



CLEARWATER

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Municipal Services Building Renovation

100 South Myrtle Avenue

Clearwater, FL 33756

Ajax Job: 50000298

EARLY RELEASE PACKAGE GUARANTEED MAXIMUM PRICE PROPOSAL

September 11, 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. 1 – Early Release Package for the Clearwater Municipal Services Building Renovation for consideration by The City of Clearwater. This GMP Proposal No. 1 – Early Release Package represents the first of a total of two (2) cumulative GMP Proposals that are planned for this multi-GMP project.

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

Project Description

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

Current GMP Proposal - GMP Proposal No. 1 – Early Release Package

This GMP Proposal No. 1 – Early Release Package includes selective interior demolition, architectural millwork, doors, frames and hardware, glass and glazing, framing and drywall, acoustical ceilings, painting fire protection, HVAC and partial electrical / audio-visual costs. Ajax Building Company, LLC is confident that the GMP costs included herein are representative of the proposed scope of work depicted in the GMP Documents. The work included in this GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended 1) the Clarifications, Qualifications, Assumptions, and Exclusions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

This GMP Proposal No. 1 – Early Release Package totals \$5,712,055. Upon acceptance, the cumulative Contract Sum will be \$5,712,055 inclusive of this GMP Proposal, previously accepted GMP Proposals, and Contract Amendments to date.

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

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

Future GMP Proposals

As the project moves forward, the following future GMP Proposals are planned in order to incorporate the remaining scope of work for this multi-GMP project.

GMP Proposal No. 2 – Municipal Service Building Renovation : 100% Construction Documents

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 eight (8) months for the construction phase of the project.

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

- | | |
|--------------------------|-----------------|
| ▪ Substantial Completion | July 22, 2025 |
| ▪ Final Completion | August 20, 2025 |

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

- | | |
|--|-------------------|
| ▪ Mobilization / Start of Construction | December 20, 2024 |
| ▪ Owner Occupancy | August 19, 2025 |

In order for mobilization activities to commence on December 20, 2024 as scheduled, the following contractual activities will need to be completed as indicated.

- | | |
|--|--------------------|
| ▪ GMP 1 Negotiations Complete | October 3, 2024 |
| ▪ CM Contract Amendment Executed - GMP 1 | September 12, 2024 |
| ▪ GMP 2 Negotiations Complete | November 28, 2024 |
| ▪ CM Contract Amendment Executed - GMP 2 | December 19, 2024 |
| ▪ All Required Permits Issued | November 15, 2024 |
| ▪ Notice to Proceed Issued | December 20, 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 1) the Clarifications, Qualifications, Assumptions, and Exclusions and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

The List of Documents includes the:

- Contract Drawings
- Project Specifications

CONTRACT DRAWINGS

Entitled Clearwater Municipal Building Renovation – Progress Print dated 8/8/2024

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
	Cover and Index Sheets			
G-100	COVER SHEET			
G-101	DRAWING LEGEND AND BUILDING DATA	8/8/2024		
G-102	INDEX SHEET	8/8/2024		
G-103	CODE ANALYSIS	8/8/2024		
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AD-103	LEVEL 3 -DEMOLITION FLOOR PLAN	8/8/2024		
AD-104	LEVEL 4 -DEMOLITION FLOOR PLAN	8/8/2024		
AD-105	LEVEL 5 -DEMOLITION ROOF PLAN	8/8/2024		
AD-201	LEVEL 1 -DEMOLITION CEILING PLAN	8/8/2024		
AD-202	LEVEL 2 -DEMOLITION CEILING PLAN	8/8/2024		
AD-203	LEVEL 3 -DEMOLITION CEILING PLAN	8/8/2024		
AD-204	LEVEL 4 -DEMOLITION CEILING PLAN	8/8/2024		

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A-112	ADD ALTERNATE NO. 2 - CUSTOMER SERVICE UPGRADES	8/8/2024		
A-113	ADD ALTERNATE NO. 2 -CUSTOMER SERVICE UPGRADES	8/8/2024		
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A-123	LEVEL 3 - DIMENSION PLAN	8/8/2024		
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A-201	LEVEL 1 - REFLECTED CEILING PLAN	8/8/2024		
A-202	LEVEL 2 - REFLECTED CEILING PLAN	8/8/2024		
A-203	LEVEL 3 - REFLECTED CEILING PLAN	8/8/2024		
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M202	LEVEL 2 -FLOOR PLAN -MECHANICAL	8/8/2024		
M203	LEVEL 3 -FLOOR PLAN -MECHANICAL	8/8/2024		
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E107	LEVEL 3 -DEMOLITION FLOOR PLAN -POWER	8/8/2024		
E108	LEVEL 4 -DEMOLITION FLOOR PLAN -POWER	8/8/2024		
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E202	LEVEL 2 - CEILING PLAN - LIGHTING	8/8/2024		
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PROJECT SPECIFICATIONS

Entitled: Clearwater Municipal Building Renovation – Progress Print dated 8/8/2024

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270526	GROUNDING AND BONDING FOR TELECOMMUNICATIONS SYSTEMS		8/8/2024	
270528	RACEWAYS FOR TECHNOLOGY		8/8/2024	
271000	STRUCTURED CABLING SYSTEM		8/8/2024	
	Division 28 – Electronic Safety and Security			
283111	ADDRESSABLE FIRE ALARM SYSTEM		8/8/2024	
	Division 31 – Earthwork			
	N/A			
	Division 32 – Exterior Improvements			
	N/A			
	Division 33 – Utilities			
	N/A			
	APPENDIX A – CITY OF CLEARWATER CONTRACT SPECIFICATIONS			
SECTION I	ADVERTISEMENT OF BIDS & NOTICE TO CONTRACTORS		8/8/2024	
SECTION II	INSTRUCTIONS TO BIDDERS		8/8/2024	
SECTION III	GENERAL CONDITIONS		8/8/2024	
SECTION IV	TECHNICAL SPECIFICATIONS		8/8/2024	
SECTION V	CONTRACT DOCUMENTS		8/8/2024	
	(END OF PROJECT SPECIFICATIONS)			

CLARIFICATIONS, QUALIFICATIONS, ASSUMPTIONS, & EXCLUSIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled “Clearwater Municipal Services Building Renovation - Progress Print” dated August 8, 2024 as prepared by Wannemacher Jensen Architects, Inc. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled “Clearwater Municipal Services Building (MSB) – Interior Renovation” dated August 8, 2024 as prepared by Wannemacher Jensen Architects, Inc. Refer to Document List included in Section II of this proposal.
 - The Construction Manager’s GMP Cost Report dated September 24, 2024.
 - The Construction Manager’s Project Schedule dated September 3, 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-D of this proposal. It is further understood that the Construction Manager’s Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each allowance and the actual costs and/or savings realized on each allowance. . All allowances are to be utilized in accordance with Section 3.8.4 of the of the executed Agreement. All allowance expenditures must be approved in writing by the City of Clearwater.
- These qualifications, clarifications and assumptions are intended to supplement the GMP Cost Report and the GMP Documents and are intended to inform the Owner and the Design Team of the Construction Manager’s interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule, or schematic.
- We have based the General Conditions and General Requirements on an 8 month construction schedule to achieved final completion. Because the plans are still preliminary, the schedule may require adjustment once the final 100% Construction Documents are complete. Ajax reserves it’s right to ask for an adjustment in schedule should the final documents reflect an impact to the critical path.

Scope of the GMP Proposal

- The scope of this GMP Proposal consists of the following:
 - The Construction Manager’s general conditions and general requirements for a period of eight (8) months.
 - Base Bid GMP – Includes the following scope of work:
 - This GMP Proposal No. 1 – Early Release Package includes selective interior demolition, architectural millwork, doors, frames and hardware, glass and glazing, framing and drywall, acoustical ceilings, painting fire protection, HVAC and partial electrical / audio-visual costs.

Division 01 – General Requirements

- Clarifications, qualifications and assumptions related to Division 01:
 - This GMP Proposal includes the Construction Manager’s general conditions and general requirements for a period of eight (8) months.
 - We have included the necessary jobsite supervision, layout, safety supplies, equipment, postage, office equipment, project internet, and jobsite communications.
 - We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.

- Aerial photographs have not been included.
- Building permits are not included as they are assumed to be paid direct by the Owner.
- Environmental permits are not included.
- Tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees are not included as all utilities are being tied into existing utility services.
- Costs related to a threshold inspector are not included.
- Temporary utility services (water, sewer and electric) are not included. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle any additional load as required by temporary utilities and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
- Temporary water, sewer and electric utilities are existing. The consumption costs associated with these utilities will be paid for by the Owner and are not included in the GMP Proposal.
- We have included costs for Scheduling Software, Updates, Maintenance, and Support within the GMP as part of our lump sum General Conditions Costs.
- We have included costs for MIS Services related to the project. This includes software updates associated with Ajax Building Company, LLC standard software provided for cost management, computer operating systems, PDF software, word processing applications, and spreadsheet applications. This includes troubleshooting, virus management/remediation, malware/adware management/remediation, updates, and maintenance of these systems. This does not include services related to scheduling, document control, and Project Management Controls, which are provided via other applications noted below. This does not include service provider costs for internet/telephone, initial setup, wiring, or connections. all
- 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.
- We have included costs to host project-related video conferencing and file sharing. These services will be provided via cloud-based platforms.
- We have included costs for Oracle Textura Payment Management (TPM) System for the administration of the subcontractor payment application process.
- 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 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.
- A site survey is not included.
- The final project cleaning is not included. Such will be provided as part of future GMP 2 for the MSB renovation.
- Jobsite cleanup, rubbish removal and rubbish disposal are 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 48%. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P.
- We exclude any local, state, or federal prevailing wage acts or laws that mandate worker classification, prevailing wage rates, or fringe benefits, including the Davis-Bacon Act and other similar acts or laws.
- We have included this project's portion of our Umbrella / General Liability Insurance Policy within the GMP. The charge for this coverage shall be \$59,814 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 \$2,393 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- A Construction Manager's Contingency is included. This contingency is to be utilized by Ajax Building Company, LLC in executing the work described in this GMP Proposal as identified in the Agreement Between Owner and Construction Manager.
- Based on current market volatility, a Pre-Purchase Refinement Allowance of \$113,932 is included. The purpose of this allowance is to reconcile the buyout after GMP award for costs associated with supply chain impacts subsequent to the buyout reconciliation change order.
- Architectural and/or Engineering Fees are not included.
- The Construction Manager's Construction Phase Fee is included at the rate of 3.85% of the GMP which shall be converted to a lump sum upon acceptance of the GMP.
- This proposal does not include any provisions for enhanced hurricane protection (EHPA).
- Should the Owner elect to utilize the Direct Purchase Order process to save sales tax, the tax for actual purchases will be credited to the Owner. At the end of the Project, any refund for materials not purchased or surplus materials returned to suppliers plus the applicable sales tax amount shall be credited with an additive Change Order to the Agreement with the Construction Manager and Subcontractor's Agreement. Surplus materials shall be the property of the Subcontractor and no refund or materials shall be due to the Owner.
- Addenda A to the project specifications is excluded from this GMP proposal. General Conditions and Contract Documents are as negotiated in the executed Contract Agreement. Any technical specifications required for this project are to be incorporated into the project specifications.

Division 02 – Existing Conditions

- Clarifications, qualifications and assumptions related to Division 02:
 - Abatement and Remediation Work
 - We specifically exclude any asbestos abatement, lead paint abatement or removal, PCB abatement or removal, and related surveys, air monitoring, clearances, testing services, etc.
 - Demolition / Selective Demolition
 - Demolition work and selective demolition work, as required for the renovations and new construction, is included in this proposal.
 - We specifically exclude the relocation and/or reinstallation of any existing or temporary buildings, structures, etc.
 - The salvage of any materials, equipment, furniture, etc. is specifically excluded. It is assumed that all salvage operations by the Owner will have already been completed prior to the mobilization of the Construction Manager.

Division 03 – Concrete

- None included.

Division 04 – Masonry

- None included.

Division 05 – Metals

- None included.

Division 06 – Wood, Plastics and Composites

- None included.

Division 07 – Thermal and Moisture Protection

- None included.

Division 08 – Openings

- Clarifications, qualifications and assumptions related to Division 08:
 - Metal Doors and Frames
 - HM Frames to remain as called for on Demolition Plan.
 - 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.
 - Wood Doors
 - 1-3/4" Plain Slice White Birch veneer wood doors are Basis of Design
 - Entrances and Storefronts
 - All exterior openings (doors, windows, storefront, curtainwall, etc.) to remain.
 - Finished Hardware
 - All hardware as specified is included.
 - Glass and Glazing
 - All interior wood door and hollow metal glass is included.
 - Interior transaction window work is included.

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - Gypsum Board, Plaster and Stucco Systems
 - All new interior walls, rated and non-rated, are included.
 - Supply and installation of aluminum end caps at walls terminating at glazing.
 - No interior veneer plaster or hard coat finishes are included.
 - Abuse resistant gypsum board is not included unless clearly identified on the Contract Drawings.
 - Mold/mildew resistant gypsum board is not included unless clearly identified on the Contract Drawings.

- Tile Work
 - None included.
- Ceilings
 - All acoustical ceilings are included. No special acoustical grid systems, tiles, tile colors, tile patterns, special tile edges, etc. have been included.
- Finished Flooring
 - None included.
- Wall Finishes
 - Level 5 finish is included.
- Acoustical Treatment
 - Acoustical baffles are not included.
- Paints and Coatings
 - Painting of interior walls, ceilings, and soffits is included.
 - No accent walls are included.
 - Painting of hollow metal doors and door frames, and hollow metal window frames is included.
 - No painting is included for concealed areas or areas otherwise not exposed to view.

Division 10 – Specialties

- None included.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
 - Art Work
 - New art work or decorative items have not been included in the Design Development proposal.
 - Manufactured Cabinets and Casework
 - New reception casework and countertops have been included.
 - Cabinets and countertops for office spaces have been included.
 - All solid surface tops are included.

Division 14 – Conveying Systems

- Clarifications, qualifications and assumptions related to Division 14:
 - Elevators
 - No work included in this GMP Proposal. Any work determined necessary will be included in GMP 2.

Division 21 – Fire Suppression

- Clarifications, qualifications and assumptions related to Division 21:
 - Fire Protection Systems
 - The Architect/Engineer of Record shall provide all required fire protection system engineering and layout documents for the project, including all engineering, calculations, analysis, layout, sizing and other data required for the fabrication and installation of the fire protection system(s) and shall be signed and sealed by the Engineer of Record and meet all requirements of the authority having jurisdiction. The construction manager's fire protection subcontractor shall prepare and submit for review/approval, shop drawings and product data for the fire protection system(s) based upon the design documents provided by the Architect/Engineer of Record. Shop drawings and product data shall

not require any additional engineering input and shall not be required to be signed/sealed by a delegated engineer.

Division 22 – Plumbing

- None included.

Division 23 – HVAC

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

Division 26 – Electrical

- An allowance of \$750,000 is included to allow for safe off and early release fixture and equipment packages.

Division 27 – Communications

- None included.

Division 28 – Electronic Safety and Security

- None included.

Division 31 – Earthwork

- None included.

Division 32 – Exterior Improvements

- None included.

Division 33 – Utilities

- None included.

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
 - In order to maintain the project schedule, the installation and/or finishing of drywall, doors, cabinets, casework, and other similar finishes/components may be required to commence prior to the HVAC system(s) being operational, conditioned air being achieved, and/or the building envelope being fully enclosed.
 - 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 based on the premise and understanding that Ajax Building Company, LLC will have full control to reallocate any funds and/or budgets within the GMP (excluding allowances) as determined necessary in the execution of the CM Contract.
 - Various unforeseen conditions and discrepancies may arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.

END OF CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE GMP PROPOSAL

COST REPORT NARRATIVE

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

The Base Bid GMP Proposal for the Clearwater Municipal Services Building Renovation] totals \$5,712,055. The Base Bid GMP Proposal includes selective interior demolition, architectural millwork, doors, frames and hardware, glass and glazing, framing and drywall, acoustical ceilings, painting fire protection, HVAC and partial electrical / audio-visual costs.



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

CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION

GMP PROPOSAL NO. 1 – EARLY RELEASE September 11, 2024

GMP Cost Report:

BASE BID GMP

CM Summary Report

Cost Management Recap



Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Ser
Building Renovation, 100 S. Myrtle A
Estimator: Gabriela Di
Primary Project Qty:58220
Secondary Project Qty: 0 FLF
Estimate UM: Imperi

Report includes Taxes & Insurance.

3:09:08PM

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		\$441,302
GENERAL CONDITIONS		
Total Major Item Code 01300.300		\$214,868
GENERAL REQUIREMENTS		
Total Major Item Code 02000.000		\$234,930
MISCELLANEOUS ITEMS		
Total Major Item Code 06400.000		\$357,622
ARCHITECTURAL WOODWORK		
Total Major Item Code 08000.000 BASIC		\$467,266
DOOR & WINDOW MATERIALS & METHODS		
Total Major Item Code 08400.000		\$37,134
ENTRANCES & STOREFRONTS		
Total Major Item Code 09100.000 GYP		\$525,785
BOARD, PLASTER, & STUCCO SYSTEMS		
Total Major Item Code 09500.000 CEILINGS		\$349,587
Total Major Item Code 09900.000 PAINTS & COATINGS		\$110,229
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS		\$126,337
Total Major Item Code 23000.000 HVAC WORK		\$1,386,440
Total Major Item Code 26000.000 ELECTRICAL WORK		\$750,000
Total Major Item Code 36000.000 BONDS & INSURANCE		\$101,399
Total Major Item Code 37000.000 WARRANTY		\$2,393
Total Major Item Code 50000.000 ESCALATION		\$113,932
Total Major Item Code 80000.000 CONTINGENCY		\$284,830
Total Major Item Code 95000.000 OVERHEAD & FEES		\$208,001
Total Sec BB BASE BID		\$5,712,055

Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Ser
Building Renovation, 100 S. Myrtle A
Estimator: Gabriela Di:
Primary Project Qty:58220 \$
Secondary Project Qty: 0 FLF
Estimate UM: Imperi:

Report includes Taxes & Insurance.

3:09:08PM

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>		
ESTIMATE TOTALS		\$5,712,055

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: :Clearwater MSB ERP01_00.est - Clearwater Municipal Services Building Renovation,

Myrtle Ave

Estimator: Gabriela Diaz

Primary Project Qty: 58220 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

3:08:00PM

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	30.00 WEEK	222.11	6,663
Project Executive Vehicle Allowance	7.00 MO	50.00	350
Operations Manager	30.00 WEEK	518.25	15,547
Operations Manager Vehicle Allowance	7.00 MO	80.00	560
Senior Project Manager	35.00 WEEK	2,332.10	81,624
Senior Project Manager Vehicle Allowance	8.00 MO	160.00	1,280
Asst. Project Manager	35.00 WEEK	1,665.79	58,303
Asst. Project Manager Vehicle Allowance	8.00 MO	300.00	2,400
General Superintendent	30.00 WEEK	518.25	15,547
General Superintendent Vehicle Allowance	7.00 WEEK	80.00	560
Full Time Project Superintendent	36.00 WEEK	3,844.12	138,388
MEP Superintendent	35.00 WEEK	1,036.49	36,277
Full Time Project Engineer	36.00 WEEK	2,327.84	83,802
Watchmen	1.00 NIC		

Total Minor Item Code 01300.000

\$441,302

ADMINISTRATIVE REQUIREMENTS

Total Major Item Code 01300.000 GENERAL

\$441,302

CONDITIONS

Major Item Code 01300.300 GENERAL REQUIREMENTS

Minor Item Code 01320.000 CONSTRUCTION PROGRESS DOCUMENTATION

Video Taping - Open Space / Cupix	1.00 EACH	10,000.00	10,000
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Total Minor Item Code 01320.000

\$10,000

CONSTRUCTION PROGRESS

DOCUMENTATION

Minor Item Code 01350.000 SPECIAL PROCEDURES

Project Document Management Software (.1%)	1.00 LS	9,806.00	9,806
Textura	1.00 LS	2,200.00	2,200

Total Minor Item Code 01350.000

\$12,006

SPECIAL PROCEDURES

Minor Item Code 01410.000 REGULATORY REQUIREMENTS

Transportation Impact Fees	1.00 NIC		
Impact/Connection Fees	1.00 NIC		

Total Minor Item Code 01410.000

REGULATORY REQUIREMENTS

Minor Item Code 01420.000 SAFETY

Temporary Fire Protection (1 Ea / 6,000 SF)	5.00 EA	96.76	484
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Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Services Building Renovation,

Myrtle Ave

Estimator: Gabriela Diaz

Primary Project Qty: 58220 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

3:08:00PM

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 01420.000 SAFETY			\$484
Minor Item Code 01430.000 QUALITY ASSURANCE			
Threshold Inspector	1.00	NIC	
Punch List Allowance	1.00	ALLW	4,500.00
Total Minor Item Code 01430.000 QUALITY ASSURANCE			\$4,500
Minor Item Code 01500.000 TEMPORARY FACILITIES			
General Purpose Laborer	39.00	WEEK	999.47
General Purpose Carpenter	15.00	WEEK	1,354.84
A/E Trailer & Equipment	1.00	NIC	
Jobsite Office Equipment	8.00	MO	175.00
Total Minor Item Code 01500.000 TEMPORARY FACILITIES			\$60,702
Minor Item Code 01510.000 TEMPORARY UTILITIES			
Chemical Toilets	8.00	MO	235.40
Electric Usage Charge	1.00	NIC	
Water Usage Charge	1.00	NIC	
Early Cut-On Permanent Power	1.00	NIC	
Total Minor Item Code 01510.000 TEMPORARY UTILITIES			\$1,883
Minor Item Code 01530.000 PROJECT COMMUNICATIONS			
Jobsite Communications	8.00	MO	117.70
Total Minor Item Code 01530.000 PROJECT COMMUNICATIONS			\$942
Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT			
Small Tools & Equipment	8.00	MNHR	250.00
Superintendent Pick-up Truck	9.00	MO	700.00
Fuel for Superintendent Pick-up Truck	9.00	MO	374.50
Temporary Stairs	1.00	FLRS	2,500.00
Total Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT			\$14,171
Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES			
Temporary Doors	4.00	EACH	190.42
Temporary Weather Protection	1.00	LS	15,000.00
Total Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES			\$15,762
Minor Item Code 01580.000 PROJECT IDENTIFICATION			
Jobsite Signage	1.00	LS	415.57
Total Minor Item Code 01580.000 PROJECT IDENTIFICATION			\$416
Minor Item Code 01590.000 I.C.R.A. REQUIREMENTS			
Trash Cart W/Lid	8.00	MO	60.00
Total Minor Item Code 01590.000 I.C.R.A. REQUIREMENTS			\$480
Minor Item Code 01720.000 CONSTRUCTION PREPARATION			
Purchase Drawings/Reproduction Cost	1.00	LS	3,745.00
Layout Supplies	2.00	WEEK	267.50

Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Services Building Renovation,

Myrtle Ave

Estimator: Gabriela Diaz

Primary Project Qty: 58220 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

3:08:00PM

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 01720.000			\$4,280
CONSTRUCTION PREPARATION			
Minor Item Code 01740.000 PROJECT CLEANING			
Final Jobsite Clean-up	52,210.00	SQFT	0.35
Construction Clean-up	1,400.00	MNHR	25.21
Rubbish Removal	8.00	MO	64.20
Dump Charges	1,775.00	CUYD	19.53
Total Minor Item Code 01740.000			\$88,743
PROJECT CLEANING			
Minor Item Code 01770.000 CLOSEOUT PROCEDURES			
As-Built Drawings - Red Line Copies	1.00	LS	500.00
Total Minor Item Code 01770.000			\$500
CLOSEOUT PROCEDURES			
Total Major Item Code 01300.300 GENERAL REQUIREMENTS			\$214,868
Major Item Code 02000.000 MISCELLANEOUS ITEMS			
Minor Item Code 02000.000 MISCELLANEOUS ITEMS			
BP 02.01 Demolition	1.00	LS	234,930.00
Total Minor Item Code 02000.000			\$234,930
MISCELLANEOUS ITEMS			
Total Major Item Code 02000.000			\$234,930
MISCELLANEOUS ITEMS			
Major Item Code 06400.000 ARCHITECTURAL WOODWORK			
Minor Item Code 06400.000 ARCHITECTURAL WOODWORK			
BP 06.04 Millwork	1.00	LS	357,622.00
Total Minor Item Code 06400.000			\$357,622
ARCHITECTURAL WOODWORK			
Total Major Item Code 06400.000			\$357,622
ARCHITECTURAL WOODWORK			
Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS			
Minor Item Code 08000.000 DOORS, FRAMES, & HARDWARE			
BP 08.01 Doors, Frames & Hardware	1.00	LS	467,266.00
Total Minor Item Code 08000.000 DOORS, FRAMES, & HARDWARE			\$467,266
DOORS, FRAMES, & HARDWARE			
Total Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS			\$467,266
DOOR & WINDOW MATERIALS & METHODS			
Major Item Code 08400.000 ENTRANCES & STOREFRONTS			
Minor Item Code 08400.000 ENTRANCES & STOREFRONTS			
BP 08.03 Entrances & Storefronts	1.00	LS	37,134.00
Total Minor Item Code 08400.000			\$37,134
ENTRANCES & STOREFRONTS			
Total Major Item Code 08400.000			\$37,134
ENTRANCES & STOREFRONTS			
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	525,785.00
Total Minor Item Code 09250.000			\$525,785
GYPSUM BOARD			

Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Services Building Renovation,

Myrtle Ave

Estimator: Gabriela Diaz

Primary Project Qty: 58220 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

3:08:00PM

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 Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS			\$525,785
Major Item Code 09500.000 CEILINGS			
Minor Item Code 09500.000 CEILINGS			
BP 09.03 Acoustical Ceilings & Wall Panels	1.00 LS	349,587.00	349,587
Total Minor Item Code 09500.000 CEILINGS			\$349,587
Total Major Item Code 09500.000 CEILINGS			\$349,587
Major Item Code 09900.000 PAINTS & COATINGS			
Minor Item Code 09900.000 PAINTS & COATINGS			
BP 09.09 Painting & Wall-Covering	1.00 LS	110,229.00	110,229
Total Minor Item Code 09900.000 PAINTS & COATINGS			\$110,229
Total Major Item Code 09900.000 PAINTS & COATINGS			\$110,229
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	126,337.00	126,337
Total Minor Item Code 21005.000 COMMON WORK RESULTS - FIRE SUPPRESSION			\$126,337
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS			\$126,337
Major Item Code 23000.000 HVAC WORK			
Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC			
BP 23.01 HVAC	1.00 LS	1,386,440.00	1,386,440
Total Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC			\$1,386,440
Total Major Item Code 23000.000 HVAC WORK			\$1,386,440
Major Item Code 26000.000 ELECTRICAL WORK			
Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL			
Electrical Safe Off, Fixtures, Early Package Allowance	1.00 ALLW	750,000.00	750,000
Total Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL			\$750,000
Total Major Item Code 26000.000 ELECTRICAL WORK			\$750,000
Major Item Code 36000.000 BONDS & INSURANCE			
Minor Item Code 36000.000 BONDS & INSURANCE			
Performance & Payment Bond	1.00 LS	41,585.00	41,585
General Liability	1.00 LS	59,814.00	59,814
Builder's Risk Insurance	1.00 NIC		
Total Minor Item Code 36000.000 BONDS & INSURANCE			\$101,399
Total Major Item Code 36000.000 BONDS & INSURANCE			\$101,399

Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Services Building Renovation,

Myrtle Ave

Estimator: Gabriela Diaz

Primary Project Qty: 58220 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

3:08:00PM

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 !!!			
Major Item Code 37000.000 WARRANTY			
Minor Item Code 37000.000 WARRANTY			
Warranty Allocation	1.00 LS	2,393.00	2,393
Total Minor Item Code 37000.000 WARRANTY			\$2,393
Total Major Item Code 37000.000			\$2,393
Major Item Code 50000.000 ESCALATION			
Minor Item Code 50000.000 ESCALATION			
Pre-Purchase Refinement Allowance	1.00 LS	113,932.00	113,932
Total Minor Item Code 50000.000 ESCALATION			\$113,932
Total Major Item Code 50000.000 ESCALATION			\$113,932
Major Item Code 80000.000 CONTINGENCY			
Minor Item Code 80000.000 CONTINGENCY			
Design Contingency	1.00 NIC		
CM Contingency	1.00 LS	284,830.00	284,830
Total Minor Item Code 80000.000 CONTINGENCY			\$284,830
Total Major Item Code 80000.000 CONTINGENCY			\$284,830
Major Item Code 95000.000 OVERHEAD & FEES			
Minor Item Code 90000.000 OVERHEAD & FEES			
Construction Manager's Fee	1.00 LS	208,002.00	208,002
Total Minor Item Code 90000.000 OVERHEAD & FEES			\$208,002
Total Major Item Code 95000.000 OVERHEAD & FEES			\$208,002
Total Sec BB BASE BID			\$5,712,055

Sort Sequences:

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

Estimate File: :Clearwater MSB ERP01_00.est - Clearwater Municipal Services Building Renovation,

Myrtle Ave

Estimator: Gabriela Diaz

Primary Project Qty: 58220 SF

Secondary Project Qty: 0 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

3:08:00PM

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 !!!			
ESTIMATE TOTALS			\$5,712,055

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>
	Pre Purchase Refinement Allowance	\$113,932
	Electrical / Audio-Visual	\$750,000

END OF ALLOWANCE SCHEDULE

LOGISTIS PLAN NARRATIVE

Temporary Fencing

- Material: Six foot (6') high galvanized chain link fencing will be utilized for the temporary construction fencing.
- Locations: Temporary fencing will be installed at the locations indicated on the Logistics Plan.
- Visual Barriers: Full-height 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 the Southeast side of the site at Pierce Street. A 24' wide vehicle gate will be located at this entrance.
- Secondary Construction Entrances: Secondary entrances to the project site will be located at the Northwest side of the site at Park Street. A 24' wide vehicle gates will be located at these entrances. These entrances will serve as secondary and emergency access to the project site.
- 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.

Site Security

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

Debris Removal

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

Tree Protection / Erosion Control / Barricades

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

Crane, Vehicle and Equipment Paths

- Crane, vehicle and equipment paths required for equipment and/or vehicle travel, bearing, access, etc. within the project site will be stabilized with gravel, 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 the quality and condition of the items is not jeopardized.

Temporary Facilities

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

Construction Traffic, Parking and Deliveries

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

- Construction Deliveries: General construction related deliveries will utilize the primary Southeast Entrance gate and drive for access to the project site.

Maintenance of Site

- Ajax Building Company, LLC will maintain all temporary fencing, visual windscreen barriers, tree protection, erosion control measures, construction storage areas, and construction parking areas to ensure safety and an acceptable appearance. It is assumed that the Owner will continue to maintain all other areas outside the construction site or not occupied by Ajax Building Company, LLC.
- Street sweeping will be performed as necessary.
- The site will be monitored for trash, debris, and general housekeeping. Cleanup and housekeeping will be performed on a regular basis as necessary to ensure safety and an acceptable appearance.

Emergency Contact Information

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

<u>Contact Person</u>	<u>Job Title</u>	<u>Contact Number</u>
Tim Sewell	Regional Director	813-539-0551
Chris Brown	Senior Project Manager	813-539-2771
Allison Feldsott	Project Manager	813-285-3077

SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated September 3, 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 3, 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 eight (8) months for the construction phase of the project.

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

- | | |
|--------------------------|-----------------|
| ▪ Substantial Completion | July 22, 2025 |
| ▪ Final Completion | August 20, 2025 |

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

- | | |
|--|-------------------|
| ▪ Mobilization / Start of Construction | December 20, 2024 |
| ▪ Owner Occupancy | August 19, 2025 |

In order for mobilization activities to commence on December 20, 2024 as scheduled, the following contractual activities will need to be completed as indicated.

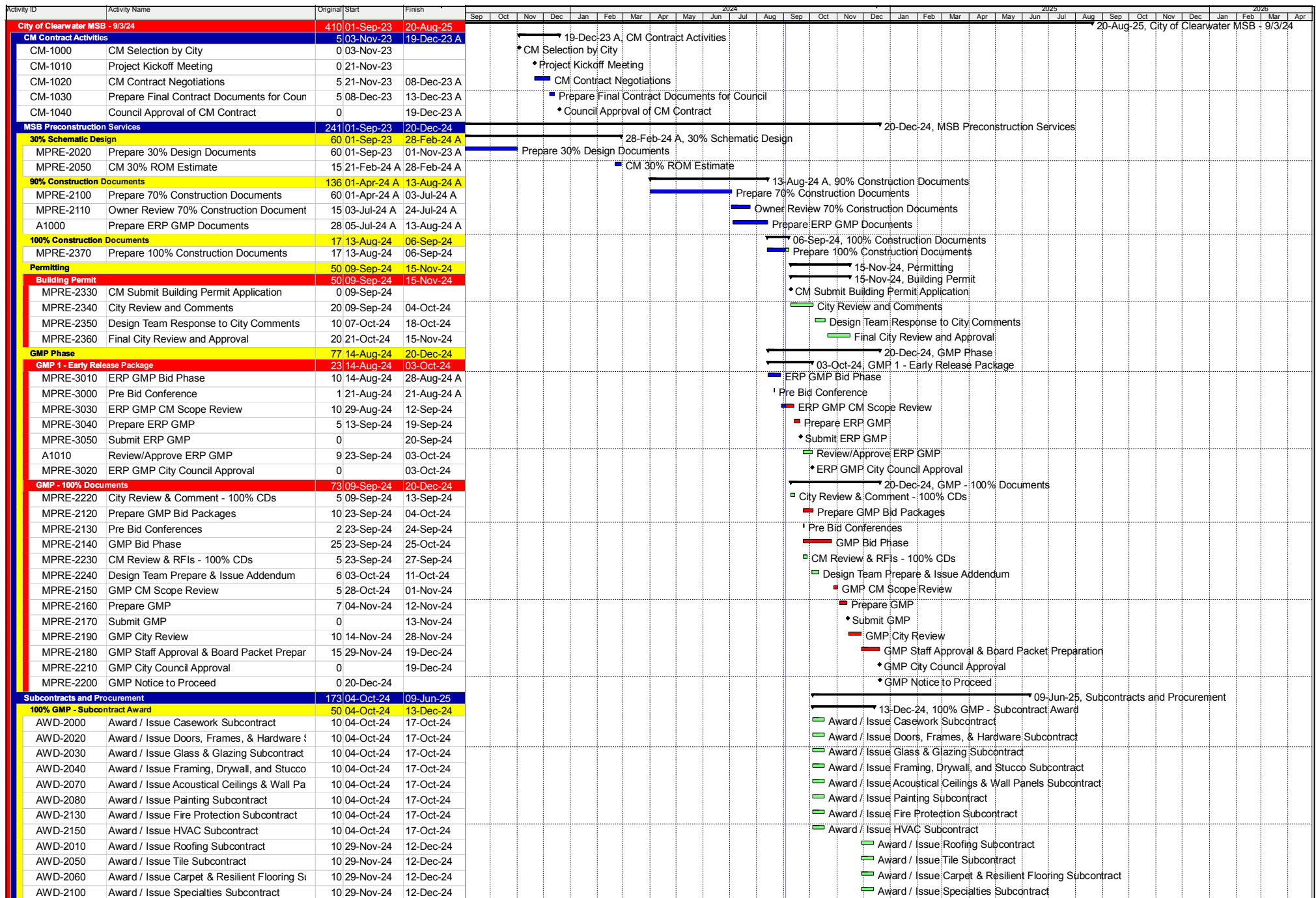
- | | |
|--|--------------------|
| ▪ GMP 1 Negotiations Complete | October 3, 2024 |
| ▪ CM Contract Amendment Executed - GMP 1 | September 12, 2024 |
| ▪ GMP 2 Negotiations Complete | November 28, 2024 |
| ▪ CM Contract Amendment Executed - GMP 2 | December 19, 2024 |
| ▪ All Required Permits Issued | November 15, 2024 |
| ▪ Notice to Proceed Issued | December 20, 2024 |

Should any of the above listed dates not be met and therefore delay the commencement and/or progress of construction, the contractual substantial and final completion dates noted above will require extension on a day for day basis.

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.



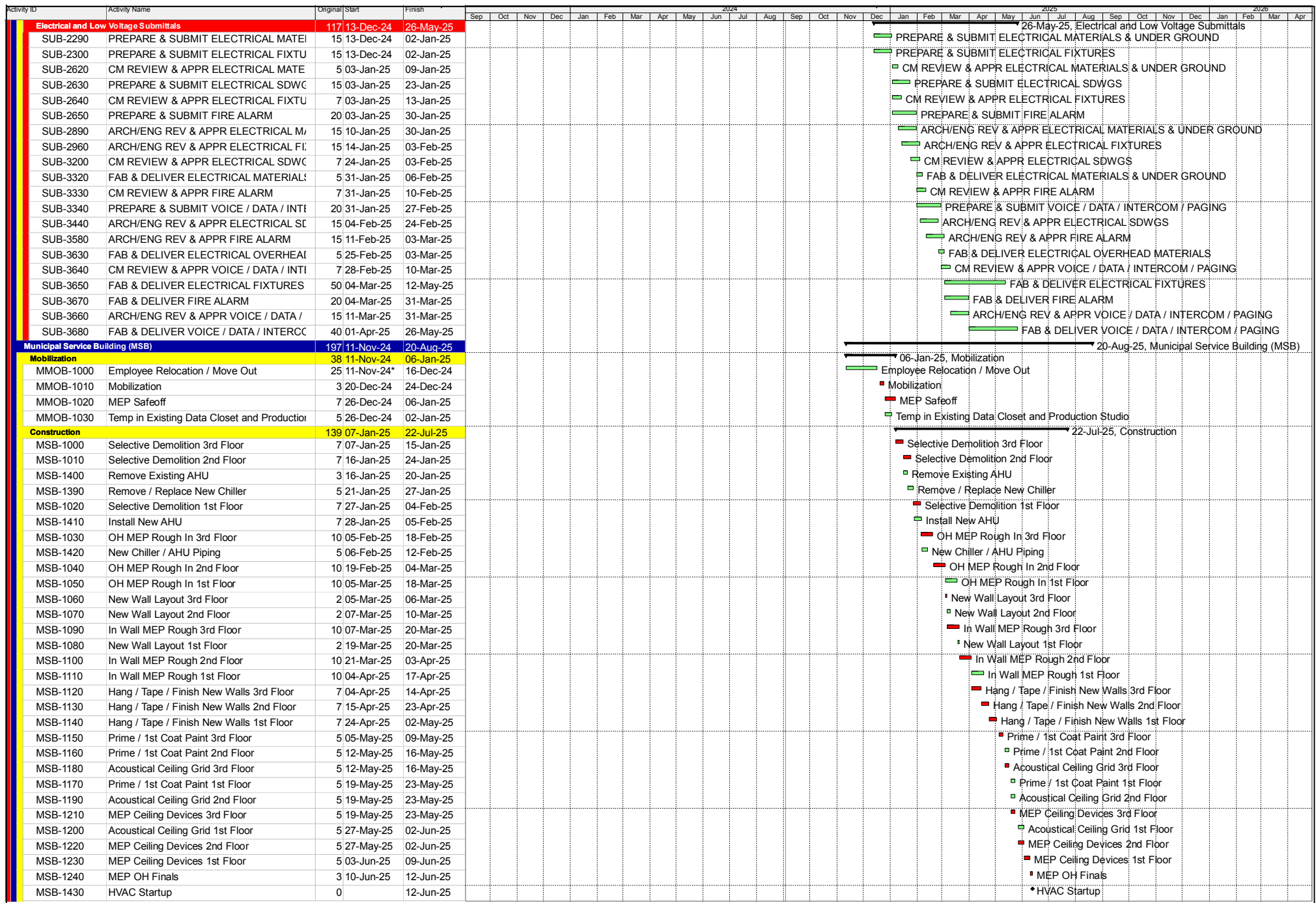
■ Actual Work
■ Remaining Work
■ Critical Remaini...
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City of Clearwater MSB - 9/3/24

Start Date: 01-Sep-23
 Finish Date: 20-Aug-25

Page 1 of 5





■ Actual Work
■ Remaining Work
■ Critical Remaini...
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City of Clearwater MSB - 9/3/24

Start Date: 01-Sep-23
 Finish Date: 20-Aug-25

Page 4 of 5



Activity ID	Activity Name	Original	Start	Finish	2024												2025												2026						
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
MSB-1250	Acoustical Ceilings / Panels 3rd Floor	3	13-Jun-25	17-Jun-25																															■ Acoustical Ceilings / Panels 3rd Floor
	Acoustical Ceilings / Panels 2nd Floor	3	18-Jun-25	20-Jun-25																														■ Acoustical Ceilings / Panels 2nd Floor	
	Install New Flooring and Base 3rd Floor	5	18-Jun-25	24-Jun-25																														■ Install New Flooring and Base 3rd Floor	
	Acoustical Ceilings / Panels 1st Floor	3	23-Jun-25	25-Jun-25																														■ Acoustical Ceilings / Panels 1st Floor	
	Install New Flooring and Base 2nd Floor	5	25-Jun-25	01-Jul-25																														■ Install New Flooring and Base 2nd Floor	
	Install New Flooring and Base 1st Floor	5	02-Jul-25	09-Jul-25																														■ Install New Flooring and Base 1st Floor	
	Install New Doors and Hardware 3rd Floor	3	02-Jul-25	07-Jul-25																														■ Install New Doors and Hardware 3rd Floor	
	Install New Doors and Hardware 2nd Floor	3	08-Jul-25	10-Jul-25																														■ Install New Doors and Hardware 2nd Floor	
	Touch-up Walls / Final Paint 3rd Floor	3	08-Jul-25	10-Jul-25																														■ Touch-up Walls / Final Paint 3rd Floor	
	Install New Doors and Hardware 1st Floor	3	11-Jul-25	15-Jul-25																															■ Install New Doors and Hardware 1st Floor
	Touch-up Walls / Final Paint 2nd Floor	3	11-Jul-25	15-Jul-25																															■ Touch-up Walls / Final Paint 2nd Floor
	Touch-up Walls / Final Paint 1st Floor	3	16-Jul-25	18-Jul-25																															■ Touch-up Walls / Final Paint 1st Floor
	Substantial Completion Inspections	5	16-Jul-25	22-Jul-25																															■ Substantial Completion Inspections
	Final Cleaning	5	16-Jul-25	22-Jul-25																															■ Final Cleaning
Substantial Completion		20	22-Jul-25	20-Aug-25																														■ 20-Aug-25, Substantial Completion	
MSUB-1000	Substantial Completion	0		22-Jul-25																														◆ Substantial Completion	
MSUB-1010	Punchlist	20	23-Jul-25	19-Aug-25																														■ Punchlist	
MSUB-1020	FF&E / CM Owner Occupancy Coordination	20	23-Jul-25	19-Aug-25																														■ FF&E / CM Owner Occupancy Coordination	
MSUB-1030	Final Completion-Construction	0	20-Aug-25																															◆ Final Completion-Construction	

Actual Work

Remaining Work

Critical Remaini...

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City of Clearwater MSB - 9/3/24

Start Date: 01-Sep-23
Finish Date: 20-Aug-25

