared by Wannemacher Jensen Architects, Inc and Consultants. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled “Clearwater City Hall – Permit Set” dated July 05, 2024 as prepared by Wannemacher Jensen Architects, Inc and Consultants. Refer to Document List included in Section II of this proposal.
 - Addendum No. 1 prepared by Wannemacher Jensen Architects, Inc and their consultants, dated August 02, 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.
 - Addendum No. 2 prepared by Wannemacher Jensen Architects, Inc and their consultants, dated August 23, 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. NOTE THAT ADDENDUM NO. 2 IS CARREID AS AN ALLOWANCE WITHIN THE GMP PROPOSAL.
 - Pre-Bid Requests for Information (Pre-Bid RFI’s) No. 01 - 16 to the extent that the information was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addendum prior to their bid date, with answers and/or clarifications provided by the Owner, the Architect and their consultants, or the Construction Manager.
 - The Construction Manager’s GMP Cost Report dated September 24, 2024.
 - The Construction Manager’s Project Schedule dated September 16, 2024.
 - 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-E 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 twenty-two (22) months.
 - Base Bid GMP – Includes the following scope of work:
 - The project consists of the construction of a new two-story City Hall on an approximately 1.68-acre site in downtown Clearwater. The two-story building is approximately 40,303 square feet modern facility to accommodate multiple City departments including the City Council, City Manager and City Attorney.

The building will also house the new City Council Chambers. The building structure will be a composite steel system, metal framed exterior walls, cast-in-place shear walls and elevator shafts, and a metal panel exterior skin. The site development includes all hardscape including pervious concrete paving, park elements, storm draining to water gardens (ponds), and all associate MEP site elements.

- 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 – PV Panels & Sacrificial Roof at Solar Array

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 twenty-two (22) months.
 - The General Conditions in the amount of \$1,898,167 and General Requirements in the amount of \$589,566 are considered lump sum per Agreement between Owner and Construction Manager.
 - We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project internet, and jobsite communications.
 - We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.
 - Aerial photographs have been included.
 - Building permits are not included as they are assumed to be paid directly 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.
 - Temporary utility services (water, sewer and electric) are 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.
 - The consumption costs associated with temporary water, sewer and electric utilities will be paid for by the Construction Manager through the date of Substantial Completion at which time these utilities shall be transferred into the Owner’s name and become the responsibility of the Owner.
 - We have included costs for Scheduling Software, Updates, Maintenance, and Support within the GMP as part of our lump sum General Conditions and General Requirements 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 gravel, limerock, crushed concrete or asphalt millings is included for the stabilization of the construction entrances.
- Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing.
- Silt fencing is included for areas where construction runoff and/or erosion may occur.
- We have included re-seeding areas disturbed by construction activities with seed as necessary to return those areas to their pre-construction condition. It should be understood that there will be a "growing in" period following the seeding operations.
- One (1) each standard 4' x 8' project sign is included.
- An existing condition survey is not included.
- The final project cleaning is included.
- Jobsite cleanup, rubbish removal and rubbish disposal are included.
- Surveying for building layout and elevation control is included.
- An as-built survey is included for the final documentation of the location and elevation of the proposed new construction.
- Performance and Payment Bonds are included.
- Labor burden multiplier is included as a fixed rate of 46%. 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 \$310,740 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- The Builder's Risk Insurance Policy shall be provided by the Owner. The policy shall list Ajax Building Company, LLC and their subcontractors as additional insureds and the Owner shall provide for a waiver of subrogation with Ajax Building Company, LLC and their subcontractors.
- 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 \$11,838 and shall be billed as a lump sum amount upon project Substantial Completion.
- 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 \$200,000 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 GMP Proposal includes estimating services for the reconciliation of the GMP between the GMP Documents (refer to Section II of this proposal) and the 100% Construction Documents scheduled to be

issued by the Architect on October 02, 2024. Preconstruction or estimating services beyond this GMP reconciliation are not included.

- This proposal does not include any provisions for enhanced hurricane protection (EHPA).
- 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.
- 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 Agreement Between Owner and Construction Manager. Any technical specifications required for this project are to be incorporated into the Project Specifications.
- As Addendum No. 2 was issued late in the GMP development process, we have included an Allowance of \$350,000 to cover the potential cost of these changes.
- 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 \$100,000 for potential costs associated with permitting comments.
- An Owner Move Assist Allowance of \$20,000 is included.
- A Temporary Protection Measures Allowance of \$25,000 is included to address potential protections needed due to storm events.
- Included an Allowance of \$40,000 for additional construction related work that may be required to support the Owner provide Public Art for the new building.
- We acknowledge the City of Clearwater is seeking LEED Silver Certification for this project and have included administration as required by the Contract Documents for this effort.
- We have reduced the general conditions and general requirements in the amount of \$54,229 in anticipation that the MSB portion of the project will be concurrent with City Hall. Should this not occur, an adjustment to the City Hall General Conditions and General Requirements will be required via change order.

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 new construction, is included in this proposal.
 - The water and runoff generated from construction operations will be contained on the project site. It is assumed that the water and/or runoff generated from demolition operations will not require collection, treatment or disposal.
 - It is assumed that abandoned utilities will be disconnected and capped (not removed or filled), unless specifically denoted otherwise on the Contract Documents.
 - We specifically exclude the relocation and/or reinstallation of any existing or temporary buildings, structures, etc.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03:
 - Concrete Work
 - Standard subsoil termite treatment is included at the slab sub-grade. No special or extended warranties are included.
 - General Concrete Items
 - No colored concrete, special mixes, special finishes, or admixtures are included.
 - We exclude any special rebar finishes, galvanizing, epoxy coatings, or special chairs/supports.

Division 04 – Masonry

- Clarifications, qualifications and assumptions related to Division 04:
 - Masonry Work
 - All cmu masonry is included as standard cmu. Fire rated, ground face, fluted, acoustical, colored or other special cmu are not included.
 - Special cmu admixtures are not included.
 - Bonds for all cmu and brick masonry are included as standard running bond.
 - All masonry grout is included as standard weight, 3000 psi, regular grout, with no color, strength or other additives (7-9 inch slump).
 - General Masonry Items
 - Mortar additives or coloring are not included.
 - Exposed masonry joints are included as concave joints both horizontally and vertically.

Division 05 – Metals

- Clarifications, qualifications and assumptions related to Division 05:
 - Structural Steel, Joists and Deck
 - All architecturally exposed interior exposed structural steel will be AESS 3 preparation.
 - All architecturally exposed exterior steel, such as at curved columns will be AESS 4 preparation.
 - Miscellaneous framing and supports as indicated on the drawings will be hot-dipped galvanized and level of finish for exposed to view noted above.
 - Touch up painting for shop painted surfaces will be 2.0-mil dry film thickness.
 - Miscellaneous and Fabricated Metals
 - Exterior Stair Railings and interior Lobby Stair railings are included as Aluminum finish.
 - Cold-Formed Metal Framing
 - Includes delegated engineering.

Division 06 – Wood, Plastics and Composites

- Clarifications, qualifications and assumptions related to Division 06:
 - Finish Carpentry
 - Includes the WD2-Slat Wall.
 - Architectural Woodwork
 - Included an Allowance of \$50,000 for ballistic assembly @ Dais, as this has been discussed but not reflected on the GMP documents.

Division 07 – Thermal and Moisture Protection

- Clarifications, qualifications and assumptions related to Division 07:
 - Waterproofing
 - Includes both exterior elevator pit waterproofing and interior of pit waterproofing.
 - We have included a peel-and-stick waterproofing membrane behind metal wall panel assembly as the specified fluid applied air/moisture barrier does not work well with fastener penetrations. Will submit product data for review and approval.
 - Spray Applied Fireproofing
 - Excludes fireproofing as none specified or shown.
 - Metal Panels
 - Included basis of design as specified.
 - Due to late discussions with the basis of design panel provider regarding pricing elements, it is still under review as to accessories and installation requirements for a complete system installation. As such, we have included an Allowance of \$125,000 for further panel engineering and coordination.
 - Roofing and Sheet Metal
 - Included as specified; however, see Alternate No. 1 for Sacrificial Roof for Solar Array.
 - Joint Sealers
 - Include in Water Proofing Bid Package.

Division 08 – Openings

- Clarifications, qualifications and assumptions related to Division 08:
 - Metal Doors and Frames
 - 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.
 - Frameless door to be ISD-Ezy Jamb Inswing Door Frame with SOSS Hinges.
 - Wood Doors
 - White Birch wood doors with factory finish is included.
 - Specialty Doors
 - Included Cookson, model ESD10 Non-insulated rolling steel door with standard colors (white, brown grey or tan).
 - ½ HP operator with auxiliary chain hoist
 - Padlockable slide locks
 - Electric sensing edge
 - Entrances and Storefronts
 - Aluminum Exterior Storefront
 - Included as Kawneer 1R501T 2-3/4" x 5"
 - Finish: 2-coat Custom Paint – Color TBD
 - Glazing: Viracon 1-5/16" VUE1-50 Insulating Laminate Glass FT/HS/HS
 - Aluminum Exterior Entrance Doors
 - Included as Kawneer 5000IR Wide Stile Doors
 - Glass: 1 1/16" VUE1-50 Insulating Laminated Glass FT/HS/HS
 - Aluminum Interior Storefront
 - Included as Kawneer TriFab 451 Versa Glaze 2" x 4-1/2"
 - Finish: 2-coat Custom Paint – Color TBD
 - Glazing: 9/16" Clear Laminated

- Glazing to include privacy vinyl film as indicated, not fritted glazing
- Aluminum Interior Entrance Doors
 - Included as Kawneer 500 Wide Stile
 - Glass: 9/16” Clear Laminated
 - Glass to include privacy vinyl film as indicated, not fritted glass
- Bird friendly glass has been excluded as reference to it was removed in Addendum 1.
- Finished Hardware
 - Included as specified
 - Dual door operators, push plates, safety sensors and bollards are provided as Assa Abloy at door marks 100A, 100B, 100C and 100D.
- Curtain Wall
 - Included as Kawneer 1600IR-SYS 1 2-1/2” x 7 -13/16”
 - Finish: 2-cost Custom Paint – Color TBD
 - Glazing: Viracon 1-5/16” VUE1-50 Insulating laminate Glass FT/HS/HS

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - Gypsum Board, Plaster and Stucco Systems
 - Included Level 5 finish drywall.
 - Included end wall mullion caps at intersection of drywall to Storefront / Curtainwall assemblies.
 - 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.
 - Tile Work
 - No special tile patterns, mosaics, colors or shapes are included.
 - Access flooring
 - Included “TATE” ConCore 1250 grade panel or similar with bolted stringer to accommodate a 12” raised floor height.
 - Finished Flooring
 - Resilient Flooring
 - Included as specified. Included Static dissipative tile at access floor location
 - Acoustical Treatment
 - Acoustical ceilings
 - All acoustical ceilings are included as standard 9/16” exposed grid with tegular 24”x24”x5/8” or 30”x30”x5/8” ceiling tiles. No special acoustical grid systems, tiles, tile colors, tile patterns, special tile edges, tegular, etc. have been included other than what has been mentioned above.
 - Included as specified.
 - Acoustical wall panels
 - AWP-1 and AWP-2
 - FP-1 FlizFely Crossing Hanging Panel, standard sized room dividers (non-stacking three channel track)
 - FP-2 FlizFelt Rain wall panel install with Z-clips
 - Paints and Coatings
 - Included Dryfall or similar at exposed metal joist/deck
 - Concrete sealer at smooth finished concrete floors
 - No painting is included for concealed areas or areas otherwise not exposed to view.

Division 10 – Specialties

- Clarifications, qualifications and assumptions related to Division 10:
 - Miscellaneous Building Specialties
 - Included as specified, of note:
 - Toilet Partitions
 - Toilet Accessories
 - Electric Hand Dryers
 - Fire Extinguishers & Cabinets
 - Bike Racks & Bick Repair Station
 - Site Furnishing – Benches and Trash Cans
 - Flag Poles – (3)
 - Stainless Steel Corner Guards
 - Visual Display Boards
 - Knox Box
 - Signage and Plaques
 - Included an Allowance of \$42,829 for interior and exterior signage.
 - Walkway Covers and Exterior Protective Construction
 - Included exterior covers at the two stair locations.
 - Included the Louvered Screens at RTU location at Roof level.

Division 11 – Equipment

- Clarifications, qualifications and assumptions related to Division 11:
 - Residential Appliances
 - (4) Stainless Dishwashers
 - (4) Countertop Microwaves
 - (4) Side by Side Refrigerators
 - (1) Undercounter refrigerator
 - Items above are included as an allowance of \$30,000 and is based on similar models to what has been listed in the construction documents. Some of the listed items are no longer in production so similar models have been included.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
 - Furnishings and Accessories
 - Includes an allowance of \$750,000 for Furniture / Furnishings and Equipment.
 - Window Treatment
 - A mechoshade product has been included as specified.

Division 14 – Conveying Systems

- Clarifications, qualifications and assumptions related to Division 14:
 - Elevators
 - Included TKE Elevators as specified.

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 documents for the project, including all engineering, calculations, analysis, and other data required to set forth the overall design requirements and provide sufficient direction to the construction manager for the layout and construction 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 provide all required fire protection system layout documents for the project, including layout, sizing, hydraulic calculations and other construction data that shall provide the requirements for the fabrication and installation of the fire protection system(s) and 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.

Division 22 – Plumbing

- Clarifications, qualifications and assumptions related to Division 22:
 - Plumbing Work
 - Includes code minimum pipe sizes lacking on the plans for the group restrooms on first and second floor.
 - Includes the increased correct water line sizes for fixtures that are incorrectly shown on the isometric and plan sheets.
 - Domestic water pump included.
 - Includes hammer arrestors not shown but required by code.

Division 23 – HVAC

- Clarifications, qualifications and assumptions related to Division 23:
 - HVAC Work
 - Trane Controls are included.
 - Includes the receipt, installation and warranty for Owner Direct purchased Chillers and RTU's.
 - Testing, Adjusting and Balancing
 - Commissioning is excluded. If required will be performed by others.

Division 26 – Electrical, Division 27 Communications and Division 28 Electronic Safety & Security

- Clarifications, qualifications and assumptions related to Division 26:
 - Included an Allowance of \$250,000 for the Unlist Focal Point Acoustical Baffles
 - Includes the EV Charging stations as shown on the Site Plans
 - Includes the receipt, installation and warranty for Owner Direct purchased Generator and Switch Gear.
 - Includes the electrical rough-in as shown on documents for the future Photo Voltaic (PV) installation. See Alternate No. 1 for addition of roof PV Panels.
 - Basic Materials and Methods

- Secondary electrical service from the primary transformer to the building(s) and electrical service distribution thereafter is included. The Construction Manager assumes that the Owner's local utility company will install the primary electrical service from the utility company's infrastructure to the on-site transformer, including furnishing and installing the primary transformer and related housekeeping pad.
- Jacking, boring, or directional drilling is not included for new or relocated utilities.
- Includes all systems as denoted by Contractor on the Responsibility Matrix on Drawing T-000. Identification. Following systems are denoted as Owner provided and installed by others. We have included the specified conduit, pullstrings and rough-in only for these systems:
 - Access Control
 - Fire Alarm
 - Security System & Cameras
 - CCTV
- Includes Time Clocks as specified.
- Distributed Antenna Systems (DAS) is included as specified.

Division 31 – Earthwork

- Clarifications, qualifications and assumptions related to Division 31:
 - Site Work / Earthwork
 - It is assumed that the existing soils are of an acceptable material and that compaction can be achieved under normal means and methods, and that over-excavation and/or replacement of unsuitable soils will not be required in the performance of the work.
 - Based on Geotechnical Report provide it is not anticipated that mass dewatering will be required, as such, mass dewatering is excluded.
 - Included an Allowance of \$60,000 for relocating on site potential unsuitable soil.

Division 32 – Exterior Improvements

- Clarifications, qualifications and assumptions related to Division 32:
 - Paving
 - We have not included any milling and/or resurfacing of existing roadways, parking lots or drives. It is anticipated that various roadways, paving, parking lots, etc. surrounding the project site will require resurfacing and/or repair at the completion of the project. We recommend that a more detailed evaluation be performed by the project team during the later stages of the project so that a definitive scope of work can be prepared and priced accordingly.

Division 33 – Utilities

- Clarifications, qualifications and assumptions related to Division 33:

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, 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 final perimeter 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, and Assumptions and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

The Base Bid GMP Proposal for the Clearwater City Hall totals **\$29,605,458**. The Base Bid GMP Proposal includes the construction of a new two-story City Hall on an approximately 1.68-acre site in downtown Clearwater. The two-story building is approximately 40,303 square feet modern facility to accommodate multiple City departments including the City Council, City Manager and City Attorney. The building will also house the new City Council Chambers. The building structure will be a composite steel system, metal framed exterior walls, cast-in-place shear walls and elevator shafts, and a metal panel exterior skin. The site development includes all hardscape including pervious concrete paving, park elements, storm draining to water gardens (ponds), and all associate MEP site elements.

This GMP Proposal No. 2 Final cumulative total is **\$29,605,458**. Upon acceptance, the cumulative Contract Sum will be \$29,605,458, 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 | \$29,605,458 |
| • GMP 1 ERP total / Amendment No. 1 | <u>(\$7,407,439)</u> |
| • Amendment No. 2 Total | \$22,198,019 |

The Construction Manager's Preconstruction Phase Services is not included in the GMP No. 1 – Early Release Package. Per Contract, the CM Preconstruction Phase Services total \$369,965. This Preconstruction Phase fee included \$269,360 allocated to the City Hall project (22-0019-EN) and the remaining \$100,605 to the MSB Renovation project (23-0035-EN).

In addition to the Base Bid GMP Proposal, Ajax Building Company, LLC has provided pricing for "Alternates" for consideration by City of Clearwater, included in Sections IV-E respectively.



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: :24.079_CLEARWATER CITY HALL _GMP_03.es

Estimator:
 Primary Project Qty:0 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

Report includes Taxes & Insurance.

2:59:21PM

9/24/2024

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		\$1,898,167
Total Major Item Code 01300.300 GENERAL REQUIREMENTS		\$589,566
Total Major Item Code 02000.000 MISCELLANEOUS ITEMS		\$114,780
Total Major Item Code 03000.000 CONCRETE WORK		\$2,181,348
Total Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK		\$2,744,554
Total Major Item Code 06400.000 ARCHITECTURAL WOODWORK		\$485,812
Total Major Item Code 07100.000 WATERPROOFING & DAMPPROOFING		\$80,022
Total Major Item Code 07400.000 ROOFING & SIDING PANELS		\$788,547
Total Major Item Code 07500.000 ROOFING & SHEET METAL		\$587,385
Total Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS		\$185,852
Total Major Item Code 08300.000 SPECIALTY DOORS		\$18,350
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS		\$2,056,720
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS		\$2,309,633
Total Major Item Code 09500.000 CEILINGS		\$341,369
Total Major Item Code 09600.000 FINISHED FLOORING		\$659,080
Total Major Item Code 09900.000 PAINTS & COATINGS		\$181,712
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES		\$475,338
Total Major Item Code 11000.000 BUILDING EQUIPMENT		\$61,683
Total Major Item Code 12000.000 BUILDING FURNISHINGS		\$855,000
Total Major Item Code 14000.000 CONVEYING SYSTEMS		\$393,355

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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.es
 Estimator:
 Primary Project Qty:0 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

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9/24/2024

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 21000.000 FIRE SUPPRESSION SYSTEMS		\$221,304
Total Major Item Code 22000.000 PLUMBING WORK		\$932,990
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING		\$2,378,094
Total Major Item Code 26000.000 ELECTRICAL WORK		\$3,983,537
Total Major Item Code 27000.000 COMMUNICATIONS SYSTEMS		
Total Major Item Code 31000.000 SITEWORK		\$1,430,356
Total Major Item Code 32000.000 SITE IMPROVEMENTS		\$263,462
Total Major Item Code 35000.000 ALLOWANCES		\$535,000
Total Major Item Code 36000.000 BONDS & INSURANCE		\$526,778
Total Major Item Code 37000.000 WARRANTIES		\$11,838
Total Major Item Code 50000.000 ESCALATION COSTS		\$200,000
Total Major Item Code 80000.000 CONTINGENCY		\$1,035,801
Total Major Item Code 95000.000 OVERHEAD & FEES		\$1,078,025
Total Sec BB BASE BID		\$29,605,458



GMP Cost Report:

BASE BID GMP
CM Detail Report

Cost Management Detail



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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.est - ,
 Estimator:
 Primary Project Qty:0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

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9/24/2024

Description	Quantity	Unit \$	Total \$
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 !!!			
Sec BB BASE BID			
Major Item Code 01300.000 GENERAL CONDITIONS			
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			
General Conditions	1.00 LS	1,898,167.00	1,898,167
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$1,898,167
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$1,898,167
Major Item Code 01300.300 GENERAL REQUIREMENTS			
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			
General Requirements	1.00 LS	589,566.00	589,566
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$589,566
Total Major Item Code 01300.300 GENERAL REQUIREMENTS			\$589,566
Major Item Code 02000.000 MISCELLANEOUS ITEMS			
Minor Item Code 02000.000 MISCELLANEOUS ITEMS			
Temporary Fence & Windscreen	1.00 LS	29,000.00	29,000
BP 01.02 Laboratory Testing	1.00 LS	36,080.00	36,080
BP 01.13 Surveying	1.00 LS	35,000.00	35,000
BP 01.15 Final Cleaning	1.00 LS	14,700.00	14,700
Total Minor Item Code 02000.000 MISCELLANEOUS ITEMS			\$114,780
Total Major Item Code 02000.000 MISCELLANEOUS ITEMS			\$114,780
Major Item Code 03000.000 CONCRETE WORK			
Minor Item Code 03300.000 CAST-IN-PLACE CONCRETE			
BP 03.01 Concrete	1.00 LS	2,181,348.00	2,181,348
Total Minor Item Code 03300.000 CAST-IN-PLACE CONCRETE			\$2,181,348
Total Major Item Code 03000.000 CONCRETE WORK			\$2,181,348
Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK			
Minor Item Code 05120.000 STRUCTURAL STEEL			
BP 05.01 Structural Steel Misc Metals	1.00 LS	2,744,554.00	2,744,554
Total Minor Item Code 05120.000 STRUCTURAL STEEL			\$2,744,554

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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.est - ,
 Estimator:
 Primary Project Qty:0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:01:09PM

9/24/2024

Description	Quantity	Unit \$	Total \$
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Total Major Item Code 05000.000 \$2,744,554

STRUCTURAL STEEL, JOISTS, & DECK

Major Item Code 06400.000 ARCHITECTURAL WOODWORK

Minor Item Code 06400.000 ARCHITECTURAL WOODWORK

BP 06.02 Millwork	1.00	LS	435,812.00	435,812
Ballistic Assembly @ Dais - Allowance	1.00	ALLW	50,000.00	50,000

Total Minor Item Code 06400.000 \$485,812

ARCHITECTURAL WOODWORK

Total Major Item Code 06400.000 \$485,812

ARCHITECTURAL WOODWORK

Major Item Code 07100.000 WATERPROOFING & DAMPPROOFING

Minor Item Code 07100.000 WATERPROOFING & DAMPPROOFING

BP 07.02 Sealants & Waterproofing	1.00	LS	80,022.00	80,022
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Total Minor Item Code 07100.000 \$80,022

WATERPROOFING & DAMPPROOFING

Total Major Item Code 07100.000 \$80,022

WATERPROOFING & DAMPPROOFING

Major Item Code 07400.000 ROOFING & SIDING PANELS

Minor Item Code 07410.000 METAL ROOF & WALL PANELS

BP 07.04 Metal & Composite Panels	1.00	LS	663,547.00	663,547
Finalize Metal Panel Requirements Allowance	1.00	ALLW	125,000.00	125,000

Total Minor Item Code 07410.000 METAL \$788,547

ROOF & WALL PANELS

Total Major Item Code 07400.000 ROOFING & \$788,547

SIDING PANELS

Major Item Code 07500.000 ROOFING & SHEET METAL

Minor Item Code 07500.000 MEMBRANE ROOFING

BP 07.06 Roofing	1.00	LS	587,385.00	587,385
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Total Minor Item Code 07500.000 \$587,385

MEMBRANE ROOFING

Total Major Item Code 07500.000 ROOFING & \$587,385

SHEET METAL

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	185,852.00	185,852
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Total Minor Item Code 08000.000 DOORS, \$185,852

FRAMES, & HARDWARE

Total Major Item Code 08000.000 BASIC \$185,852

DOOR & WINDOW MATERIALS & METHODS

Major Item Code 08300.000 SPECIALTY DOORS

Minor Item Code 08300.000 SPECIALTY DOORS

BP 08.04 Overhead Doors	1.00	LS	18,350.00	18,350
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Total Minor Item Code 08300.000 \$18,350

SPECIALTY DOORS

Total Major Item Code 08300.000 SPECIALTY \$18,350

DOORS

Major Item Code 08400.000 ENTRANCES & STOREFRONTS

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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.est - ,
 Estimator:
 Primary Project Qty:0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:01:09PM

9/24/2024

Description	Quantity	Unit \$	Total \$
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Minor Item Code 08400.000 ENTRANCES & STOREFRONTS

BP 08.03 Entrances & Storefronts	1.00 LS	2,056,720.00	2,056,720
Total Minor Item Code 08400.000 ENTRANCES & STOREFRONTS			\$2,056,720
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS			\$2,056,720

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	2,309,633.00	2,309,633
Total Minor Item Code 09250.000 GYPSUM BOARD			\$2,309,633
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS			\$2,309,633

Major Item Code 09500.000 CEILINGS

Minor Item Code 09500.000 CEILINGS

BP 09.03 Acoustical Ceilings & Wall Panels	1.00 LS	341,369.00	341,369
Total Minor Item Code 09500.000 CEILINGS			\$341,369
Total Major Item Code 09500.000 CEILINGS			\$341,369

Major Item Code 09600.000 FINISHED FLOORING

Minor Item Code 09600.000 FLOORS

BP 09.05 Flooring	1.00 LS	645,780.00	645,780
BP 09.08 Access Flooring	1.00 LS	13,300.00	13,300
Total Minor Item Code 09600.000 FLOORS			\$659,080
Total Major Item Code 09600.000 FINISHED FLOORING			\$659,080

Major Item Code 09900.000 PAINTS & COATINGS

Minor Item Code 09900.000 PAINTS & COATINGS

BP 09.09 Painting	1.00 LS	181,712.00	181,712
Total Minor Item Code 09900.000 PAINTS & COATINGS			\$181,712
Total Major Item Code 09900.000 PAINTS & COATINGS			\$181,712

Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES

Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES

BP 10.01 Miscellaneous Building Specialties	1.00 LS	147,597.00	147,597
BP 10.04 Signage	1.00 ALLW	57,896.00	57,896
BP 10.19 Protective Covers / Rooftop Screens	1.00 LS	269,845.00	269,845
Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES			\$475,338
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES			\$475,338

Major Item Code 11000.000 BUILDING EQUIPMENT

Minor Item Code 11000.000 MISCELLANEOUS EQUIPMENT

BP 11.02 Loading Dock Equipment	1.00 LS	31,683.00	31,683
BP 11.03 Residential Equipment Allowance	1.00 ALLW	30,000.00	30,000

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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.est - ,
 Estimator:
 Primary Project Qty:0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:01:09PM

9/24/2024

Description	Quantity	Unit \$	Total \$
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 !!!			
Total Minor Item Code 11000.000 MISCELLANEOUS EQUIPMENT			\$61,683
Total Major Item Code 11000.000 BUILDING EQUIPMENT			\$61,683
Major Item Code 12000.000 BUILDING FURNISHINGS			
Minor Item Code 12000.000 MISCELLANEOUS FURNISHINGS			
BP 12.01 Window Treatments	1.00 LS	105,000.00	105,000
BP 12.11 Furnishings / FFE	1.00 ALLW	750,000.00	750,000
Total Minor Item Code 12000.000 MISCELLANEOUS FURNISHINGS			\$855,000
Total Major Item Code 12000.000 BUILDING FURNISHINGS			\$855,000
Major Item Code 14000.000 CONVEYING SYSTEMS			
Minor Item Code 14000.000 CONVEYING SYSTEMS			
BP 14.01 Elevators	1.00 LS	393,355.00	393,355
Total Minor Item Code 14000.000 CONVEYING SYSTEMS			\$393,355
Total Major Item Code 14000.000 CONVEYING SYSTEMS			\$393,355
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	221,304.00	221,304
Total Minor Item Code 21005.000 COMMON WORK RESULTS - FIRE SUPPRESSION			\$221,304
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS			\$221,304
Major Item Code 22000.000 PLUMBING WORK			
Minor Item Code 22010.000 COMMON WORK RESULTS FOR PLUMBING			
BP 22.01 Plumbing	1.00 LS	932,990.00	932,990
Total Minor Item Code 22010.000 COMMON WORK RESULTS FOR PLUMBING			\$932,990
Total Major Item Code 22000.000 PLUMBING WORK			\$932,990
Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING			
Minor Item Code 23000.000 HVAC			
BP 23.01 HVAC	1.00 LS	1,897,546.00	1,897,546
BP 23.01A Chillers & RTUs	1.00 LS	480,548.00	480,548
BP 23.02 HVAC T&B	1.00 INCL		
Total Minor Item Code 23000.000 HVAC			\$2,378,094
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING			\$2,378,094
Major Item Code 26000.000 ELECTRICAL WORK			
Minor Item Code 26000.000 ELECTRICAL			
BP 26.01 Electrical	1.00 LS	3,431,056.00	3,431,056
BP 26.01A Electrical Gear	1.00 LS	162,170.00	162,170

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

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BP 26.01B Generator	1.00	LS 140,311.00	140,311
Non-lit Focal Point Acoustical Baffle Allowance	1.00	ALLW 250,000.00	250,000
Total Minor Item Code 26000.000			\$3,983,537
ELECTRICAL			
Total Major Item Code 26000.000			\$3,983,537
ELECTRICAL WORK			
Major Item Code 27000.000 COMMUNICATIONS SYSTEMS			
Minor Item Code 27000.000 COMMUNICATIONS SYSTEMS			
BP 27.02 Audio / Video System	1.00	INCL	
Total Minor Item Code 27000.000			
COMMUNICATIONS SYSTEMS			
Total Major Item Code 27000.000			
COMMUNICATIONS SYSTEMS			
Major Item Code 31000.000 SITEWORK			
Minor Item Code 31000.000 SITEWORK			
BP 31.01 Sitework & Utilities	1.00	LS 1,370,356.00	1,370,356
Unsuitable Soil Relocation (Onsite / Building Pad)	1.00	ALLW 60,000.00	60,000
Total Minor Item Code 31000.000			\$1,430,356
SITEWORK			
Total Major Item Code 31000.000 SITEWORK			\$1,430,356
Major Item Code 32000.000 SITE IMPROVEMENTS			
Minor Item Code 31650.000 SITE IMPROVEMENTS			
BP 32.02 Unit Pavers	1.00	INCL	
Total Minor Item Code 31650.000 SITE			
IMPROVEMENTS			
Minor Item Code 32900.000 LANDSCAPING			
BP 32.03 Landscaping	1.00	LS 263,462.00	263,462
Total Minor Item Code 32900.000			\$263,462
LANDSCAPING			
Total Major Item Code 32000.000 SITE			\$263,462
IMPROVEMENTS			
Major Item Code 35000.000 ALLOWANCES			
Minor Item Code 33900.000 ALLOWANCES			
Addendum 2	1.00	ALLW 350,000.00	350,000
Building Permit Comments	1.00	ALLW 100,000.00	100,000
Owner Move Assist	1.00	ALLW 20,000.00	20,000
Temporary Protection Measures	1.00	ALLW 25,000.00	25,000
Public Art Related Construction Allowance	1.00	ALLW 40,000.00	40,000
Total Minor Item Code 33900.000			\$535,000
ALLOWANCES			
Total Major Item Code 35000.000			\$535,000
ALLOWANCES			
Major Item Code 36000.000 BONDS & INSURANCE			
Minor Item Code 36000.000 BONDS & INSURANCE			
Performance & Payment Bond	1.00	LS 216,038.00	216,038
General Liability	1.00	LS 310,740.00	310,740
Builder's Risk Insurance	1.00	NIC	
Total Minor Item Code 36000.000 BONDS			\$526,778
& INSURANCE			

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

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9/24/2024

Description	Quantity	Unit \$	Total \$
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Total Major Item Code 36000.000 BONDS & INSURANCE			\$526,778
Major Item Code 37000.000 WARRANTIES			
Minor Item Code 37000.000 WARRANTY			
Warranty Allocation	1.00	LS	11,838.00
Total Minor Item Code 37000.000 WARRANTY			\$11,838
Total Major Item Code 37000.000 WARRANTIES			\$11,838
Major Item Code 50000.000 ESCALATION COSTS			
Minor Item Code 50000.000 ESCALATION COSTS			
Pre-Purchase Refinement Allowance	1.00	ALLW	200,000.00
Total Minor Item Code 50000.000 ESCALATION COSTS			\$200,000
Total Major Item Code 50000.000 ESCALATION COSTS			\$200,000
Major Item Code 80000.000 CONTINGENCY			
Minor Item Code 80000.000 CONTINGENCY			
Contingency	1.00	LS	1,035,801.00
Total Minor Item Code 80000.000 CONTINGENCY			\$1,035,801
Total Major Item Code 80000.000 CONTINGENCY			\$1,035,801
Major Item Code 95000.000 OVERHEAD & FEES			
Minor Item Code 90000.000 OVERHEAD & FEES			
Construction Managers Fee	1.00	LS	1,078,025.00
Total Minor Item Code 90000.000 OVERHEAD & FEES			\$1,078,025
Total Major Item Code 95000.000 OVERHEAD & FEES			\$1,078,025
Total Sec BB BASE BID			\$29,605,458

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>
	Division 06 – Wood, Plastics and Composites	
06500.000 - 1	Ballistic Assembly @ Dais	\$50,000
	Division 07 – Thermal and Moisture Protection	
07410.000 - 1	Metal Panels Engineering & Coordination	\$125,000
	Division 10 – Specialties	
10000.000 - 1	Interior & Exterior Signage	\$57,896
	Division 11 – Equipment	
11000.000 - 1	Residential Appliance	\$30,000
	Division 12 – Furnishings	
12000.000 - 1	FF&E	\$750,000
	Division 26 – Electrical	
26000.000-1	Non-lit Focal Point Acoustical Baffles	\$250,000
	Division 31 – Earthwork	
31000.000-1	Unsuitable Soil Relocation (Onsite/Building Pad)	\$60,000
	Division 35 - Allowances	
35000.000-1	Addendum 2	\$350,000
35000.000-2	Building Permit Comment Modifications	\$100,000
35000.000-3	Owner Move Assistance	\$20,000
35000.000-4	Temporary Protective Measures	\$25,000
35000.000-4	Public Art Construction Related Work	\$40,000
	Pre-Purchase Refinement Allowance	\$200,000

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, none of these Alternates are 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 – PV Panels & Sacrificial Roof at Solar Array Add **\$333,056**

The Alternate Pricing provided is guaranteed through December 19, 2024, 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 – PV Panels & Sacrificial Roof at Solar Array

Provide complete Solar Stack PV system and sacrificial roof membrane to allow for installation of pedestals for roof solar array installation.

Adjustment to the Base Bid GMP: Add \$333,056

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: :24.079_CLEARWATER CITY HALL _GMP_03.es
 Estimator:
 Primary Project Qty:0 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

Report includes Taxes & Insurance.

2:59:21PM

9/24/2024

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 03600.000 GROUT		\$60,000
Total Major Item Code 26000.000 ELECTRICAL WORK		\$240,000
Total Major Item Code 36000.000 BONDS & INSURANCE		\$5,928
Total Major Item Code 37000.000 WARRANTIES		\$133
Total Major Item Code 50000.000 ESCALATION COSTS		\$3,331
Total Major Item Code 80000.000 CONTINGENCY		\$11,657
Total Major Item Code 95000.000 OVERHEAD & FEES		\$12,007
Total Sec Z01 ALTERNATE 1		\$333,056

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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.est - ,
 Estimator:
 Primary Project Qty:0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:01:09PM

9/24/2024

Description	Quantity	Unit \$	Total \$
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Sec Z01 ALTERNATE 1

Major Item Code 03600.000 GROUT

Minor Item Code 03600.000 GROUT

Sacrificial Roof at Solar Array	1.00	LS	60,000.00		60,000
Total Minor Item Code 03600.000 GROUT					\$60,000
Total Major Item Code 03600.000 GROUT					\$60,000

Major Item Code 26000.000 ELECTRICAL WORK

Minor Item Code 26000.000 ELECTRICAL

Solar Panel System - 120kW	1.00	LS	240,000.00		240,000
Total Minor Item Code 26000.000 ELECTRICAL					\$240,000
Total Major Item Code 26000.000 ELECTRICAL WORK					\$240,000

Major Item Code 36000.000 BONDS & INSURANCE

Minor Item Code 36000.000 BONDS & INSURANCE

Performance & Payment Bond	1.00	LS	2,431.00		2,431
General Liability	1.00	LS	3,497.00		3,497
Builder's Risk Insurance	1.00	NIC			
Total Minor Item Code 36000.000 BONDS & INSURANCE					\$5,928
Total Major Item Code 36000.000 BONDS & INSURANCE					\$5,928

Major Item Code 37000.000 WARRANTIES

Minor Item Code 37000.000 WARRANTY

Warranty Allocation	1.00	LS	133.00		133
Total Minor Item Code 37000.000 WARRANTY					\$133
Total Major Item Code 37000.000 WARRANTIES					\$133

Major Item Code 50000.000 ESCALATION COSTS

Minor Item Code 50000.000 ESCALATION COSTS

Escalation Costs	1.00	LS	3,331.00		3,331
Total Minor Item Code 50000.000 ESCALATION COSTS					\$3,331
Total Major Item Code 50000.000 ESCALATION COSTS					\$3,331

Major Item Code 80000.000 CONTINGENCY

Minor Item Code 80000.000 CONTINGENCY

Contingency	1.00	LS	11,657.00		11,657
Total Minor Item Code 80000.000 CONTINGENCY					\$11,657
Total Major Item Code 80000.000 CONTINGENCY					\$11,657

Major Item Code 95000.000 OVERHEAD & FEES

Minor Item Code 90000.000 OVERHEAD & FEES

Overhead & Fee	1.00	LS	12,007.00		12,007
Total Minor Item Code 90000.000 OVERHEAD & FEES					\$12,007

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

Estimate File: :24.079_CLEARWATER CITY HALL _GMP_03.est - ,

Estimator:

Primary Project Qty:0 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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9/24/2024

Description	Quantity	Unit \$	Total \$
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Total Major Item Code 95000.000 OVERHEAD & FEES			\$12,007
Total Sec Z01 ALTERNATE 1			\$333,056



GMP GENERAL CONDITIONS / GENERAL REQUIREMENTS SUMMARY

Cost Management Recap



Sort Sequences:

1. Sec
2. Major Item Code
3. Not Used
4. Not Used

Estimate File: :CLEARWATER CITY HALL GMP 03_00.est - CIT
 CLEARWATER CITY HALL ERP 1, 761 PIERCE STREET, CLEARWATE
 Estimator: WES STEVEN
 Primary Project Qty:0 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi:

Report includes Taxes & Insurance.

12:13:27PM

9/24/2024

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		\$1,898,167
Total Major Item Code 01300.300 GENERAL REQUIREMENTS		\$589,566
Total Sec BB BASE BID		\$2,487,733

Cost Management Detail



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

Estimate File: :CLEARWATER CITY HALL GMP 03_00.est - CITY OF CLEARWATER CITY HALL
 761 PIERCE STREET, CLEARWATER, FL
 Estimator: WES STEVENS
 Primary Project Qty: 0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

12:15:05PM

9/24/2024

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

Project Executive (Part Time)	83.00 WEEK	260.00	21,580
Project Executive Vehicle Allowance	19.00 MO	64.80	1,231
Operations Manager (Part Time)	83.00 WEEK	876.00	72,708
Operations Manager Vehicle Allowance	19.00 MO	162.40	3,086
Senior Project Manager	96.00 WEEK	3,611.92	346,745
Senior Project Manager Vehicle Allowance	22.00 MO	640.00	14,080
Asst. Project Manager	96.00 WEEK	3,228.85	309,969
Asst. Project Manager Vehicle Allowance	22.00 MO	650.00	14,300
General Superintendent (Part Time)	83.00 WEEK	1,059.33	87,924
General Superintendent Vehicle Allowance	19.00 MO	117.60	2,234
Full Time Project Superintendent	96.00 WEEK	4,315.15	414,254
Asst. Superintendent #1	83.00 WEEK	2,754.35	228,611
MEP Superintendent	48.00 WEEK	2,387.10	114,581
Full Time Project Engineer #1	52.00 WEEK	1,836.24	95,484
Project Accountant	96.00 WEEK	175.20	16,819
Jobsite Secretary	96.00 WEEK	1,460.00	140,160
Home Office Secretary	96.00 WEEK	150.00	14,400
Watchmen	1.00 NIC		

Total Minor Item Code 01300.000 **\$1,898,167**

ADMINISTRATIVE REQUIREMENTS

Total Major Item Code 01300.000 GENERAL **\$1,898,167**

CONDITIONS

Major Item Code 01300.300 GENERAL REQUIREMENTS

Minor Item Code 01310.000 TRAVEL, PER DIEM, & RELOCATION

Travel Expenses	22.00 MO	160.50	3,531
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Total Minor Item Code 01310.000 **\$3,531**

TRAVEL, PER DIEM, & RELOCATION

Minor Item Code 01320.000 CONSTRUCTION PROGRESS DOCUMENTATION

Open Space/Cubix Application	1.00 LS	15,000.00	15,000
Aerial Photographs	19.00 MO	125.00	2,375
Construction Schedule	19.00 MO	75.00	1,425

Total Minor Item Code 01320.000 **\$18,800**

CONSTRUCTION PROGRESS

DOCUMENTATION

Minor Item Code 01350.000 SPECIAL PROCEDURES

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

Estimate File: :CLEARWATER CITY HALL GMP 03_00.est - CITY OF CLEARWATER CITY HALL
 761 PIERCE STREET, CLEARWATER, FL
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Description	Quantity	Unit \$	Total \$
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Project Document Management Software	1.00	LS 27,000.00	27,000
Virtual/ShareFile	19.00	MO 188.50	3,582
Data Processing	22.00	MO 250.00	5,500
Total Minor Item Code 01350.000			\$36,082
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			
First Aid Supplies	1.00	LS 428.00	428
Safety Supplies	19.00	MO 123.05	2,338
Safety Jobsite Signs	20.00	EACH 68.10	1,362
Safety Incentives	19.00	MO 100.00	1,900
Safety Director / Inspector	83.00	WEEK 224.62	18,644
Temporary Fire Protection (1 ea / 6,000 Sf)	8.00	EA 96.04	768
Water, Ice, & Cups	22.00	MO 37.45	824
Total Minor Item Code 01420.000 SAFETY			\$26,264
Minor Item Code 01430.000 QUALITY ASSURANCE			
Threshold Inspector	1.00	NIC	
Punch List (Misc. Materials)	1.00	LS 7,500.00	7,500
Total Minor Item Code 01430.000			\$7,500
QUALITY ASSURANCE			
Minor Item Code 01500.000 TEMPORARY FACILITIES			
Project Office Trailer	20.00	MO 2,675.00	53,500
Office Trailer Set-up	2.00	EACH 3,680.00	7,360
Office Trailer Removal	2.00	EACH 3,023.00	6,046
Project Tool House	19.00	MO 240.75	4,574
Tool House Set-up & Removal	1.00	EACH 386.25	386
General Purpose Laborer	83.00	WEEK 800.00	66,400
General Purpose Carpenter	30.00	WEEK 1,335.90	40,077
A/E Trailer & Equipment	1.00	NIC	
Project Office Supplies	22.00	MO 267.50	5,885
Jobsite Office Supply Set-up	1.00	LS 800.00	800
Jobsite Postage	22.00	MO 160.50	3,531
Jobsite Office Equipment	22.00	MO 1,250.00	27,500
Jobsite Office Furniture	22.00	MO 400.00	8,800
Jobsite Water Cooler	22.00	MO 80.25	1,766
Total Minor Item Code 01500.000			\$226,625
TEMPORARY FACILITIES			
Minor Item Code 01510.000 TEMPORARY UTILITIES			
Temporary Wiring	1.00	LS 1,500.00	1,500
Chemical Toilets	19.00	MO 930.90	17,687
Electric Usage Charge	19.00	MO 535.00	10,165
Temporary Electric Connection	1.00	LS 3,000.00	3,000
Water Usage Charge	19.00	MO 235.40	4,473
Early Cut-On Permanent Power	1.00	NIC	
Total Minor Item Code 01510.000			\$36,825
TEMPORARY UTILITIES			

- Sort Sequences:
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Description	Quantity	Unit \$	Total \$
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Minor Item Code 01530.000 PROJECT COMMUNICATIONS

Internet Service Charges	22.00 MO	325.00	7,150
Jobsite Communications	22.00 MO	856.00	18,832

Total Minor Item Code 01530.000

\$25,982

PROJECT COMMUNICATIONS

Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT

Small Tools & Equipment	22.00 MO	250.00	5,500
Superintendent Pick-up Truck	22.00 MO	749.00	16,478
Fuel for Superintendent Pick-up Truck	22.00 MO	300.00	6,600
MEP Superintendent Pick-up Truck	11.00 MO	561.75	6,179
Fuel for MEP Superintendent Pick-up Truck	11.00 MO	280.87	3,090
Fork Lift - 2.5 Ton, 4 WD	8.00 MO	2,050.00	16,400
Fork Lift Operator	35.00 WEEK	292.00	10,220
Fuel, Oil, & Lube for Forklift	8.00 MO	374.50	2,996
Temporary Stairs	3.00 FLRS	2,500.00	7,500

Total Minor Item Code 01540.000

\$74,963

CONSTRUCTION TOOLS & EQUIPMENT

Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES

Temporary Protection	1.00 LS	5,940.00	5,940
Safety Rails Maintenance	1.00 LS	7,921.00	7,921

Total Minor Item Code 01560.000

\$13,861

TEMPORARY BARRIERS & ENCLOSURES

Minor Item Code 01570.000 TEMPORARY CONTROLS

Security Badging Requirements	1.00 NIC		
Trailer Security System	19.00 MO	150.00	2,850

Total Minor Item Code 01570.000

\$2,850

TEMPORARY CONTROLS

Minor Item Code 01580.000 PROJECT IDENTIFICATION

Project Sign	1.00 EACH	1,080.50	1,081
Jobsite Signage	1.00 LS	613.00	613

Total Minor Item Code 01580.000

\$1,694

PROJECT IDENTIFICATION

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

Trash Cart W/Lid	16.00 MO	60.00	960
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Total Minor Item Code 01590.000 I.C.R.A.

\$960

REQUIREMENTS

Minor Item Code 01720.000 CONSTRUCTION PREPARATION

Purchase Drawings/Reproduction Cost	1.00 LS	5,350.00	5,350
Layout Supplies	8.00 WEEK	267.50	2,140
Layout Labor	8.00 WEEK	667.00	5,336

Total Minor Item Code 01720.000

\$12,826

CONSTRUCTION PREPARATION

Minor Item Code 01740.000 PROJECT CLEANING

Construction Clean-up	2,080.00 MNHR	24.90	51,792
Rubbish Removal	19.00 MO	64.20	1,220
Dump Charges	2,025.00 CUYD	19.53	39,543

Total Minor Item Code 01740.000

\$92,555

PROJECT CLEANING

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

Estimate File: :CLEARWATER CITY HALL GMP 03_00.est - CITY OF CLEARWATER CITY HALL
 761 PIERCE STREET, CLEARWATER, FL
 Estimator: WES STEVENS
 Primary Project Qty:0 SF
 Secondary Project Qty: 0 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

12:15:05PM

9/24/2024

Description	Quantity	Unit \$	Total \$
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Minor Item Code 01770.000 CLOSEOUT PROCEDURES

As-Built Drawings - Red Line Copies	1.00	LS	750.00	750
Total Minor Item Code 01770.000				\$750

Minor Item Code 01820.000 DEMONSTRATION & TRAINING

Video Tape Training	1.00	LS	7,500.00	7,500
Total Minor Item Code 01820.000				\$7,500

Total Major Item Code 01300.300 GENERAL REQUIREMENTS				\$589,566
Total Sec BB BASE BID				\$2,487,733

LOGISTICS PLAN NARRATIVE

Refer to the attached Site Utilization Plan dated January 30, 2024 as prepared by Ajax Building Company, LLC and included in Section V-B of this proposal for the illustration of the below listed items.

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 Site Utilization Plan.
- Visual Barriers: Full-height windscreening 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 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 Franklin 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.
- All construction entrances intended for vehicular traffic will be stabilized with gravel, limerock, 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.
- Note: The locations for all gates are indicated on the Site Utilization Plan.

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.
- Considerations for a night watchman are not included.

Debris Removal

- Roll-off containers will be supplied and maintained by Ajax Building Company, LLC 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, limerock, 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 Site Utilization 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.
- Temporary Power:
 - Temporary electrical service for the jobsite office trailers will be obtained from Duke Energy. The temporary electrical service is being provided by Duke Energy and will be installed by the Electrical Subcontractor
 - Temporary electrical service for the construction site will be obtained from Duke Energy. The temporary electrical service is being provided by Duke Energy and will be installed by the Electrical Subcontractor.
- Temporary Water:
 - Temporary water service for the jobsite office trailers will be obtained from the City of Clearwater. The temporary water service is being provided by the City of Clearwater and will be installed by the Plumbing Subcontractor.
 - Temporary water service for the construction site will be obtained from the City of Clearwater. The temporary water service is being provided by the City of Clearwater and will be installed by the Plumbing Subcontractor.
- Temporary Sanitary Sewer:
 - The temporary sanitary sewer service for the jobsite office trailers will be obtained by supplying a sanitary holding tank.
 - The temporary sanitary sewer service for the construction site will be obtained by 2) supplying portable toilet facilities (port-o-lets).

- In such cases that a holding tank or portable toilet facilities (port-o-lets) are required, those facilities will be serviced two (2) times per week or as otherwise necessary when they are in use.
- Temporary Telephone and Internet Services:
 - Temporary telephone service for the jobsite office trailers will be obtained from TBD. The temporary telephone service is being provided by TBD and will be installed by the Electrical Subcontractor
 - Temporary internet service for the jobsite office trailers will be obtained from TBD. The temporary internet service is being provided by TBD 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 Pierce Street entrance gate and drive for access, parking and project management activities. Parking for Ajax office staff will be in the location(s) indicated on the Site Utilization Plan.
- Construction Employees and Personnel: Construction employees and personnel will utilize the Pierce Street entrance gate and drive for access and parking. Parking for construction employees and personnel will be in the location(s) indicated on the Site Utilization Plan.
- Construction Deliveries: General construction related deliveries will utilize the Pierce Street Entrance gate and drive for access to the project site.
- Considerations for offsite parking are not included in the ERP GMP Proposal.

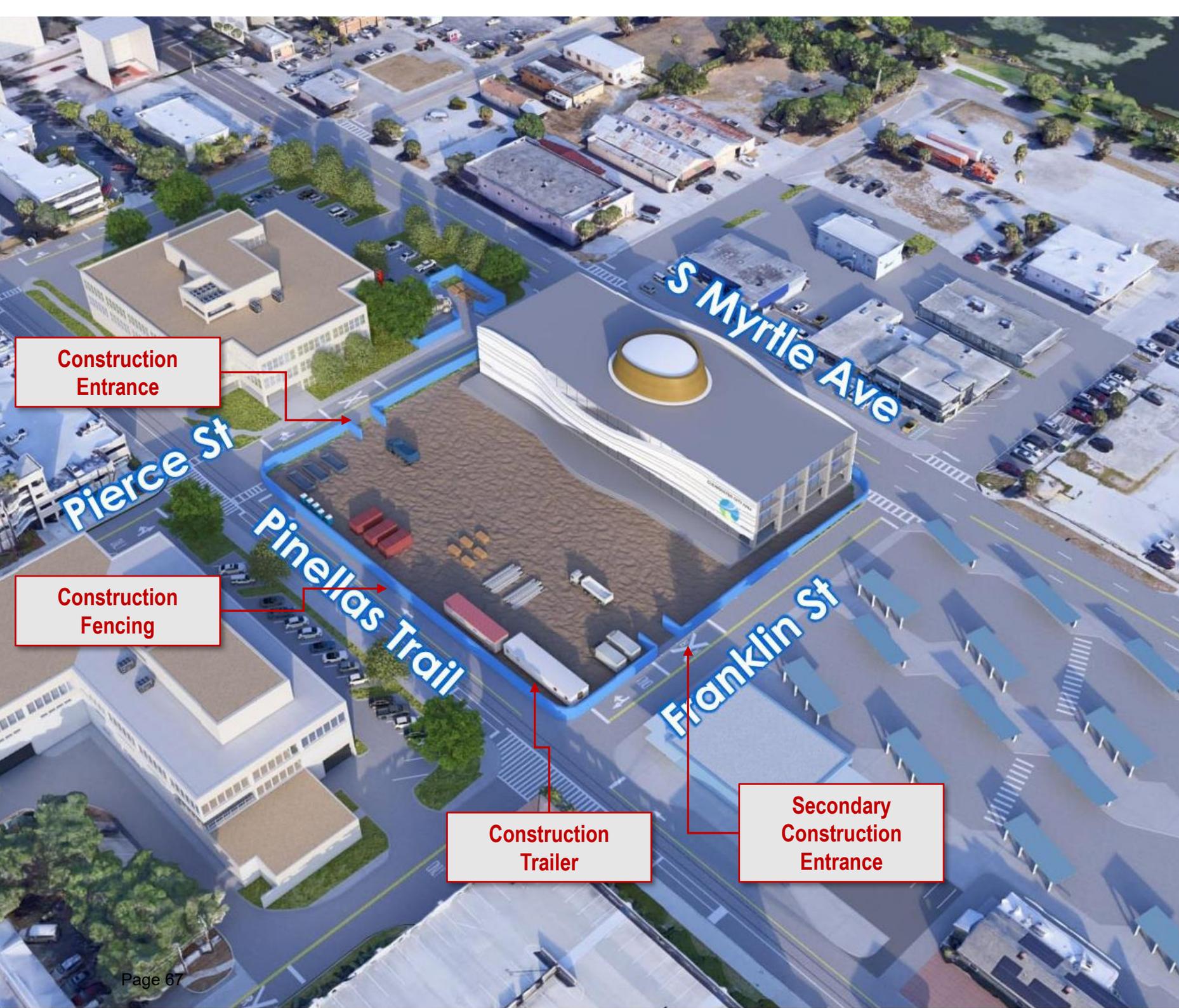
Maintenance of Site

- 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	Senior Project Manager	813-539-2771
Allison Feldsott	Project Manager	813-285-3077



Construction Entrance

Construction Fencing

Construction Trailer

Secondary Construction Entrance

SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated September 16, 2024 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 September 16, 2024.

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 twenty-two (22) months for the construction phase of the project.

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

- Substantial Completion June 8, 2026
- Final Completion September 1, 2026

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

- Mobilization / Start of Construction September 30, 2024
- Top-Out of Building Structure June 12, 2025
- Building Dry-In November 10, 2025
- Permanent Power November 19, 2025
- Owner Occupancy August 24, 2026

In order for Mobilization activities to commence on September 30, 2024 as scheduled, the following contractual activities will need to be completed as indicated.

- GMP Negotiations Complete September 23, 2024
- CM Contract Amendment Executed October 3, 2024
- Notice to Proceed Issued October 4, 2024
- All Required Permits Issued October 11, 2024

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.

