



CLEARWATER POLICE DEPARTMENT DISTRICT 3 SUBSTATION

2851 McMullen Booth Road
Clearwater, FL 33761
Ajax Job: 202026



GUARANTEED MAXIMUM PRICE PROPOSAL

March 25, 2020



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

CLEARWATER POLICE DEPARTMENT DISTRICT 3 SUBSTATION**GMP PROPOSAL****March 25, 2021****EXECUTIVE SUMMARY**

Ajax Building Company, LLC is pleased to present this Guaranteed Maximum Price (GMP) Proposal for the Clearwater Police Department District 3 Substation for consideration by the City of Clearwater. This GMP Proposal will recap the status of the project through the end of the GMP Phase and will provide 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 construction phase activities to the current contract.

Project Description

The project consists of a new 21,625 square foot Substation Building located at the current Clearwater Police Department District 3 Substation site. Construction will include all sitework and utilities, foundations and structure, building envelope, roofing and façade, interior finishes, mechanical, electrical, plumbing and fire protection systems, all exterior improvements including landscape and irrigation, hardscape for a completely new facility

Guaranteed Maximum Price (GMP)

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 the GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended by the Clarifications, Qualifications, and Assumptions, the accepted Value Engineering and Budget Options, and the Allowance Schedule, all contained in Section III of this proposal.

The Base Bid GMP Proposal for the Clearwater Police Department District 3 Substation totals \$11,245,816. The Base Bid GMP Proposal includes the temporary training facilities, the demolition of the existing Substation, construction of the new Substation, all associated sitework and utilities, and accepted Alternates 1, 2, 3, 5, 6, and 8.

In addition to the Base Bid GMP Proposal, Ajax Building Company, LLC has provided pricing for various Alternates in Section III-D of this proposal for consideration by the City of Clearwater. At this time, the accepted Alternates 1, 2, 3, 5, 6, and 8 are included within the Base Bid GMP Proposal. The following is a summary of the Pending Alternates:

▪ Alternate No. 4 – Provide Additional Lockers	Add	\$18,924
▪ Alternate No. 7 – Provide Additional Flat Panel Displays	Add	\$13,420

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 sixteen (16) months for the construction phase of the project.

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

▪ Substantial Completion Phase I	May 13, 2021
▪ Substantial Completion – Phase II	July 8, 2022
▪ Substantial Completion – Phase III	August 22, 2022
▪ Final Completion	September 20, 2022



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

- | | |
|--|-------------------|
| ▪ Mobilization / Start of Construction | April 16, 2021 |
| ▪ Top-Out of Building Structure | October 29, 2021 |
| ▪ Building Dry-In | January 7, 2022 |
| ▪ Permanent Power | February 17, 2022 |
| ▪ Owner Occupancy | July 11, 2022 |

In order for construction activities to commence on April 16, 2021 as scheduled, the following contractual activities will need to be completed as indicated.

- | | |
|----------------------------------|----------------|
| ▪ GMP Negotiations Complete | March 25, 2021 |
| ▪ CM Contract Amendment Executed | April 15, 2021 |
| ▪ All Required Permits Issued | March 19, 2021 |
| ▪ Notice to Proceed Issued | April 15, 2021 |

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.



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LIST OF DOCUMENTS

The work included in this GMP Proposal is based upon the List of Documents immediately following this narrative subject to amendments by the Clarifications, Qualifications, and Assumptions, the accepted Value Engineering and Budget Options, and the Allowance Schedule, all contained in Section III of this proposal.

The List of Documents includes the:

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

Cost Management Recap



Sort Sequences:

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

Estimate File: :202026_024_2021_Clearwater_PD_GMP.es

Estimator:

Primary Project Qty: 0 \$

Secondary Project Qty: 0 FLF

Estimate UM: Imperi:

Report includes Taxes & Insurance.

6:03:17PM

3/25/2021

Description	Unit\$	Total \$
<u>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!</u>		
Total Major Item Code 01300.000 GENERAL CONDITIONS		\$1,012,408
Total Major Item Code 01300.300 GENERAL REQUIREMENTS		\$274,422
Total Major Item Code 01900.000 MISCELLANEOUS ITEMS		\$63,520
Total Major Item Code 02100.000 REMEDICATION & DEMOLITION		\$36,800
Total Major Item Code 03000.000 CONCRETE WORK		\$779,037
Total Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK		\$414,344
Total Major Item Code 05500.000 METAL WALL PANELS		\$25,321
Total Major Item Code 07500.000 ROOFING & SHEET METAL		\$287,596
Total Major Item Code 07900.000 WATERPROOFING & JOINT SEALERS		\$19,599
Total Major Item Code 08100.000 DOORS, FRAMES & HARDWARE		\$264,941
Total Major Item Code 08800.000 GLASS & GLAZING		\$371,176
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS		\$516,075
Total Major Item Code 09300.000 FINISHED FLOORING		\$282,951
Total Major Item Code 09500.000 CEILINGS		\$94,335
Total Major Item Code 09900.000 PAINTS & COATINGS		\$103,755
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIAL TIES		\$299,822
Total Major Item Code 12000.000 BUILDING FURNISHINGS		\$102,600
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS		\$85,818
Total Major Item Code 22000.000 PLUMBING WORK		\$409,123
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING		\$1,184,600

Sort Sequences:

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

Estimate File: :202026_024_2021_Clearwater_PD_GMP.es

Estimator:

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

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3/25/2021

Description	Unit\$	Total \$
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Total Major Item Code 26000.000 ELECTRICAL WORK		\$1,970,476
Total Major Item Code 31000.000 SITEWORK		\$1,531,776
Total Major Item Code 32000.000 SITE IMPROVEMENTS		\$207,887
Total Major Item Code 33000.000 MISCELLANEOUS ITEMS		\$30,000
Total Major Item Code 36000.000 BONDS & INSURANCE		\$182,345
Total Major Item Code 37000.000 WARRANTIES		\$4,438
Total Major Item Code 45000.000 OWNER'S TAX SAVINGS		-\$130,000
Total Major Item Code 80000.000 CONTINGENCY		\$354,261
Total Major Item Code 95000.000 OVERHEAD & FEES		\$466,390
Total Sec BB BASE BID		\$11,245,816