

# **Municipal Services Building Renovation**

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

# EARLY RELEASE PACKAGE GUARANTEED MAXIMUM PRICE PROPOSAL

September 11, 2024





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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 Negations Complete CM Contract Amendment Executed - GMP 1 GMP 2 Negotiations Complete CM Contract Amendment Executed - GMP 2 All Required Permits Issued Notice to Proceed Issued	October 3, 2024 September 12, 2024 November 28, 2024 December 19, 2024 November 15, 2024 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>	Description	Date	<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		
G-104	LEVEL 1 -SCOPE OF ALTERATIONS PLAN	8/8/2024		
G-105	LEVEL 2 -SCOPE OF ALTERATIONS PLAN	8/8/2024		
G-106	LEVEL 3 -SCOPE OF ALTERATIONS PLAN	8/8/2024		
G-107	LEVEL 4 -SCOPE OF ALTERATIONS PLAN	8/8/2024		
G-110	MOUNTING HEIGHTS	8/8/2024		
	Life Safety			
B-101	LEVEL 1 - LIFE SAFETY PLAN	8/8/2024		
B-102	LEVEL 2 - LIFE SAFETY PLAN	8/8/2024		
B-103	LEVEL 3 - LIFE SAFETY PLAN	8/8/2024		
B-104	LEVEL 4 - LIFE SAFETY PLAN	8/8/2024		
	Architectural Demolition			
AD-101	LEVEL 1 -DEMOLITION FLOOR PLAN	8/8/2024		
AD-102	LEVEL 2 -DEMOLITION FLOOR PLAN	8/8/2024		
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-200		8/8/2024		





<u>Sheet</u>	Description	Date	<u>Revised</u>	<u>Revised</u>
	Architectural			
A-001	ARCHITECTURAL SITE PLAN	8/8/2024		
A-101	LEVEL 1 - FLOOR PLAN	8/8/2024		
A-102	LEVEL 2 - FLOOR PLAN	8/8/2024		
A-103	LEVEL 3 - FLOOR PLAN	8/8/2024		
A-104	LEVEL 4 - PENTHOUSE FLOOR PLAN	8/8/2024		
A-105	ROOF PLAN	8/8/2024		
A-110	ADD ALTERNATE NO. 1 - PUBLIC RESTROOM UPGRADES	8/8/2024		
A-112	ADD ALTERNATE NO. 2 - CUSTOMER SERVICE UPGRADES	8/8/2024		
A-113	ADD ALTERNATE NO. 2 -CUSTOMER SERVICE UPGRADES	8/8/2024		
A-121	LEVEL 1 - DIMENSION PLAN	8/8/2024		
A-122	LEVEL 2 - DIMENSION PLAN	8/8/2024		
A-123	LEVEL 3 - DIMENSION PLAN	8/8/2024		
A-124	LEVEL 4 - DIMENSION PLAN	8/8/2024		
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		
A-204	LEVEL 4 - REFLECTED CEILING PLAN	8/8/2024		
A-410	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-411	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-412	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-413	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-414	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-415	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-416	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-417	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	8/8/2024		
A-420	MILLWORK SECTIONS	8/8/2024		
A-421	MILLWORK SECTIONS	8/8/2024		
A-720	PLAN DETAILS	8/8/2024		





<u>Sheet</u>	Description	Date	<u>Revised</u>	<u>Revised</u>
A-730	CEILING DETAILS	8/8/2024		
A-731	CEILING DETAILS	8/8/2024		
A-801	PARTITION TYPES & DETAILS	8/8/2024		
A-810	DOOR SCHEDULES	8/8/2024		
A-820	STOREFRONT AND DOOR ELEVATIONS & DETAILS	8/8/2024		
ID-101	LEVEL 1 - FINISH PLAN	8/8/2024		
ID-102	LEVEL 2 - FINISH PLAN	8/8/2024		
ID-103	LEVEL 3 - FINISH PLAN	8/8/2024		
ID-110	FINISH LEGEND	8/8/2024		
ID-201	LEVEL 1 - FURNITURE PLAN	8/8/2024		
ID-202	LEVEL 2 - FURNITURE PLAN	8/8/2024		
ID-203	LEVEL 3 - FURNITURE PLAN	8/8/2024		
ID-301	LEVEL 1 -EQUIPMENT PLAN	8/8/2024		
ID-302	LEVEL 2 -EQUIPMENT PLAN	8/8/2024		
ID-303	LEVEL 3 - EQUIPMENT PLAN	8/8/2024		
ID-401	INTERIOR DETAILS	8/8/2024		
	Mechanical			
M000	NOTES, LEGENDS, AND ABBREVIATIONS	8/8/2024		
M001	MECHANICAL SITE PLAN	8/8/2024		
M101	LEVEL 1 -DEMOLITION FLOOR PLAN -MECHANICAL	8/8/2024		
M102	LEVEL 2 -DEMOLITION FLOOR PLAN -MECHANICAL	8/8/2024		
M103	LEVEL 3 -DEMOLITION FLOOR PLAN -MECHANICAL	8/8/2024		
M104	LEVEL 4 -DEMOLITION FLOOR PLAN -MECHANICAL	8/8/2024		
M105	LEVEL 5 -DEMOLITION ROOF PLAN -MECHANICAL	8/8/2024		
M201	LEVEL 1 -FLOOR PLAN -MECHANICAL	8/8/2024		-
M202	LEVEL 2 -FLOOR PLAN -MECHANICAL	8/8/2024		
M203	LEVEL 3 -FLOOR PLAN -MECHANICAL	8/8/2024		
M204	LEVEL 4 -FLOOR PLAN -MECHANICAL	8/8/2024		
M205	LEVEL 5 -ROOF PLAN -MECHANICAL	8/8/2024		





<u>Sheet</u>	Description	Date	<u>Revised</u>	<u>Revised</u>
M510	DETAILS	8/8/2024		
M520	DETAILS	8/8/2024		
M530	DETAILS	8/8/2024		
M610	SCHEDULES	8/8/2024		
M620	SCHEDULES	8/8/2024		
	Plumbing			
P000	NOTES, LEGENDS, AND ABBREVIATIONS	8/8/2024		
P001	PLUMBING SITE PLAN	8/8/2024		
P101	LEVEL 1 -DEMOLITION FLOOR PLAN -PLUMBING	8/8/2024		
P102	LEVEL 2 -DEMOLITION FLOOR PLAN -PLUMBING	8/8/2024		
P103	LEVEL 3 -DEMOLITION FLOOR PLAN -PLUMBING	8/8/2024		
P104	LEVEL 4 -DEMOLITION FLOOR PLAN -PLUMBING	8/8/2024		
P105	LEVEL 5 -DEMOLITION OVERALL ROOF PLAN -PLUMBING	8/8/2024		
P201	LEVEL 1 -FLOOR PLAN -GRAVITY	8/8/2024		
P202	LEVEL 2 -FLOOR PLAN -GRAVITY	8/8/2024		
P203	LEVEL 3 -FLOOR PLAN -GRAVITY	8/8/2024		
P204	LEVEL 4 -FLOOR PLAN -GRAVITY	8/8/2024		
P204	LEVEL 5 -OVERALL ROOF PLAN -GRAVITY	8/8/2024		
P206	LEVEL 1 -FLOOR PLAN -PRESSURE	8/8/2024		
P207	LEVEL 2 -FLOOR PLAN -PRESSURE	8/8/2024		
P208	LEVEL 3 -FLOOR PLAN -PRESSURE	8/8/2024		
P209	LEVEL 4 -FLOOR PLAN -PRESSURE	8/8/2024		
P210	LEVEL 5 -OVERALL ROOF PLAN -PRESSURE	8/8/2024		
P610	DETAILS	8/8/2024		
P710	SCHEDULES	8/8/2024		
	Electrical			
E000	ELECTRICAL SYMBOLS AND ABBREVIATIONS	8/8/2024		
E002	ELECTRICAL SITE PLAN	8/8/2024		
E101	LEVEL 1 - DEMOLITION CEILING PLAN - LIGHTING	8/8/2024		





## AJAX BUILDING COMPANY, LLC PROJECT NO. 50000298 CITY OF CLEARWATER CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION GMP PROPOSAL NO. 1 – EARLY RELEASE September 11, 2024

<u>Sheet</u>	Description	Date	<b>Revised</b>	<u>Revised</u>
E102	LEVEL 2 - DEMOLITION CEILING PLAN - LIGHTING	8/8/2024		
E103	LEVEL 3 - DEMOLITION CEILING PLAN - LIGHTING	8/8/2024		
E104	LEVEL 4 -DEMOLITION CEILING PLAN -LIGHTING	8/8/2024		
E105	LEVEL 1 -DEMOLITION FLOOR PLAN -POWER	8/8/2024		
E106	LEVEL 2 -DEMOLITION FLOOR PLAN -POWER	8/8/2024		
E107	LEVEL 3 -DEMOLITION FLOOR PLAN -POWER	8/8/2024		
E108	LEVEL 4 -DEMOLITION FLOOR PLAN -POWER	8/8/2024		
E201	LEVEL 1 - CEILING PLAN - LIGHTING	8/8/2024		
E202	LEVEL 2 - CEILING PLAN - LIGHTING	8/8/2024		
E203	LEVEL 3 - CEILING PLAN - LIGHTING	8/8/2024		
E204	LEVEL 4 - CEILING PLAN - LIGHTING	8/8/2024		
E301	LEVEL 1 -FLOOR PLAN -POWER	8/8/2024		
E302	LEVEL 2 -FLOOR PLAN -POWER	8/8/2024		
E303	LEVEL 3 -FLOOR PLAN -POWER	8/8/2024		
E304	LEVEL 4 -FLOOR PLAN -POWER	8/8/2024		
E501	ELECTRICAL RISER DIAGRAM	8/8/2024		
E601	POWER DETAILS AND DIAGRAMS	8/8/2024		
E602	LIGHTING DETAILS AND DIAGRAMS	8/8/2024		
E701	PANEL SCHEDULES	8/8/2024		
E702	PANEL SCHEDULES	8/8/2024		
E703	PANEL SCHEDULES	8/8/2024		
E704	PANEL SCHEDULES	8/8/2024		
E705	PANEL SCHEDULES	8/8/2024		
E706	PANEL SCHEDULES	8/8/2024		
E707	LIGHT FIXTURE SCHEDULES	8/8/2024		
E708	MECH EQUIP ELECT SCHEDULES	8/8/2024		
	Fire Protection			
F000	NOTES, LEGENDS, AND ABBREVIATIONS	8/8/2024		-
F001	FIRE PROTECTION SITE PLAN	8/8/2024		





## AJAX BUILDING COMPANY, LLC PROJECT NO. 50000298 CITY OF CLEARWATER CLEARWATER MUNICIPAL SERVICES BUILDING RENOVATION GMP PROPOSAL NO. 1 – EARLY RELEASE September 11, 2024

<u>Sheet</u>	Description	Date	<u>Revised</u>	Revised
F101	LEVEL 1 -DEMOLITION FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F102	LEVEL 2 -DEMOLITION FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F103	LEVEL 3 -DEMOLITION FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F104	LEVEL 4 -DEMOLITION FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F201	LEVEL 1 -FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F202	LEVEL 2 -FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F203	LEVEL 3 -FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F204	LEVEL 4 -FLOOR PLAN -FIRE PROTECTION	8/8/2024		
F610	DETAILS	8/8/2024		
	Information Technology			
T000	NOTES, LEGENDS, AND ABBREVIATIONS	8/8/2024		
T001	NOTES, LEGENDS, AND ABBREVIATIONS	8/8/2024		
T002	TECHNOLOGY SITE PLAN	8/8/2024		
T101	LEVEL 1 -DEMOLITION FLOOR PLAN -TECHNOLOGY	8/8/2024		
T102	LEVEL 2 - DEMOLITION FLOOR PLAN - TECHNOLOGY	8/8/2024		
T103	LEVEL 3 - DEMOLITION FLOOR PLAN - TECHNOLOGY	8/8/2024		
T104	LEVEL 4 -DEMOLITION FLOOR PLAN -TECHNOLOGY	8/8/2024		
T201	LEVEL 1 -FLOOR PLAN -TECHNOLOGY	8/8/2024		
T202	LEVEL 2 -FLOOR PLAN -TECHNOLOGY	8/8/2024		
T203	LEVEL 3 -FLOOR PLAN -TECHNOLOGY	8/8/2024		
T204	LEVEL 4 -FLOOR PLAN -TECHNOLOGY	8/8/2024		
T501	DETAILS	8/8/2024		
T502	DETAILS	8/8/2024		
T503	DETAILS	8/8/2024		
T504	DETAILS	8/8/2024		
T505	DETAILS	8/8/2024		
T506	DETAILS	8/8/2024		
	(END OF CONTRACT DRAWINGS)	1		





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

Section	Description	<u># Pages</u>	<u>Date</u>	Revised
	Table of Contents			
000110	Table of Contents		8/8/2024	
	Division 01 – General Requirements			
011000	SUMMARY OF WORK		8/8/2024	
012300	ALTERNATES		8/8/2024	
012500	SUBSTITUTIONS		8/8/2024	
012600	CONTRACT MODIFICATION PROCEDURES		8/8/2024	
012900	PAYMENT PROCEDURES		8/8/2024	
013100	PROJECT MANAGEMENT AND COORDINATION		8/8/2024	
013200	CONSTRUCTION PROGRESS DOCUMENTATION		8/8/2024	
013233	PHOTOGRAPHIC DOCUMENTATION		8/8/2024	
013300	SUBMITTAL PROCEDURES		8/8/2024	
014000	QUALITY REQUIREMENTS		8/8/2024	
014200	REFERENCES		8/8/2024	
014529	STRUCTURAL TESTING AND INSPECTIONS		8/8/2024	
015000	TEMPORARY FACILITIES AND CONTROLS		8/8/2024	
016000	PRODUCT REQUIREMENTS		8/8/2024	
017300	EXECUTION		8/8/2024	
017700	CLOSEOUT PROCEDURES		8/8/2024	
017823	OPERATION AND MAINTENANCE DATA		8/8/2024	
017836	WARRANTIES AND BONDS		8/8/2024	
017839	PROJECT RECORD DOCUMENTS		8/8/2024	
017900	DEMONSTRATION AND TRAINING		8/8/2024	
	Division 02 – Existing Conditions			
024119	SELECTIVE DEMOLITION		8/8/2024	
	Division 03 – Concrete			
033053	MISCELLANEOUS CAST-IN-PLACE CONCRETE	1	8/8/2024	





Section	Description	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Division 04 – Masonry			
	N/A			
	Division 05 – Metals			
	N/A			
	Division 06 – Wood, Plastics and Composites			
061000	ROUGH CARPENTRY		8/8/2024	
064116	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS		8/8/2024	
	Division 07 – Thermal and Moisture Protection			
078413	PENETRATION FIRESTOPPING		8/8/2024	
079200	JOINT SEALANTS		8/8/2024	
	Division 08 – Openings			
081113	HOLLOW METAL DOORS AND FRAMES		8/8/2024	
081416	FLUSH WOOD DOORS		8/8/2024	
083113	ACCESS DOORS AND FRAMES		8/8/2024	
084116	INTERIOR ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS		8/8/2024	
085653	SECURITY WINDOWS		8/8/2024	
087100	DOOR HARDWARE		8/8/2024	
088000	GLAZING		8/8/2024	
	Division 09 – Finishes			
092216	NON-STRUCTURAL METAL FRAMING		8/8/2024	
0929000	GYPSUM BOARD		8/8/2024	
093013	CERAMIC TILING		8/8/2024	
095113	ACOUSTICAL PANEL CEILINGS		8/8/2024	
096513	RESILIENT BASE AND ACCESSORIES		8/8/2024	
096519	RESILIENT TILE FLOORING		8/8/2024	
096813	TILE CARPETING		8/8/2024	
098453	SOUND BARRIER MULLION TRIM CAPS		8/8/2024	
099100	PAINTING		8/8/2024	





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	Division 10 – Specialties			
102600	WALL AND DOOR PROTECTION		8/8/2024	
102800	TOILET ACCESSORIES		8/8/2024	
104400	FIRE PROTECTION SPECIALTIES		8/8/2024	-
109050	MISCELLANEOUS SPECIALTIES		8/8/2024	
	Division 11 – Equipment			
113100	RESIDENTIAL APPLIANCES		8/8/2024	
	Division 12 – Furnishings			
123661	SIMULATED STONE COUNTERTOPS		8/8/2024	
	Division 13 – Special Construction			
	N/A			
	Division 14 – Conveying Equipment			
	N/A			
	Division 21 – Fire Suppression			
210000	FIRE PROTECTION		8/8/2024	
	Division 22 – Plumbing			
220000	PLUMBING		8/8/2024	
220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING		8/8/2024	
220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT		8/8/2024	
220530	SUPPORTS, ANCHORS AND SEALS - PLUMBING		8/8/2024	
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT		8/8/2024	
220700	PLUMBING INSULATION		8/8/2024	
221000	INSTALLATION OF PIPING PLUMBING		8/8/2024	
221001	NATURAL GAS PIPING SYSTEMS		8/8/2024	
221100	PIPE, TUBE AND FITTINGS – PLUMBING		8/8/2024	
221101	CONDENSATE PIPING SYSTEMS – PLUMBING		8/8/2024	1
221116	DOMESTIC WATER PIPING		8/8/2024	
221316	SANITARY WASTE AND VENT PIPING		8/8/2024	





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221413	FACILITY STORM DRAINAGE PIPING		8/8/2024	
224000	PLUMBING FIXTURES		8/8/2024	
	Division 23 – HVAC			
230000	HEATING, VENTILATING, AND AIR CONDITIONINT (HVAC)		8/8/2024	
230513	ELECTRICAL COORDINATION		8/8/2024	
230523	VALVES		8/8/2024	
230530	SUPPRTS, ANCHORS AND SEALS		8/8/2024	
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT		8/8/2024	
230593	TESTING, ADJUSTING AND BALANCING		8/8/2024	
230700	HVAC INSULATION		8/8/2024	
230900	INSTRUMENTATION AND CONTROL FOR HVAC		8/8/2024	
232100	INSTALLATION OF HVAC PIPING		8/8/2024	
232101	HVAC PIPE, TUBE AND FITTINGS		8/8/2024	
232113	CHILLED WATER PIPING SYSTEMS AND SPECIALTIES		8/8/2024	
232115	CONDENSATE PIPING SYSTEMS		8/8/2024	
232300	REFRIGERANT PIPING SYSTEMS		8/8/2024	
233000	AIR DISTRIBUTION SYSTEM		8/8/2024	
233400	HVAC FANS		8/8/2024	
233600	VARIABLE AIR VOLUME BOXES		8/8/2024	
237300	CENTRAL STATION AIR HANDLING UNITS		8/8/2024	
237400	AIR CONDITIONING UNITS		8/8/2024	
	Division 26 – Electrical			
260100	BASIC ELECTRICAL REQUIREMENTS		8/8/2024	
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS		8/8/2024	
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS		8/8/2024	
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS		8/8/2024	
260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS			
260533	ELECTRICAL IDENTIFICATION		8/8/2024	
260923	LIGHTING CONTROL DEVICES		8/8/2024	





Section	Description	# Pages	Date	Revised
262416	PANELBOARDS		8/8/2024	
262726	WIRING DEVICES		8/8/2024	
262813	FUSES		8/8/2024	
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS		8/8/2024	
264313	TRANSIENT-VOLTAGE SUPPRESSION FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS		8/8/2024	
265119	INTERIOR LIGHTING		8/8/2024	
265600	EXTERIOR LIGHTING		8/8/2024	
	Division 27 – Communications			
270010	TECHNOLOGY GENERAL PROVISIONS		8/8/2024	
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		<del>8/8/2024</del>	
SECTION II	INSTRUCTIONS TO BIDDERS		<del>8/8/202</del> 4	
SECTION III	GENERAL CONDITIONS		<del>8/8/202</del> 4	
SECTION ₩	TECHNICAL SPECIFICATIONS		<del>8/8/2024</del>	
SECTION V	CONTRACT DOCUMENTS		<del>8/8/2024</del>	
	(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-<u>D</u> 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 his 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 .





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 MS		est - Clearwater Municipa ng Renovation, 100 S. Myr Estimator: Gabriela Primary Project Qty:582 Secondary Project Qty: 0 Estimate UM: Im Report includes Taxes &	tle A a Dia 20 š FLF peria
			Report includes raxes &	
3:09:08PM				9/24/2024
Description	l i i i i i i i i i i i i i i i i i i i	Unit\$	Total \$	
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intended recipient without	<u>the express written consent o</u>	of Ajax Build	<u>ling Company, LLC !!</u>	
Total Major Item Code 01300.000			\$441,302	
GENERAL CONDITIONS			<b><i>Q</i>111,002</b>	
Total Major Item Code 01300.300			\$214,868	
GENERAL REQUIREMENTS			φ <b>2</b> 14,000	
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 BA	ASIC		\$467,266	
DOOR & WINDOW MATERIALS &				
METHODS				
Total Major Item Code 08400.000			\$37,134	
ENTRANCES & STOREFRONTS			<i><b>40</b>1,104</i>	
Total Major Item Code 09100.000 G	VD		¢575 795	
BOARD, PLASTER, & STUCCO SYS			\$525,785	
			<b>AA AA FAT</b>	
Total Major Item Code 09500.000 CE			\$349,587	
Total Major Item Code 09900.000 PA	AINTS &		\$110,229	
COATINGS				
Total Major Item Code 21000.000 Fl	RE		\$126,337	
SUPPRESSION SYSTEMS				
Total Major Item Code 23000.000 H	/AC		\$1,386,440	
WORK				
Total Major Item Code 26000.000			\$750,000	
ELECTRICAL WORK			¢1.00,000	
Total Major Item Code 36000.000 BC			\$101,399	
INSURANCE			\$101,399	
			<b>*2 2 2</b>	
Total Major Item Code 37000.000			\$2,393	
WARRANTY				
Total Major Item Code 50000.000			\$113,932	
ESCALATION				
Total Major Item Code 80000.000			\$284,830	
CONTINGENCY				
Total Major Item Code 95000.000			\$208,001	
OVERHEAD & FEES			. ,	
Total Sec BB BASE BID			\$5,712,055	
		l	<i>40,112,000</i>	

Sort Sequences: 1. Sec 2. Major Item Code 3. Not Used 4. Not Used	Estimate File: :Clearwater MSB ERP01_00 Buildi	est - Clearwater Municipal Sei ing Renovation, 100 S. Myrtle A Estimator: Gabriela Dia Primary Project Qty:58220 Secondary Project Qty: 0 FLF Estimate UM: Imperia
		Report includes Taxes & Insurance.
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ESTIMATE TOTALS		\$5,712,055



GMP Cost Report:

BASE BID GMP CM Detail Report





Sort Sequences: 1. Sec 2. Major Item Code 3. Minor Item Code	/ISB ERP01_00.est -	Clearwater Munic	Estimator: Ga	Myrtle Ave abriela Diaz
4. Not Used			Primary Project Qt	
			Secondary Project C Estimate U	
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Sec BB BASE BID				
Major Item Code 01300.000 GENERAL CONDITIO	ONS			
Minor Item Code 01300.000 ADMINISTRATIV				
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 CONDITIONS			\$441,302	
Major Item Code 01300.300 GENERAL REQUIRE	MENTS			
Minor Item Code 01320.000 CONSTRUCTION DOCUMENTATION	PROGRESS			
Video Taping - Open Space / Cupix	1.00 EACH	10,000.00	10,000	
Total Minor Item Code 01320.000 CONSTRUCTION PROGRESS			\$10,000	
DOCUMENTATION				
Minor Item Code 01350.000 SPECIAL PROCE	DURES			
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 R	EQUIREMENTS			
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	
	0.00 EA	50.70	TOT	

<ol> <li>Major Item Code</li> <li>Minor Item Code</li> <li>Not Used</li> </ol>		R	Estimator: G Primary Project G Secondary Project Estimate L eport includes Taxe	ty:58220 SI Qty: 0 FLRS <u>JM: Imperial</u>
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Total Minor Item Code 01420.000 SAFETY	Titten consent of	Ajax Dununig		***
Minor Item Code 01420.000 SAFETY			\$484	
	1.00 NIC			
reshold Inspector Inch List Allowance		4 500 00	4 500	
Total Minor Item Code 01430.000	1.00 ALLW	4,500.00	4,500	
			\$4,500	
QUALITY ASSURANCE				
Minor Item Code 01500.000 TEMPORARY FAC		000.47	00.070	
eneral Purpose Laborer	39.00 WEEK	999.47	38,979	
eneral Purpose Carpenter	15.00 WEEK	1,354.84	20,323	
E Trailer & Equipment	1.00 NIC			
bsite Office Equipment	8.00 MO	175.00	1,400	
Total Minor Item Code 01500.000			\$60,702	
TEMPORARY FACILITIES				
Minor Item Code 01510.000 TEMPORARY UTIL	LITIES			
nemical Toilets	8.00 MO	235.40	1,883	
ectric Usage Charge	1.00 NIC			
ater Usage Charge	1.00 NIC			
rly Cut-On Permanent Power	1.00 NIC			
Total Minor Item Code 01510.000			\$1,883	
TEMPORARY UTILITIES				
Minor Item Code 01530.000 PROJECT COMML	JNICATIONS			
bsite Communications	8.00 MO	117.70	942	
Total Minor Item Code 01530.000 PROJECT COMMUNICATIONS			\$942	
Minor Item Code 01540.000 CONSTRUCTION 1	TOOLS &			
EQUIPMENT				
nall Tools & Equipment	8.00 MNHR	250.00	2,000	
iperintendent Pick-up Truck	9.00 MO	700.00	6,300	
el for Superintendent Pick-up Truck	9.00 MO	374.50	3,371	
mporary Stairs	1.00 FLRS	2,500.00	2,500	
Total Minor Item Code 01540.000			\$14,171	
CONSTRUCTION TOOLS & EQUIPMENT				
Minor Item Code 01560.000 TEMPORARY BAR	RRIERS &			
ENCLOSURES		100.15		
mporary Doors	4.00 EACH	190.42	762	
mporary Weather Protection	1.00 LS	15,000.00	15,000	
Total Minor Item Code 01560.000			\$15,762	
TEMPORARY BARRIERS & ENCLOSURES				
Minor Item Code 01580.000 PROJECT IDENTIF	ICATION			
bsite Signage Total Minor Item Code 01580.000 PROJECT IDENTIFICATION	1.00 LS	415.57	416 <b>\$416</b>	
Minor Item Code 01590.000 I.C.R.A. REQUIREI	MENTS			
		<u> </u>	400	
ash Cart W/Lid	8.00 MO	60.00	480	
Total Minor Item Code 01590.000 I.C.R.A.			\$480	
REQUIREMENTS				
Minor Item Code 01720.000 CONSTRUCTION F				
rrchase Drawings/Reproduction Cost yout Supplies	1.00 LS	3,745.00	3,745	
	2.00 WEEK	267.50	535	

Sort Sequenœs: 1. Sec Estimate File: :Clearwate	er MSB ERP01_00.est -	Clearwater Muni	cipal Services Buildi	
<ol> <li>Major Item Code</li> <li>Minor Item Code</li> </ol>			Estimator: G Primary Project Qt	
4. Not Used			Secondary Project C	Qty: 0 FLRS
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Description	Quantity	Unit \$	Total \$	3/24/2024
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intended recipient without the expres				
Total Minor Item Code 01720.000		Jan	1 0 7	
CONSTRUCTION PREPARATION			\$4,280	
Minor Item Code 01740.000 PROJECT CLE	ANING			
Final Jobsite Clean-up	52,210.00 SQFT	0.35	18,274	
Construction Clean-up	1,400.00 MNHR	25.21	35,295	
Rubbish Removal	8.00 MO	64.20	514	
Dump Charges	1,775.00 CUYD	19.53	34,661	
Total Minor Item Code 01740.000			\$88,743	
PROJECT CLEANING				
Minor Item Code 01770.000 CLOSEOUT PR	ROCEDURES			
As-Built Drawings - Red Line Copies	1.00 LS	500.00	500	
Total Minor Item Code 01770.000 CLOSEOUT PROCEDURES			\$500	
Total Major Item Code 01300.300 GENERAL			\$214,868	
REQUIREMENTS				
Major Item Code 02000.000 MISCELLANEOUS				
Minor Item Code 02000.000 MISCELLANEC				
BP 02.01 Demolition	1.00 LS	234,930.00	234,930	
Total Minor Item Code 02000.000			\$234,930	
MISCELLANEOUS ITEMS Total Major Item Code 02000.000			¢004.000	
MISCELLANEOUS ITEMS			\$234,930	
Major Item Code 06400.000 ARCHITECTURAL	WOODWORK			
Minor Item Code 06400.000 ARCHITECTU				
BP 06.04 Millwork	1.00 LS	357,622.00	357,622	
Total Minor Item Code 06400.000	1.00 20	001,022.00	\$357,622	
ARCHITECTURAL WOODWORK			<i><b>400</b>1,022</i>	
Total Major Item Code 06400.000			\$357,622	
ARCHITECTURAL WOODWORK			<i></i>	
Major Item Code 08000.000 BASIC DOOR & W	/INDOW			
MATERIALS & METHODS				
Minor Item Code 08000.000 DOORS, FRAM	IES, & HARDWARE			
BP 08.01 Doors, Frames & Hardware	1.00 LS	467,266.00	467,266	
Total Minor Item Code 08000.000 DOORS,			\$467,266	
FRAMES, & HARDWARE				
Total Major Item Code 08000.000 BASIC			\$467,266	
DOOR & WINDOW MATERIALS & METHODS				
Major Item Code 08400.000 ENTRANCES & ST				
Minor Item Code 08400.000 ENTRANCES &		07 404 00	07.404	
BP 08.03 Entrances & Storefronts	1.00 LS	37,134.00	37,134	
Total Minor Item Code 08400.000 ENTRANCES & STOREFRONTS			\$37,134	
Total Major Item Code 08400.000			\$27 49A	
ENTRANCES & STOREFRONTS			\$37,134	
Major Item Code 09100.000 GYP BOARD, PLA	STER & STUCCO			
SYSTEMS				
Minor Item Code 09250.000 GYPSUM BOA	RD			
BP 09.01 Drywall & Stucco	1.00 LS	525,785.00	525,785	
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 MS Estimate File: :Clearwater File: :Clearwater MS Estimate File: :Clearwater Fi	SB ERP01_00.est -	_	Estimator: G Primary Project Q Secondary Project (	Myrtle Ave abriela Diaz ty:58220 SF Qty: 0 FLRS JM: Imperial
3:08:00PM			·	9/24/202
Description	Quantity	Unit \$	Total \$	
NOTICE : This Document is considered propri	•			•
intended recipient without the express w	ritten consent of	f Ajax Building	Company, LLC	!!!
Total Major Item Code 09100.000 GYP			\$525,785	
BOARD, PLASTER, & STUCCO SYSTEMS Major Item Code 09500.000 CEILINGS		l		
Minor Item Code 09500.000 CEILINGS				
3P 09.03 Acoustical Ceilings & Wall Panels	1.00 LS	349,587.00	349,587	
Total Minor Item Code 09500.000		,	\$349,587	
CEILINGS				
Total Major Item Code 09500.000 CEILINGS			\$349,587	
Major Item Code 09900.000 PAINTS & COATINGS				
Minor Item Code 09900.000 PAINTS & COATIN 3P 09.09 Painting & Wall-Covering	1.00 LS	110,229.00	110,229	
Total Minor Item Code 09900.000 PAINTS	1.00 20	110,220.00	\$110,229	
& COATINGS			<b>, ,</b>	
Total Major Item Code 09900.000 PAINTS &			\$110,229	
COATINGS	OVOTEMO	I		
Major Item Code 21000.000 FIRE SUPPRESSION Minor Item Code 21005.000 COMMON WORK				
SUPPRESSION				
3P 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			
3P 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			\$1,386,440	
WORK				
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26050.000 COMMON WORK ELECTRICAL	RESULTS FOR			
Electrical Safe Off, Fixtures, Early Package Allowance	1.00 ALLW	750,000.00	750,000	
Total Minor Item Code 26050.000			\$750,000	
COMMON WORK RESULTS FOR				
ELECTRICAL Total Major Item Code 26000.000			¢750.000	
ELECTRICAL WORK			\$750,000	
Major Item Code 36000.000 BONDS & INSURANC	E			
Minor Item Code 36000.000 BONDS & INSURA	NCE			
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 Total Minor Item Code 36000.000 BONDS & INSURANCE	1.00 NIC		\$101,399	
Total Major Item Code 36000.000 BONDS & INSURANCE			\$101,399	

1. Sec 2. Major Item Code 3. Minor Item Code 4. Not Used 3:08:00PM	er MSB ERP01_00.est -	٦	Estimator: Primary Project Secondary Projec <u>Estimate</u> Report includes Tax	Myrtle Ave Gabriela Diaz Qty:58220 SF t Qty: 0 FLRS UM: Imperial
Description	Quantity	Unit \$	Total \$	
NOTICE : This Document is considered pr intended recipient without the expre	L V			•
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			φ2,333	
Minor Item Code 50000.000 ESCALATION				
Pre-Purchase Refinement Allowance	1.00 LS	113,932.00	113,932	
Total Minor Item Code 50000.000	1.00 20	110,002.00	\$113,932	
ESCALATION			÷,	
Total Major Item Code 50000.000 ESCALATION			\$113,932	
Major Item Code 80000.000 CONTINGENCY				
Minor Item Code 80000.000 CONTINGENC	Y			
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 & FE				
Minor Item Code 90000.000 OVERHEAD 8	FEES			
Construction Manager's Fee	1.00 LS	208,002.00	208,002	
Total Minor Item Code 90000.000			\$208,002	
OVERHEAD & FEES	_		• • • • • • •	
Total Major Item Code 95000.000 OVERHEAL	J		\$208,002	
& FEES Total Sec BB BASE BID			¢5 742 055	
IULAI SEL DO DAJE DIU			\$5,712,055	

Sort Sequences: 1. Sec 2. Major Item Code 3. Minor Item Code 4. Not Used 3:08:00PM	Estimate File: :Clearwate	r MSB ERP01_00.est -	Clearwater N	Estimator Primary Projec Secondary Proje	Myrtle Ave :: Gabriela Diaz t Qty:58220 SF ct Qty: 0 FLRS e UM: Imperial
Descrip	ption	Quantity	Unit \$	Total \$	
	iment is considered pro pient without the expres				



## 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.

Item No.	Description	Allowance Amount
	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 that quality and condition of the items is not jeopardized.

#### **Temporary Facilities**

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

#### Construction Traffic, Parking and Deliveries

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





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

#### Maintenance of Site

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

#### Emergency Contact Information

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

Contact Person Tim Sewell Chris Brown Allison Feldsott Job Title Regional Director Senior Project Manager Project Manager Contact Number 813-539-0551 813-539-2771 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 Negations Complete	Octobe
	CM Contract Amendment Executed - GMP 1	Septem
•	GMP 2 Negotiations Complete	Noveml
_	CM Contract Amondmont Executed CMD 2	Decem

- CM Contract Amendment Executed GMP 2
- All Required Permits Issued
- Notice to Proceed Issued

October 3, 2024 September 12, 2024 November 28, 2024 December 19, 2024 November 15, 2024 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.



Activity ID	Activity Name	Original Start	Finish	an Ort New Dave Ian Each Mar Arr Mew Jung Juli Aun San Ort New Dave Jan Each Mar Arr Mau Hau San Ort New Dav Jung Juli Aun San Ort New Dave Juli Aun San Ort
City of Clearwater MSI		410 01-Sep-23	20-Aug-25	ep 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 Apr 20-Aug 25, City of Clearwater MSB 9/3/24
CM Contract Activitie		5 03-Nov-23	19-Dec-23 A	19-Dec 23 A, CM Contract Activities
CM-1000	CM Selection by City	0 03-Nov-23		CM Selection by City
CM-1010	Project Kickoff Meeting	0 21-Nov-23		Project Kickoff Meeting
CM-1020	CM Contract Negotiations		08-Dec-23 A	CM Contract Negotiations
CM-1030	Prepare Final Contract Documents for Coun		13-Dec-23 A	Prepare Final Contract Documents for Council
CM-1040	Council Approval of CM Contract	0	19-Dec-23 A	Council Approval of CM Contract
MSB Preconstructio 30% Schematic Des		241 01-Sep-23 60 01-Sep-23		20-Dec-24, MSB Preconstruction Services
MPRE-2020	Prepare 30% Design Documents	60 01-Sep-23		Prepare 30% Design Documents
MPRE-2050	CM 30% ROM Estimate	15 21-Feb-24 A		CM 30% ROM Estimate
90% Construction	Documents	136 01-Apr-24 A	13-Aug-24 A	13 Aug-24 A, 90% Construction Documents
MPRE-2100	Prepare 70% Construction Documents	60 01-Apr-24 A	03-Jul-24 A	Prepare 70% Construction Documents
MPRE-2110	Owner Review 70% Construction Document	15 03-Jul-24 A	24-Jul-24 A	- Owner Review 70% Construction Documents
A1000	Prepare ERP GMP Documents	28 05-Jul-24 A	13-Aug-24 A	Prepare ERP GMP Documents
100% Construction		17 13-Aug-24	06-Sep-24	**************************************
MPRE-2370	Prepare 100% Construction Documents	17 13-Aug-24		Prepare 100% Construction Documents
Permitting		50 09-Sep-24	15-Nov-24	15-Nov-24. Permitting
Building Permit	CM Submit Building Permit Application	50 09-Sep-24 0 09-Sep-24	15-Nov-24	
	City Review and Comments	20 09-Sep-24	04-Oct-24	City Review and Comments
	Design Team Response to City Comments		18-Oct-24	Design Team Response to Citly Comments
	Final City Review and Approval	20 21-Oct-24		Final City Review and Approval
GMP Phase		77 14-Aug-24		20-Dec/24, GMP Phase
GMP 1 - Early Rel		23 14-Aug-24		13- Contract 24 GMP 1 - Early Release Package
MPRE-3010	ERP GMP Bid Phase	10 14-Aug-24	28-Aug-24 A	ERP GMP Bid Phase
MPRE-3000	Pre Bid Conference	1 21-Aug-24	21-Aug-24 A	Pre Bid Conference
MPRE-3030	ERP GMP CM Scope Review	10 29-Aug-24	12-Sep-24	ERP GMP CM Scope Review
MPRE-3040	Prepare ERP GMP	5 13-Sep-24	19-Sep-24	■ Preparè ERF GMP
MPRE-3050	Submit ERP GMP	0	20-Sep-24	Submit ERP GMP
A1010	Review/Approve ERP GMP	9 23-Sep-24	03-Oct-24	P Review/Approve ERP GMP
	ERP GMP City Council Approval	0	03-Oct-24	ERF GMF City Council Approval
GMP - 100% Docu			20-Dec-24	- 20-Dec-24, GMP - 100% Documents
	City Review & Comment - 100% CDs	· ·	13-Sep-24	City Review & Comment - 100% CDs
	Prepare GMP Bid Packages		04-Oct-24	Prepare GMP Bid Packages
	Pre Bid Conferences	2 23-Sep-24		Pre Bid Conferences
	GMP Bid Phase	· · ·	25-Oct-24	
	CM Review & RFIs - 100% CDs		27-Sep-24	CM Review & RFIs - 100% CDs
	Design Team Prepare & Issue Addendum		11-Oct-24	Design Team Prepare & Issue Addendum
	GMP CM Scope Review	5 28-Oct-24	01-Nov-24	GMP CM Scope Revièw
	Prepare GMP		12-Nov-24	Prepare GMP
	Submit GMP	0	13-Nov-24	Submit GMP
	GMP City Review	10 14-Nov-24	28-Nov-24	
	GMP Staff Approval & Board Packet Prepar	15 29-Nov-24	19-Dec-24	GMP Staff Approval & Board Packet Preparation
	GMP City Council Approval	0	19-Dec-24	GMP City Council Approval
	GMP Notice to Proceed	0 20-Dec-24	00 1	CMP Notice to Proceed
Subcontracts and Pr 100% GMP - Subco		173 04-Oct-24 50 04-Oct-24	09-Jun-25 13-Dec-24	O9-Jun-25, Subcontracts and Procurement     T3-Dec-24, 100% GMP - Subcontract Award
AWD-2000	Award / Issue Casework Subcontract		17-Oct-24	Award / Issue Casework Subcontract
AWD-2020	Award / Issue Doors, Frames, & Hardware \$		17-Oct-24	💳 Award / Issue Doors, Frames, & Hardware Subcontract
AWD-2030	Award / Issue Glass & Glazing Subcontract		17-Oct-24	Award / Issue Class & Glazing Subcontract
AWD-2040	Award / Issue Framing, Drywall, and Stucco	10 04-Oct-24	17-Oct-24	💳 Award / Issue Framing, Drywall, and Stucco Subcontract
AWD-2070	Award / Issue Acoustical Ceilings & Wall Pa	10 04-Oct-24	17-Oct-24	Caracteria and Annual Annua
AWD-2080	Award / Issue Painting Subcontract		17-Oct-24	Award / Issue Painting Subconfract
AWD-2130	Award / Issue Fire Protection Subcontract	10 04-Oct-24	17-Oct-24	C Award / Issue Fire Protection Subcontract
AWD-2150	Award / Issue HVAC Subcontract	10 04-Oct-24	17-Oct-24	Award / Issue HVA¢ Subcontract
AWD-2010	Award / Issue Roofing Subcontract	10 29-Nov-24	12-Dec-24	Award / İssue Roofing Subcontract
AWD-2050	Award / Issue Tile Subcontract	10 29-Nov-24	12-Dec-24	Award / Issue Tile Subcontract
AWD-2060	Award / Issue Carpet & Resilient Flooring Su	10 29-Nov-24	12-Dec-24	Award / Issue Carpet & Resilient Flooring Subcontract
AWD-2100	Award / Issue Specialties Subcontract	10 29-Nov-24	12-Dec-24	Award / Issue Specialties Subcontract
		1		
Ac	tual Work C	ity of Clea	arwater	MSB - 9/3/24 Start Date: 01-Sep-23 Page 1 of 5
	emaining Work			Finish Date: 20-Aug-25
	•			
Cr	itical Remaini Page 40			MSB - 9/3/24 Start Date: 01-Sep-23 Finish Date: 20-Aug-25 Page 1 of 5
1 1	-age 40			
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Act	ivity ID	Activity Name	Original Start	Finish	Son Ort Nov Doo	lan Esh Mar Anr	2024	Aug Son Oct Nov Doo	2025	ul Aug Sep Oct Nov Dec Jan Feb Ma	
	AWD-2120	Award / Issue Signage Subcontract	10 29-Nov-24	12-Dec-24	Sep Oct Nov Dec	Jan Heb Mar Apr	May Jun Jul	Aug Sep Oct Nov Dec	ward / Issue Signage Subcontract	ui Aug Sep Oct Nov Dec Jan Feb Ma	ar Apr
	AWD-2140	Award / Issue Plumbing Subcontract	10 29-Nov-24	12-Dec-24				- A1	ward / Issue Plumbing Subcontract		
	AWD-2160	Award / Issue Electrical Subcontract	10 29-Nov-24	12-Dec-24				- A	ward / Issue Electrical Subcontract		
	AWD-2240	Award / Issue Ornamental Rails & Stairs Su	10 29-Nov-24	12-Dec-24					ward / Issue Ornamental Rails & Stairs	Subcontract	
	AWD-2200	Award / Issue Fireproofing Subcontract	10 02-Dec-24	13-Dec-24	-			- A	ward / Issue Fireproofing Subcontract		
	AWD-2210	Award / Issue Visual Display Units Subcontr	10 02-Dec-24	13-Dec-24				- A	ward / Issue Visual Display Units Subc	ontract	
	AWD-2220	Award / Issue Window Blinds Subcontract	10 02-Dec-24		-				ward / Issue Window Blinds Subcontra		
		nittals & Procurement	177 04-Oct-24							n-25, 100% GMP - Submittals & Procurement	
		s and Stairs Submittals	92 13-Dec-24	21-Apr-25				-		amental Rails and Stairs Submittals	
	SUB-2360	PREPARE & SUBMIT STAIR RAILINGS	30 13-Dec-24						PREPARE & SUBMIT STAIR R/		
	SUB-3230	CM REVIEW & APPR STAIR RAILINGS	7 24-Jan-25	03-Feb-25					CM REVIEW & APPR STAIR		
	SUB-3470	ARCH/ENG REV & APPR STAIR RAILINGS	15 04-Feb-25						ARCH/ENG REV & APPR		
	SUB-3700	FAB & DELIVER STAIR RAILINGS	40 25-Feb-25							R STAIR RAILINGS	
	Roofing Submitt		127 13-Dec-24						PREPARE & SUBMIT ROOFING	n-25, Roofing Submittals	
	SUB-2070	PREPARE & SUBMIT ROOFING	15 13-Dec-24						CM REVIEW & APPR ROOFING		
	SUB-2530	CM REVIEW & APPR ROOFING	7 03-Jan-25	13-Jan-25					ARCH/ENG REV & APPR RO	OFINO	
	SUB-2910	ARCH/ENG REV & APPR ROOFING	15 14-Jan-25	03-Feb-25							
	SUB-3390 Fireproofing Sub	FAB & DELIVER ROOFING		09-Jun-25				_	18-Feb-25, Fireproofing Su		
	SUB-2080	PREPARE & SUBMIT FIRE PROOFING	47 16-Dec-24 10 16-Dec-24						PREPARE & SUBMIT FIRE PROOFI		
	SUB-2430	CM REVIEW & APPR FIRE PROOFING		07-Jan-25					CM REVIEW & APPR FIRE PROO		
	SUB-2710	ARCH/ENG REV & APPR FIRE PROOFING		28-Jan-25					- ARCH/ENG REV & APPR FIRE		
	SUB-3260	FAB & DELIVER FIRE PROOFING	15 29-Jan-25	18-Feb-25	-				FAB & DELIVER FIRE PRO		
		Hardware Submittals	95 18-Oct-24	27-Feb-25					27-Feb-25, Door, Frame a		
	SUB-2090	PREPARE & SUBMIT DOORS & FRAMES	15 18-Oct-24	07-Nov-24				PREPAR	RE & SUBMIT DOORS & FRAMES		
	SUB-2100	PREPARE & SUBMIT WOOD DOORS & H	15 18-Oct-24	07-Nov-24					RE & SUBMIT WOOD DOORS & HAR	DWARE	
	SUB-2540	CM REVIEW & APPR DOORS & FRAMES	5 08-Nov-24	14-Nov-24				CM RE	VIEW & APPR DOORS & FRAMES		
	SUB-2550	CM REVIEW & APPR WOOD DOORS & H	5 08-Nov-24	14-Nov-24				CM RE	VIEW & APPR WOOD DOORS & HAI	RDWARE	
	SUB-2780	ARCH/ENG REV & APPR DOORS & FRAM	10 15-Nov-24	28-Nov-24				- ARC	H/ENG REV & APPR DOORS & FRAI	//E\$	
	SUB-2790	ARCH/ENG REV & APPR WOOD DOORS	15 15-Nov-24	05-Dec-24				💳 AR	CH/ENG REV & APPR WOOD DOOR	S & HARDWARE	
	SUB-3150	FAB & DELIVER DOORS & FRAMES	25 29-Nov-24	02-Jan-25		1			FAB & DELIVER DOORS & FRAME	S	
	SUB-3310	FAB & DELIVER WOOD DOORS & HARD	60 06-Dec-24	27-Feb-25					FAB & DELIVER WOOD	DOORS & HARDWARE	
	Glass & Glazing		112 18-Oct-24	24-Mar-25					24-Mar-25, Glass &	Glazing Submittals	
	SUB-2110	PREPARE & SUBMIT GLASS & GLAZING	20 18-Oct-24	14-Nov-24					RE & SUBMIT GLASS & GLAZING		
	SUB-2800	CM REVIEW & APPR GLASS & GLAZING	7 15-Nov-24	25-Nov-24					REVIEW & APPR GLASS & GLAZING		
	SUB-3030	ARCH/ENG REV & APPR GLASS & GLAZI	15 26-Nov-24	16-Dec-24				ран стан стан стан стан стан стан стан ст	ARCH/ENG REV & APPR GLASS & GI		
	SUB-3490	FAB & DELIVER GLASS & GLAZING	70 17-Dec-24	24-Mar-25					FAB & DELIVER GL		
	Framing & Drywa		57 18-Oct-24	06-Jan-25					06-Jan-25, Framing & Drywall Subn RE & SUBMIT DRYWALL & FRAMING	nittals	
	SUB-2120	PREPARE & SUBMIT DRYWALL & FRAMI	15 18-Oct-24	07-Nov-24					e & Submit Exterior Delegate Design Fi	aming & Sheathing	
	SUB-2380	Prepare & Submit Exterior Delegate Design	20 18-Oct-24	14-Nov-24					EVIEW & APPR DRYWALL & FRAMIN		
	SUB-2560	CM REVIEW & APPR DRYWALL & FRAMI	7 08-Nov-24	18-Nov-24	-				REVIEW & APPR Exterior Delegate De		
	SUB-2900	CM REVIEW & APPR Exterior Delegate De	7 15-Nov-24	25-Nov-24					RCH/ENG REV & APPR DRYWALL & I		
	SUB-2920	ARCH/ENG REV & APPR DRYWALL & FR ARCH/ENG REV & APPR Exterior Delegate	15 19-Nov-24 15 26-Nov-24	09-Dec-24 16-Dec-24					ARCH/ENG REV & APPR Exterior Dele		
	SUB-3120 SUB-3400	FAB & DELIVER DRYWALL & FRAMING		30-Dec-24	_				FAB & DELIVER DRYWALL & FRAM		
		FAB & DELIVER DRYWALL & FRAMING							FAB & DELIVER Exterior Delegate		
	SUB-3590 Hard Tile Submit	5 5	15 17-Dec-24 72 13-Dec-24						24-Mar-25, Hard Tile	υ ψ υ	
	SUB-2130	PREPARE & SUBMIT TILE	15 13-Dec-24					-		Commutation	
	SUB-2570	CM REVIEW & APPR TILE	7 03-Jan-25	13-Jan-25					CM REVIEW & APPR TILE		
	SUB-2930	ARCH/ENG REV & APPR TILE		03-Feb-25					ARCH/ENG REV & APPR TIL	E	
	SUB-3410	FAB & DELIVER TILE	35 04-Feb-25						FAB & DELIVER TIL	E	
		g & Wall Panel Sunbittals	57 18-Oct-24						• 06-Jan-25, Acoustical Ceiling & Wa	l Panel Sunbittals	
	SUB-2140	PREPARE & SUBMIT ACOUSTIC CEILING	15 18-Oct-24						RE & SUBMIT ACOUSTIC CEILING		
	SUB-2580	CM REVIEW & APPR ACOUSTIC CEILING	7 08-Nov-24	18-Nov-24					EVIEW & APPR ACOUSTIC CEILING		
	SUB-2940	ARCH/ENG REV & APPR ACOUSTIC CEIL	15 19-Nov-24	09-Dec-24					RCH/ENG REV & APPR ACOUSTIC C		
	SUB-3420	FAB & DELIVER ACOUSTIC CEILING	20 10-Dec-24						FAB & DELIVER ACOUSTIC CEILI		
		nt Flooring Submittals	77 13-Dec-24							& Resilient Flooring Submittals	
		PREPARE & SUBMIT RESILIENT FLOORI	20 13-Dec-24						PREPARE & SUBMIT RESILIENT		
<b>I</b>	SUB-2810	CM REVIEW & APPR RESILIENT FLOORI	7 10-Jan-25	20-Jan-25					CM REVIEW & APPR RESILIEN		
⊢		1									
1	Ac	ctual Work	ity of Cla	anvata	r MSB - 9/3/	24	Start Date	e: 01-Sep-23	Page 2 of 5		
		emaining Work		aiwale		<b>∠</b> -†		•			
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	Cr	itical Remaini Page 41									
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Activity ID	Activity Name	Original Start	Finish							2024	•	2025 2026
SUB-3040	ARCH/ENG REV & APPR RESILIENT FLO	15 21-Jan-25	10-Feb-25	Sep Oct	Nov	Dec	Jan Feb	Mar	Apr May	Jun Jul	Aug Sep Oct Nov Dec	C Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Ap
												FAB & DELIVER RESILIENT FLOORING
SUB-3500	FAB & DELIVER RESILIENT FLOORING	35 11-Feb-25	31-Mar-25									
Paint Submittal		62 18-Oct-24	13-Jan-25									ARE & SUBMIT PAINTS & SEALANTS
SUB-2160	PREPARE & SUBMIT PAINTS & SEALANT	20 18-Oct-24	14-Nov-24									
SUB-2820	CM REVIEW & APPR PAINTS & SEALANT	7 15-Nov-24	25-Nov-24									REVIEW & APPR PAINTS & SEALANTS
SUB-3050	ARCH/ENG REV & APPR PAINTS & SEAL	15 26-Nov-24	16-Dec-24									ARCH/ENG REV & APPR PAINTS & SEALANTS
SUB-3510	FAB & DELIVER PAINTS & SEALANTS	20 17-Dec-24	13-Jan-25									FAB & DELIVER PAINTS & SEALANTS
Signage Submi	ittals	62 13-Dec-24	10-Mar-25									10-Mar-25, Signage Submittals
SUB-2170	PREPARE & SUBMIT SIGNAGE	20 13-Dec-24	09-Jan-25									PREPARE & SUBMIT SIGNAGE
SUB-2830	CM REVIEW & APPR SIGNAGE	7 10-Jan-25	20-Jan-25									CM RÉVIEW & APPR SIGNAGE
SUB-3060	ARCH/ENG REV & APPR SIGNAGE	15 21-Jan-25	10-Feb-25									ARCH/ENG REV & APPR SIGNAGE
SUB-3520	FAB & DELIVER ACCESS SIGNAGE	20 11-Feb-25	10-Mar-25									FAB & DELIVER ACCESS SIGNAGE
Specialties Sub		72 13-Dec-24	24-Mar-25									24-Mar-25, Specialties Submittals
SUB-2190	PREPARE & SUBMIT MISC. SPECIALTIES	15 13-Dec-24	02-Jan-25									PREPARE & SUBMIT MISC. SPECIALTIES
SUB-2590	CM REVIEW & APPR MISC. SPECIALTIES	7 03-Jan-25	13-Jan-25	-								CM REVIEW & APPR MISC. SPECIALTIES
	ARCH/ENG REV & APPR MISC. SPECIAL		03-Feb-25	-								
SUB-2950		15 14-Jan-25										
SUB-3430	FAB & DELIVER MISC. SPECIALTIES	35 04-Feb-25	24-Mar-25									FAB & DELIVER MISC SPECIALTIES
Window Blinds		72 16-Dec-24	25-Mar-25									25-Mar-25, Window Blinds Submittals
SUB-2200	PREPARE & SUBMIT WINDOW BLINDS	10 16-Dec-24										PREPARE & SUBMIT WINDOW BLINDS
SUB-2440	CM REVIEW & APPR WINDOW BLINDS	7 30-Dec-24	07-Jan-25									
SUB-2720	ARCH/ENG REV & APPR WINDOW BLINE	15 08-Jan-25	28-Jan-25									ARCH/ENG REV & APPR WINDOW BLINDS
SUB-3270	FAB & DELIVER WINDOW BLINDS	40 29-Jan-25	25-Mar-25			1						FAB & DELIVER WINDOW BLIND\$
Casework Subr	mittals	87 18-Oct-24	17-Feb-25								· · · · · · · · · · · · · · · · · · ·	17-Feb-25, Casework Submittals
SUB-2210	PREPARE & SUBMIT CASEWORK	20 18-Oct-24	14-Nov-24								PREP.	PARE & \$UBMIT CASEWORK
SUB-2850	CM REVIEW & APPR CASEWORK	7 15-Nov-24	25-Nov-24	-								REVIEW & APPR CASEWORK
SUB-3080	ARCH/ENG REV & APPR CASEWORK	15 26-Nov-24	16-Dec-24	_								ARCH/ENG REV & APPR CASEWORK
												FAB & DELIVER CASEWORK
SUB-3540	FAB & DELIVER CASEWORK	45 17-Dec-24	17-Feb-25									
Fire Protection	Submittals	62 18-Oct-24	13-Jan-25									ARE & SUBMIT FIRE PROTECTION PIPING SDWGS & CALCS
SUB-2220	PREPARE & SUBMIT FIRE PROTECTION	20 18-Oct-24	14-Nov-24	_								
SUB-2860	CM REVIEW & APPR FIRE PROTECTION	7 15-Nov-24	25-Nov-24									REVIEW & APPR FIRE PROTECTION PIPING SDWGS & CALCS
SUB-3090	ARCH/ENG REV & APPR FIRE PROTECT	15 26-Nov-24	16-Dec-24									ARCH/ENG REV & APPR FIRE PROTECTION PIPING SDWGS & CALCS
SUB-3550	FAB & DELIVER FIRE PROTECTION PIP	20 17-Dec-24	13-Jan-25									FAB & DELIVER FIRE PROTECTION PIPING
Plumbing Subr	mittals	72 13-Dec-24	24-Mar-25									24-Mar-25, Plumbing Submittals
SUB-2230	PREPARE & SUBMIT PLUMBING MATERI	10 13-Dec-24	26-Dec-24									PREPARE & SUBMIT PLUMBING MATERIALS & UNDER GROUND
SUB-2240	PREPARE & SUBMIT PLUMBING PIPING	20 13-Dec-24	09-Jan-25									PREPARE & SUBMIT PLUMBING PIPING SDWGS
SUB-2250	PREPARE & SUBMIT PLUMBING FIXTUR	10 13-Dec-24	26-Dec-24	_								PREPARE & SUBMIT PLUMBING FIXTURES
SUB-2450	CM REVIEW & APPR PLUMBING MATERI	5 27-Dec-24	02-Jan-25									CM REVIEW & APPR PLUMBING MATERIALS & UNDER GROUND
				_								CM REVIEW & APPR PLUMBING FIXTURES
SUB-2460	CM REVIEW & APPR PLUMBING FIXTUF	7 27-Dec-24	06-Jan-25									
SUB-2600	ARCH/ENG REV & APPR PLUMBING MAT	15 03-Jan-25	23-Jan-25									CHIER CHIER REV & APPR PLUMBING MATERIALS & UNDER GROUND
SUB-2730	ARCH/ENG REV & APPR PLUMBING FIX1	15 07-Jan-25	27-Jan-25									ARCH/ENG REV & APPR PLUMBING FIXTURES
SUB-2870	CM REVIEW & APPR PLUMBING PIPING	7 10-Jan-25	20-Jan-25									CM REVIEW & APPR PLUMBING PIPING SDWGS
SUB-3100	ARCH/ENG REV & APPR PLUMBING PIPI	15 21-Jan-25	10-Feb-25			1						ARCH/ENG REV & APPR PLUMBING PIPING SDWG\$
SUB-3160	FAB & DELIVER PLUMBING MATERIALS	5 24-Jan-25	30-Jan-25	-								FAB & DELIVER PLUMBING MATERIALS & UNDER GROUND
SUB-3280	FAB & DELIVER PLUMBING FIXTURES	40 28-Jan-25	24-Mar-25	-								FAB & DELIVER PLUMBING FIXTURES
				-								FAB & DELIVER PLUMBING PIPING
SUB-3560	FAB & DELIVER PLUMBING PIPING	5 11-Feb-25	17-Feb-25									
HVAC Submitta		72 18-Oct-24	27-Jan-25	<b>.</b>		ļ		+				27-Jan-25, HVAC Submittals RE & SUBMIT HVAC PIPING & DUCT SDWGS
SUB-2270	PREPARE & SUBMIT HVAC PIPING & DU	10 18-Oct-24	31-Oct-24	_								
SUB-2280	PREPARE & SUBMIT HVAC CONTROLS	20 18-Oct-24	14-Nov-24									PARE & SUBMIT HVAC CONTROLS
SUB-2470	CM REVIEW & APPR HVAC PIPING & DU	7 01-Nov-24	11-Nov-24									EVIEW & APPR HVAC PIPING & DUCT SDWGS
SUB-2740	ARCH/ENG REV & APPR HVAC PIPING &	15 12-Nov-24	02-Dec-24								AR	RCH/ENG REV & APPR HVAC PIPING & DUCT \$DWGS
SUB-2880	CM REVIEW & APPR HVAC CONTROLS	7 15-Nov-24	25-Nov-24								П СМ	REVIEW & APPR HVAC CONTROLS
SUB-3110	ARCH/ENG REV & APPR HVAC CONTROL	15 26-Nov-24	16-Dec-24	1	1	†		+		+		ARCH/ENG REV & APPR HVAC CONTROLS
SUB-3290	FAB & DELIVER HVAC PIPING & DUCT PI	15 03-Dec-24		-								FAB & DELIVER HVAC PIPING & DUCT PIPING
				-								FAB & DELIVER HVAC CONTROLS
SUB-3570		30 17-Dec-24										
HVAC Equipme		120 04-Oct-24									Dremerry 0. 0	20-Mar-25, HVAC Equipment Submittals
SUB-4000		8 04-Oct-24	15-Oct-24									Submit HVAC Equipment
SUB-4010		7 16-Oct-24	24-Oct-24									w & Approve HVAC Equipment
SUB-4020	ARCH/ENG Review & Approve HVAC Equip	15 25-Oct-24	14-Nov-24								ARCH	I/ENG Review & Approve HVAC Equipment
SUB-4040	Fab & Deliver AHUs	90 15-Nov-24	20-Mar-25	1								Fab & Deliver AHUs
R	Actual Work C Remaining Work Critical Remaini Page 42	City of Cle	arwate	r MSE	3 - 9	9/3/2	24				te: 01-Sep-23 te: 20-Aug-25	Page 3 of 5
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Activity ID	Activity Name	Original Start	Finish		las Est	Mar Arr	2024	hul Aur	0	New D	
Electr	ical and Low Voltage Submittals	117 13-Dec-24	26-May-25	Oct NOV Dec	Jan Feb	Mar Apr	way Jun	Jui Aug	Sep Oct		2025 2026 Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr 26-May-25, Electrical and Low Voltage Submittals
SU	B-2290 PREPARE & SUBMIT ELECTRICAL										PREPARE & SUBMIT ELECTRICÁL MATERIALS & UNDER GROUND
SU	B-2300 PREPARE & SUBMIT ELECTRICAL	FIXTU 15 13-Dec-24	02-Jan-25		•					•	PREPARE & SUBMIT ELECTRICAL FIXTURES
	B-2620 CM REVIEW & APPR ELECTRICAL										CM REVIEW & APPR ELECTRICAL MATERIALS & UNDER GROUND
	B-2630 PREPARE & SUBMIT ELECTRICAL										PREPARE & SUBMIT ELECTRICAL SDWGS
											CM REVIEW & APPR ELECTRICAL FIXTURES
	B-2640 CM REVIEW & APPR ELECTRICAL										
	B-2650 PREPARE & SUBMIT FIRE ALARM	20 03-Jan-25									PREPARE & SUBMIT FIRE ALARM
SU	B-2890 ARCH/ENG REV & APPR ELECTRIC	CAL M/ 15 10-Jan-25	30-Jan-25								ARCH/ENG REV & APPR ELECTRICAL MATERIALS & UNDER GROUND
SU	B-2960 ARCH/ENG REV & APPR ELECTRIC	CAL FI: 15 14-Jan-25	03-Feb-25								ARCH/ENG REV & APPR ELECTRICAL FIXTURES
SUI	B-3200 CM REVIEW & APPR ELECTRICAL	SDWC 7 24-Jan-25	03-Feb-25								CM REVIEW & APPR ELECTRICAL SDWG\$
SU	B-3320 FAB & DELIVER ELECTRICAL MAT	ERIAL: 5 31-Jan-25	06-Feb-25								FAB & DELIVER ELECTRICAL MATERIALS & UNDER GROUND
SUI	B-3330 CM REVIEW & APPR FIRE ALARM	7 31-Jan-25	10-Feb-25								CM REVIEW & APPR FIRE ALARM
	B-3340 PREPARE & SUBMIT VOICE / DATA	A / INTE 20 31-Jan-25	27-Feb-25	†	1						PREPARE & SUBMIT VOICE / DATA / INTERCOM / PAGING
	B-3440 ARCH/ENG REV & APPR ELECTRIC										ARCH/ENG REV & APPR ELECTRICAL SDWGS
	B-3580 ARCH/ENG REV & APPR FIRE ALA										- ARCH/ENG REV & APPR FIRE ALARM
											FAB & DELIVER ELECTRICAL OVERHEAD MATERIALS
	B-3630 FAB & DELIVER ELECTRICAL OVE										
	B-3640 CM REVIEW & APPR VOICE / DATA										CM REVIEW & APPR VOICE / DATA / INTERCOM / PAGING
SU	B-3650 FAB & DELIVER ELECTRICAL FIXT	URES 50 04-Mar-25	12-May-25								FAB & DELIVER ELECTRICAL FIXTURES
SU	B-3670 FAB & DELIVER FIRE ALARM	20 04-Mar-25	31-Mar-25								FAB & DELIVER FIRE ALARM
SU	B-3660 ARCH/ENG REV & APPR VOICE / D	DATA / 15 11-Mar-25	31-Mar-25								ARCH/ENG REV & APPR VOICE / DATA / INTERCOM / PAGING
SU	B-3680 FAB & DELIVER VOICE / DATA / IN	TERCC 40 01-Apr-25	26-May-25								FAB & DELIVER VOICE / DATA / INTERCOM / PAGING
	I Service Building (MSB)	197 11-Nov-24									20-Aug-25, Municipal Service Building (MSB)
Mobiliz		38 11-Nov-24	06-Jan-25								06-Jan-25, Mobilization
MMC	DB-1000 Employee Relocation / Move Out	25 11-Nov-24*	16-Dec-24								Employee Relocation / Move Out
MMC	DB-1010 Mobilization	3 20-Dec-24	24-Dec-24								Mobilization
MMC	DB-1020 MEP Safeoff	7 26-Dec-24	06-Jan-25								P MEP Safeoff
ммс	DB-1030 Temp in Existing Data Closet and Pro	oduction 5 26-Dec-24	02-Jan-25								Temp in Existing Data Closet and Production Studio
Constru		139 07-Jan-25									22-Jul-25, Construction
	-1000 Selective Demolition 3rd Floor	7 07-Jan-25									Selective Demolition 3rd Floor
MSB	-1010 Selective Demolition 2nd Floor	7 16-Jan-25	24-Jan-25								Selective Demolition 2nd Floor
	-1400 Remove Existing AHU	3 16-Jan-25									Remove Existing AHU
	-1390 Remove / Replace New Chiller	5 21-Jan-25									Remove / Replace New Chiller
	•										Selective Demolition 1st Floor
	-1020 Selective Demolition 1st Floor	7 27-Jan-25									
	-1410 Install New AHU	7 28-Jan-25									© Install New AHU
	-1030 OH MEP Rough In 3rd Floor	10 05-Feb-25									OH MEP Rough In 3rd Floor
MSB	-1420 New Chiller / AHU Piping	5 06-Feb-25	12-Feb-25								New Chiller / AHU Piping
MSB	-1040 OH MEP Rough In 2nd Floor	10 19-Feb-25	04-Mar-25								OH MEP Rough In 2nd Floor
MSB	-1050 OH MEP Rough In 1st Floor	10 05-Mar-25	18-Mar-25		1						CH MEP Rough In 1st Floor
MSB	-1060 New Wall Layout 3rd Floor	2 05-Mar-25	06-Mar-25								New Wall Layout 3rd Floor
	-1070 New Wall Layout 2nd Floor	2 07-Mar-25									New Wall Layout 2nd Floor
	-1090 In Wall MEP Rough 3rd Floor	10 07-Mar-25									In Wall MEP Rough 3rd Floor
											New Wall Layout 1st Floor
	-1080 New Wall Layout 1st Floor	2 19-Mar-25									
	-1100 In Wall MEP Rough 2nd Floor	10 21-Mar-25									In Wall MEP Rough 2nd Floor
MSB	-1110 In Wall MEP Rough 1st Floor	10 04-Apr-25	17-Apr-25								In Wall MEP Rough 1st Floor
MSB	-1120 Hang / Tape / Finish New Walls 3rd F	Floor 7 04-Apr-25	14-Apr-25								Hang / Tape / Finish New Walls 3rd Floor
MSB	-1130 Hang / Tape / Finish New Walls 2nd I	Floor 7 15-Apr-25	23-Apr-25								Hang / Tape / Finish New Walls 2nd Floor
MSB	-1140 Hang / Tape / Finish New Walls 1st F	loor 7 24-Apr-25	02-May-25								Hang / Tape / Finish New Walls 1st Floor
MSB	-1150 Prime / 1st Coat Paint 3rd Floor	5 05-May-25		1	1						Prime / 1st Coat Paint 3rd Floor
	-1160 Prime / 1st Coat Paint 2nd Floor	5 12-May-25									Prime / 1st Coat Paint 2nd Floor
	-1180 Acoustical Ceiling Grid 3rd Floor	· · ·	16-May-25								Acoustical Ceiling Grid 3rd Floor
	-										Prime / 1st Coat Paint 1st Floor
			23-May-25								Acoustical Ceiling Grid 2nd Floor
	-1190 Acoustical Ceiling Grid 2nd Floor		23-May-25	ļ							
	-1210 MEP Ceiling Devices 3rd Floor		23-May-25								MEP Ceiling Devices 3rd Floor
MSB	-1200 Acoustical Ceiling Grid 1st Floor		02-Jun-25								Acoustical Ceiling Grid 1st Floor
MSB	-1220 MEP Ceiling Devices 2nd Floor	5 27-May-25	02-Jun-25								MEP Ceiling Devices 2nd Floor
MSB	-1230 MEP Ceiling Devices 1st Floor	5 03-Jun-25	09-Jun-25								MEP Ceiling Devices 1st Floor
MSB	-1240 MEP OH Finals	3 10-Jun-25	12-Jun-25								MEP OH Finals
	-1430 HVAC Startup	0	12-Jun-25	+	1						HVAC Startup
	<ul> <li>Actual Work</li> <li>Remaining Work</li> </ul>	City of Cle	earwater M	ISB - 9/3/	24			ate: 01-			Page 4 of 5
	Critical Remaini Page 43								-		Page 4 or 5 AJAX

Activity ID	Activity Name Original Start Finish 2024		024											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			Feb Mar	ar Apr
MSB-1250	Acoustical Ceilings / Panels 3rd Floor	3 13-Jun-25	17-Jun-25																					Acoustical Ceilings /		: :		
MSB-1260	Acoustical Ceilings / Panels 2nd Floor	3 18-Jun-25	20-Jun-25																					Acoustical Ceilings /	Panels 2nd F	loor		
MSB-1280	Install New Flooring and Base 3rd Floor	5 18-Jun-25	24-Jun-25																					Install New Flooring	and Base 3rd	l Floor		
MSB-1270	Acoustical Ceilings / Panels 1st Floor	3 23-Jun-25	25-Jun-25																					Acoustical Ceilings	/ Panels 1st F	loor		
MSB-1290	Install New Flooring and Base 2nd Floor	5 25-Jun-25	01-Jul-25									1	1				1							Install New Flooring	ng and Base 2	nd Floor		
MSB-1300	Install New Flooring and Base 1st Floor	5 02-Jul-25	09-Jul-25																					Install New Floo	ring and Base	1st Floor		
MSB-1310	Install New Doors and Hardware 3rd Floor	3 02-Jul-25	07-Jul-25																					Install New Door	s and Hardwa	re 3rd Floo	or	
MSB-1320	Install New Doors and Hardware 2nd Floor	3 08-Jul-25	10-Jul-25																					Install New Door	rs and Hardwa	re 2nd Flo	Jor	
MSB-1340	Touch-up Walls / Final Paint 3rd Floor	3 08-Jul-25	10-Jul-25																					Touch-up Walls	/ Final Paint 3	rd Floor		
MSB-1330	Install New Doors and Hardware 1st Floor	3 11-Jul-25	15-Jul-25									-	1	1			1							Install New Doc	ors and Hardw	are 1st Fl	oor	
MSB-1350	Touch-up Walls / Final Paint 2nd Floor	3 11-Jul-25	15-Jul-25																					Touch-up Walls	/ Final Paint 2	2nd Floor		
MSB-1360	Touch-up Walls / Final Paint 1st Floor	3 16-Jul-25	18-Jul-25																					Touch-up Wall	s / Final Paint	1st Floor		
MSB-1370	Substantial Completion Inspections	5 16-Jul-25	22-Jul-25																					Substantial Control	ompletion Insp	ections		
MSB-1380	Final Cleaning	5 16-Jul-25	22-Jul-25																					Final Cleaning	1			
Substantial Comp	pletion	20 22-Jul-25	20-Aug-25																					20-Aug-	25, Substantia	I Complet	ion	
MSUB-1000	Substantial Completion	0	22-Jul-25																					<ul> <li>Substantial Control</li> </ul>	ompletion			
MSUB-1010	Punchlist	20 23-Jul-25	19-Aug-25	]																				Punchlis	t			
MSUB-1020	FF&E / CM Owner Occupancy Cordination	20 23-Jul-25	19-Aug-25	1																				FF&E / (	CM Owner Oc	cupancy C	Cordinatio	ion
MSUB-1030	Final Completion-Construction	0 20-Aug-25																						<ul> <li>Final Co</li> </ul>	mpletion-Cons	struction		

Actual Work

 Remaining Work
 Critical Remaini... Page 44

