

EXHIBIT K**GMP AMENDMENT TO CONTRACT BETWEEN OWNER AND CONSTRUCTION MANAGER FOR CONSTRUCTION OF {---CONTRACT TITLE; CONTRACT NUMBER 133546**

Pursuant to Sections 4.3 and 8 of the Contract, dated April 1, 2022, between The County Commissioners of Alachua County, Florida (“Owner”) and DE Scorpio Corporation (“Construction Manager”), with respect to the construction of the Owner’s proposed fire station located at 15909 NW 173rd Street, Alachua, FL (“Location #3”), the Owner and Construction Manager hereby agree to amend and modify the Contract by this Amendment and establish a Guaranteed Maximum Price and Contract Time for all the Work as set forth below:

ARTICLE 1

In accordance with Section 2 of Contract, Scope of Work, this Amendment and the other Contract Documents listed as Attachments 1 through below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attachment No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
1.	List of Drawings and Specifications	<u>1</u> through <u>8</u>	<u>10/12/23</u>
2.	Allowance	<u>1</u> through <u>1</u>	<u>10/12/23</u>
3.	Assumptions and Clarifications	<u>1</u> through <u>2</u>	<u>10/12/23</u>
4.	Completion Schedule	<u>1</u> through <u>1</u>	<u>10/12/23</u>
5.	Schedule of Value	<u>1</u> through <u>2</u>	<u>10/12/23</u>
6.	List of Itemized General Conditions	<u>1</u> through <u>1</u>	<u>10/12/23</u>
7.	List of Subcontractors and Major Suppliers	<u>1</u> through <u>1</u>	<u>10/12/23</u>

ARTICLE 2**GUARANTEED MAXIMUM PRICE**

21 Construction Manager’s Guaranteed Maximum Price (“GMP”) for Location #3, located at 15909 NW 173rd Street, Alachua, FL, including the estimated Cost of the Work as defined in Section 5 of the Contract including Construction Manager’s Fee as defined in Section 4 of the Contract, is \$ 6,570,781.00 .

22 The GMP includes material that may be purchased directly by the Owner (“Owner Direct Purchases”). The estimated value of materials that may be purchased directly by the Owner is Seven Hundred Fifty Thousand Dollars (\$ 750,000.00). Construction Manager will initially process one (1) deductive Change Order under this Contract for the entire estimated amount of Owner Direct Purchases, inclusive of sales taxes. Prior to final payment, a final reconciliation of the Owner Direct Purchases against the GMP will be performed and such deductive Change Order will be prepared for the Owner’s review and execution.

23 Construction Manager’s Fee

2.3.1 The Construction Manager’s Fee for Location #2, is hereby established as a lump sum of Three Hundred Forty-Four Thousand Nine Hundred Sixty-Six Dollars (\$344,966.00)

2.3.2 The lump sum amount shall be included in the GMPs for the referenced Fire Station, and is not to be construed as an additional amount to the amount listed in the

respective GMPs, but rather is a reiteration of the same amount.

24 The General Condition expenses for the entire Work on this Project are hereby established as a not to exceed sum amount of Five Hundred Ninety-Four Thousand Six Hundred Eighty-Eight Dollars (\$ 594,688.00), said not to exceed sum amount is included within the above noted GMP. The items included as General Condition expenses are listed in the List of Itemized General Conditions attached hereto and incorporated herein as Attachment No. 3. This itemized list shall be based upon the following categories of the Cost of Work as listed in sections: 5.1.1.1-5.1.1.3, 5.1.4, 5.1.5.3, and 5.1.5.8 of the Agreement. Except as said not to exceed sum amount for General Condition expenses may be expressly adjusted by Change Order or Construction Change Directive, Contractor acknowledges and agrees that Owner shall have no liability for any General Condition expenses beyond payment of the above noted not to exceed sum amount and Contractor agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above not to exceed sum amount. Contractor acknowledges and agrees that unspent General Condition's items shall be returned to the Owner through a deductive change order.

25 The Contractor's bond costs for the entire Work on this Project shall be a not to exceed sum amount of Fifty-Nine Thousand One Hundred Thirty-Seven Dollars (\$ 59,137.00) said not to exceed sum amount is included within the above noted GMP.

26 Monthly installment payment of the Contractor's Fee shall be based upon the percent actual completion of the designated portion of the Work for each particular month as evidenced by actual costs submitted. The General Condition expenses shall be based upon actual costs as indicated by the supplied back up documents.

27 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the required Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the not to exceed sum General Condition expense amount noted in paragraph 2.3 above, the Parties have agreed to establish a contingency within the GMP in an amount not-to-exceed amount of One Hundred Ninety-Seven Thousand One Hundred Twenty-Three Dollars (\$ 197,123.00). Contingency funds shall be used to cover costs that may

result from incomplete design and unanticipated costs that arise during construction that are not identified by the Construction Documents and other Owner requested changes in the Work. The Contractor shall not be entitled to overhead and profit or other fee's for Work charged against this Contingency. Contractor shall not proceed with any portion of the Work which it intends to charge against this contingency without first obtaining Owner's expressed written authorization to proceed. Contractor acknowledges and agrees that any Work which is to be charged against the contingency allowance that does not receive such prior written approval from the Owner shall be deemed to be part of Contractor's basic Work compensated within the GMP and not chargeable against the contingency. The Contractor shall keep a log of all items charged against the Contingency on the form attached as **Exhibit P** to this Agreement and shall utilize the Owner's "Contingency Authorization Form" attached to this Agreement as **Exhibit O** for all contingency related reimbursements. The Owner reserves the right, at its sole discretion, to withhold its consent on contingency expenditures. Further, any contingency expenditure become part of the Contract Documents and are incorporated by reference herein. Unused contingency remaining at the end of the Work will be credited from the GMP. Contractor has no entitlement to any portion of any unused contingency.

28 The Parties have agreed to establish an allowance within the GMP for Hazardous Material Removal, Column Wraps, Sculpture Base, Paging System, Access Controls, Solar Power and Unsuitable Soils in the amount of One Hundred Eighty-Six Thousand Three Hundred Sixty Dollars (\$ 186,360.00). Construction Manager shall not proceed with any portion of the Work associated with the aforesaid allowance ("Allowance Work") without first obtaining Owner's express written authorization to proceed with said Allowance Work. Allowance Amounts are reflected in Attachments through . Contractor acknowledges and agrees that any Work which is to be charged against the allowance that does not receive such prior written approval from the Owner shall be deemed to be part of Contractor's basic Work compensated within the GMP and not chargeable against the allowance. The Contractor shall keep a log of all items charged against the Allowance and shall utilize the Owner's "Allowance Authorization Form" for all allowance related reimbursements. The Owner reserves the right, at its sole discretion, to withhold its consent on allowance expenditures. Further, any allowance expenditures become part of the Contract Documents and are incorporated by reference herein. Unused allowance amounts remaining at the end of the Work will be credited from the GMP. Contractor has no entitlement to any portion of any unused allowance.

29 Pursuant to Exhibit A, Paragraph 12.4 of the Agreement, if at the time final payment is made to Contractor the total Cost of the Work has been increased by approved Change Orders and Construction Change Directives, excepting change orders for Owner Direct Purchases, in an amount causing the original GMP as set forth in this Amendment to be increased or reduced by more than \$ 300,000.00, then the Construction Manager's Fee shall be correspondingly increased or decreased by \$15,750.00.

2.10 If project requires trench excavation in excess of five feet deep the Construction Manager acknowledges the requirements set forth in Section 553.63 of the Florida Statutes titled Trench Safety Act. Construction Manager certifies that the required trench safety standards will be in effect during the period of construction of the Project and Construction Manager agrees to comply with all such required trench safety standards. The cost of such compliances is included in the GMP

2.11 Construction Manager is responsible, without reimbursement from Owner, for re-inspection fees and costs; to the extent such re-inspections are due to the fault or neglect of Construction Manager.

ARTICLE 3

CONTRACT TIME AND DAMAGES

3.1 The Construction Phase Commencement Date for the Work is the date of the receipt of the final permits issued for construction but not before December 11, 2023. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is {---Written Substantial Completion Day---} (275) days ("Contract Time"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS 275 days from the date of Commencement but not before September 11, 2024. The Final Completion date is established no longer than 30 working days from the date the County delivers the final List to the Contractor as provided in section 4.6 of Exhibit A to this Agreement, unless extended in accordance with §218.735(7)(c), Florida Statutes.

3.2 Pursuant to the Amendment, the Parties have established a liquidated damage rate for reasons stated therein, which the Parties acknowledge and agree apply to this Amendment and

Contractor's responsibility to complete the Work within the Contract Time as stated herein Accordingly, the liquidated damage rate established in the Agreement shall be assessed against Contractor for each calendar day Contractor fails to achieve Substantial Completion and/or Final Completion of the Work within the Contract Time.

ARTICLE 4

MISCELLANEOUS

4.1 Except as expressly modified herein, the terms and conditions of the Contract remain unchanged. In the event of a conflict between the terms of this Amendment and those of the Contract, Owner and Construction Manager agree that the terms of this Amendment shall prevail and control.

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OWNER

By: _____

Its: _____

Date: _____

Attest:

J. K. "Jess" Irby, Esq., Clerk
(SEAL)

Approved as to Form

Alachua County Attorney

Construction Manager

By: Domenic Scorpio 

Its: President

Date: 10/12/2023

Attest: 

By/Title Chris Gregory / Senior Manager

Attachment 1:

List of Drawings, Specifications, and Addendums

See Attached

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
General					
G-000	COVER	2	09/15/2023	09/15/2023	Revision 1 (09/15/23)
G-005	WALL TYPES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
G-006	GENERAL NOTES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
G-011	UL DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
G-101	LIFE SAFETY AND CODE DATA	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Civil					
1 OF 2	BOUNDARY AND TOPOGRAPHIC SURVEY	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
2 OF 2	BOUNDARY AND TOPOGRAPHIC SURVEY 2	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.00	COVER SHEET AND INDEX	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.10	GENERAL NOTES	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.11	LEGEND	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.20	STORMWATER POLLUTION PREVENTION NOTES	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.21	STORMWATER POLLUTION PREVENTION PLAN	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.22	STORMWATER POLLUTION PREVENTION DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C0.30	DEMOLITION AND TREE PROTECTION PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C2.10	DETAILED PAVING, GRADING, AND DRAINAGE PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C2.20	STORMWATER MANAGEMENT FACILITY PLAN	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C2.30	CONSTRUCTION DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.10	DETAILED UTILITY PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.11	FORCE MAIN PLAN AND PROFILE	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.12	FORCE MAIN PLAN AND PROFILE	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.13	FORCE MAIN PLAN AND PROFILE	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.20	UTILITY DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.21	UTILITY DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C3.22	UTILITY DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
C4.10	RIGHT-OF-WAY IMPROVEMENTS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Landscape					
LS-1	LANDSCAPE DETAILS, CALCULATIONS, AND NOTES	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
LS-2	LANDSCAPE SCHEDULE AND PLAN	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Architectural					
A-101	FLOOR PLAN - DIMENSIONED	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-102	FLOOR PLAN - TAGGED	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A-111	REFLECTED CEILING PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-121	ROOF PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-122	ROOF DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-123	ROOF DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-201	EXTERIOR ELEVATIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-301	BUILDING SECTIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-302	BUILDING SECTIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-311	WALL SECTIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-312	WALL SECTIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-313	WALL SECTIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-314	WALL SECTIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-401	RESTROOMS PLANS AND ELEVATIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-402	RESTROOMS MILLWORK DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-403	LAUNDRY & HALLWAY PLAN, ELEVATIONS & MILLWORK	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-404	KITCHEN PLANS & ELEVATIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-405	KITCHEN MILLWORK DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-406	KITCHEN MILLWORK DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-407	COFFEE ROOM PLAN, ELEVATIONS & MILLWORK	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-408	DECON PLANS & ELEVATIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-501	EXTERIOR DETAILS	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-601	SCHEDULES, DOORS & WINDOW ELEVATIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-602	DOOR AND WINDOW DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-603	DOOR AND WINDOW DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-604	DOOR AND WINDOW DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
A-701	FINISH PLANS & DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
AS-101	ARCHITECTURAL SITE PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
AS-102	ARCHITECTURAL SITE DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
I-101	FURNITURE PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Structural					
S-001	GENERAL NOTES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-002	GENERAL NOTES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-003	GENERAL NOTES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-004	GENERAL NOTES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-005	WIND ZONES & SCHEDULES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-101	FOUNDATION PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-102	ROOF FRAMING PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-201	FOUNDATION DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-202	FOUNDATION DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
S-301	ROOF FRAMING DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-302	ROOF FRAMING DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
S-401	SCHEDULES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Fire Protection					
F-000	NOTES, LEGENDS AND DETAILS - FIRE PROTECTION	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
F-101	FLOOR PLAN - FIRE PROTECTION	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Plumbing					
P-000	NOTES AND LEGENDS - PLUMBING	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
P-101	FLOOR PLAN - SANITARY	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
P-102	FLOOR PLAN - DOMESTIC WATER AND NATURAL GAS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
P-501	DETAILS - PLUMBING	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
P-601	SCHEDULES - PLUMBING	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
P-901	WASTE AND VENT RISER DIAGRAM	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
P-902	DOMESTIC WATER AND NATURAL GAS RISER DIAGRAM	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Mechanical					
M000	MECHANICAL NOTES, LEGENDS, AND ABBREVIATIONS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
M101	MECHANICAL FLOOR PLAN	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
M501	MECHANICAL DETAILS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
M601	MECHANICAL SCHEDULES	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
Electrical					
E-000	LEGEND, NOTES & ABBREVIATIONS - ELECTRICAL	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-101	FLOOR PLAN - LIGHTING	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-201	FLOOR PLAN - POWER	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-301	FLOOR PLAN - SPECIAL SYSTEMS	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-401	FLOOR PLAN - MECHANICAL POWER	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-501	DETAILS - ELECTRICAL	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-502	DETAILS - ELECTRICAL	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-601	RISER DIAGRAMS & SCHEDULES - ELECTRICAL	2	09/15/2023	09/15/2023	Revision 1 (09/15/23)
E-602	SCHEDULES - ELECTRICAL	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
E-603	SCHEDULES - ELECTRICAL	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
EP-100	SITE PLAN - PHOTOMETRIC	1	09/07/2023	09/13/2023	Construction Documents (09/07/23)
ES-100	SITE PLAN - ELECTRICAL	0	09/07/2023	09/13/2023	Construction Documents (09/07/23)

Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
000000	Cover and Table of Contents	1	10/02/23	10/02/23	Revision 2
002113	Instructions to Bidders	1	10/02/23	10/02/23	Revision 2
002213	Supplementary Instruction to Bidders	1	10/02/23	10/02/23	Revision 2
002513	Prebid Meeting	1	10/02/23	10/02/23	Revision 2
002600	Procurement Substitution Procedures	1	10/02/23	10/02/23	Revision 2
003132	Geotechnical Data and Report	1	10/02/23	10/02/23	Revision 2
006000	Forms	1	10/02/23	10/02/23	Revision 2
007000	Agreement	1	10/02/23	10/02/23	Revision 2
007100	General Conditions	1	10/02/23	10/02/23	Revision 2
008000	Supplementary Conditions	1	10/02/23	10/02/23	Revision 2
008110	Sales Tax Savings Form	1	10/02/23	10/02/23	Revision 2
01 - General Requirements					
011000	Summary	1	10/02/23	10/02/23	Revision 2
012500	Substitution Procedures	1	10/02/23	10/02/23	Revision 2
012600	Contract Modification Procedures	1	10/02/23	10/02/23	Revision 2
012900	Payment Procedures	1	10/02/23	10/02/23	Revision 2
013100	Project Management and Coordination	1	10/02/23	10/02/23	Revision 2
013200	Construction Progress Documentation	1	10/02/23	10/02/23	Revision 2
013233	Photographic Documentation	1	10/02/23	10/02/23	Revision 2
013300	Submittal Procedures	1	10/02/23	10/02/23	Revision 2
014000	Quality Requirements	1	10/02/23	10/02/23	Revision 2
014100	Testing Laboratory Services	1	10/02/23	10/02/23	Revision 2
015000	Temporary Facilities and Controls	1	10/02/23	10/02/23	Revision 2
016000	Product Requirements	1	10/02/23	10/02/23	Revision 2
017300	Execution	1	10/02/23	10/02/23	Revision 2
017419	Construction Waste Management and Disposal	1	10/02/23	10/02/23	Revision 2
017700	Closeout Procedures	1	10/02/23	10/02/23	Revision 2
017823	Operation and Maintenance Data	1	10/02/23	10/02/23	Revision 2
017839	Project Record Documents	1	10/02/23	10/02/23	Revision 2
017900	Demonstration Training	1	10/02/23	10/02/23	Revision 2
03 - Concrete					
031100	Concrete Forming	0	10/02/23	10/02/23	Revision 2

Number	Description	Revision	Issued Date	Received Date	Set
083613	Sectional Doors	1	10/02/23	10/02/23	Revision 2
084113	Aluminum Storefront	1	10/02/23	10/02/23	Revision 2
087100	Door Hardware	1	10/02/23	10/02/23	Revision 2
088000	Glazing	1	10/02/23	10/02/23	Revision 2
09 - Finishes					
092216	Non-Structural Metal Framing	1	10/02/23	10/02/23	Revision 2
092400	Cement Plastering	1	10/02/23	10/02/23	Revision 2
092900	Gypsum Board	1	10/02/23	10/02/23	Revision 2
095100	Acoustical Ceilings	1	10/02/23	10/02/23	Revision 2
096519	Rubber Tile Sports Flooring	1	10/02/23	10/02/23	Revision 2
099113	Exterior Painting	1	10/02/23	10/02/23	Revision 2
099123	Interior Painting	1	10/02/23	10/02/23	Revision 2
10 - Specialties					
101400	Signage	0	10/02/23	10/02/23	Revision 2
102100	Wall Louvers	1	10/02/23	10/02/23	Revision 2
105200	Fire Extinguishers	1	10/02/23	10/02/23	Revision 2
107500	Flagpoles	1	10/02/23	10/02/23	Revision 2
108000	Toilet Accessories	1	10/02/23	10/02/23	Revision 2
12 - Furnishings					
122413	Roller Window Shades	1	10/02/23	10/02/23	Revision 2
21 - Fire Suppression					
210500	Common Work Results for Fire Suppression	0	10/02/23	10/02/23	Revision 2
211313	Wet-Pipe Sprinkler System	1	10/02/23	10/02/23	Revision 2
22 - Plumbing					
220500	Common Work Result for Plumbing	1	10/02/23	10/02/23	Revision 2
220523	General Duty Valve for Plumbing Piping	1	10/02/23	10/02/23	Revision 2
220529	Hangers and Supports for Plumbing Piping and Equipment	1	10/02/23	10/02/23	Revision 2
220553	Identification for Plumbing Piping and Equipment	1	10/02/23	10/02/23	Revision 2
220700	Plumbing Insulation	1	10/02/23	10/02/23	Revision 2
221116	Domestic Water Piping	1	10/02/23	10/02/23	Revision 2
221119	Domestic Water Piping Specialties	1	10/02/23	10/02/23	Revision 2
221316	Sanitary Waste and Vent Piping	1	10/02/23	10/02/23	Revision 2
221319	Sanitary Waste Piping Specialties	1	10/02/23	10/02/23	Revision 2
223400	Fuel-Fired Domestic Water Heaters	1	10/02/23	10/02/23	Revision 2
224000	Plumbing Fixtures	1	10/02/23	10/02/23	Revision 2
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
230500	Common Work Result for HVAC	1	10/02/23	10/02/23	Revision 2

Number	Description	Revision	Issued Date	Received Date	Set
230529	Hangers and Supports for HVAC Piping and Equipment	1	10/02/23	10/02/23	Revision 2
230548	Vibration Control for HVAC Piping and Equipment	1	10/02/23	10/02/23	Revision 2
230553	Identification For HVAC Piping And Equipment	1	10/02/23	10/02/23	Revision 2
230593	Testing, Adjusting and Balancing for HVAC	1	10/02/23	10/02/23	Revision 2
230700	HVAC Insulation	1	10/02/23	10/02/23	Revision 2
231123	Facility Natural-Gas Piping	1	10/02/23	10/02/23	Revision 2
232116	Hydronic Piping Specialties	0	10/02/23	10/02/23	Revision 2
232300	Refrigerant Piping	1	10/02/23	10/02/23	Revision 2
233113	Metal Ducts	1	10/02/23	10/02/23	Revision 2
233300	Air Duct Accessories	1	10/02/23	10/02/23	Revision 2
233713	Diffusers, Registers, And Grilles	1	10/02/23	10/02/23	Revision 2
233813	Commercial-Kitchen Hoods	1	10/02/23	10/02/23	Revision 2
238126	Split System Air - Conditioner	1	10/02/23	10/02/23	Revision 2
26 - Electrical					
26 32 13	Engine Generators	0	10/02/23	10/02/23	Revision 2
260010	Supplemental Requirements for Electrical	1	10/02/23	10/02/23	Revision 2
260011	Facility Performance Requirements for Electrical	1	10/02/23	10/02/23	Revision 2
260519	Low-Voltage Electrical Power Conductors and Cables	1	10/02/23	10/02/23	Revision 2
260523	Control-Voltage Electrical Power Cables	1	10/02/23	10/02/23	Revision 2
260526	Grounding and Bonding for Electrical Systems	1	10/02/23	10/02/23	Revision 2
260529	Hangers and Supports for Electrical Systems	1	10/02/23	10/02/23	Revision 2
260533	Raceway and Boxes for Electrical Systems	1	10/02/23	10/02/23	Revision 2
260553	Identification for Electrical Systems	1	10/02/23	10/02/23	Revision 2
260923	Lighting Control Devices	1	10/02/23	10/02/23	Revision 2
262416	Panelboards	1	10/02/23	10/02/23	Revision 2
262500	Low-Voltage Enclosed Bus Assemblies	1	10/02/23	10/02/23	Revision 2
262726	Wiring Devices	1	10/02/23	10/02/23	Revision 2
262816	Enclosed Switches and Circuit Breakers	1	10/02/23	10/02/23	Revision 2
263600	Transfer Switches	1	10/02/23	10/02/23	Revision 2
264313	Surge Protective Devices for Low-Voltage Electrical Power Circuits	1	10/02/23	10/02/23	Revision 2
265119	LED Interior Lighting	1	10/02/23	10/02/23	Revision 2
265619	LED Exterior Lighting	1	10/02/23	10/02/23	Revision 2
27 - Communications					
270526	Grounding and Bonding for Communications Systems	1	10/02/23	10/02/23	Revision 2
270528	Pathways for Communications Systems	1	10/02/23	10/02/23	Revision 2
270529	Hangers and Supports for Communications Systems	1	10/02/23	10/02/23	Revision 2
270553	Identification for Communications Systems	1	10/02/23	10/02/23	Revision 2

Number	Description	Revision	Issued Date	Received Date	Set
032000	Concrete Reinforcing	0	10/02/23	10/02/23	Revision 2
032900	Vapor Barrier	1	10/02/23	10/02/23	Revision 2
033000	Cast-In-Place Concrete	0	10/02/23	10/02/23	Revision 2
033650	Polished Concrete Floor System	1	10/02/23	10/02/23	Revision 2
04 - Masonry					
040513	Masonry Mortaring	0	10/02/23	10/02/23	Revision 2
040516	Masonry Grouting	0	10/02/23	10/02/23	Revision 2
040523	Masonry Accessories	0	10/02/23	10/02/23	Revision 2
042200	Concrete Unit Masonry	1	10/02/23	10/02/23	Revision 2
05 - Metals					
051200	Structural Steel Framing	1	10/02/23	10/02/23	Revision 2
052100	Steel Joist Framing	1	10/02/23	10/02/23	Revision 2
053100	Steel Decking	0	10/02/23	10/02/23	Revision 2
054000	Cold-Formed Metal Framing	0	10/02/23	10/02/23	Revision 2
054400	Cold-Formed Metal Trusses	0	10/02/23	10/02/23	Revision 2
06 - Wood, Plastics, and Composites					
061053	Miscellaneous Rough Carpentry	1	10/02/23	10/02/23	Revision 2
061600	Sheathing	1	10/02/23	10/02/23	Revision 2
064023	Interior Architectural Woodwork	1	10/02/23	10/02/23	Revision 2
07 - Thermal and Moisture Protection					
07 54 23	TPO Roofing	0	10/02/23	10/02/23	Revision 2
071113	Bituminous Dampproofing	1	10/02/23	10/02/23	Revision 2
072100	Thermal and Acoustical Insulation	1	10/02/23	10/02/23	Revision 2
072140	Foamed-in-Place Masonry Wall Insulation	1	10/02/23	10/02/23	Revision 2
072500	Air Barrier	1	10/02/23	10/02/23	Revision 2
074213	Metal Wall Panels	1	10/02/23	10/02/23	Revision 2
074213.13	Formed Metal Wall Panels	0	09/13/23	09/13/23	Construction Documents
076100	Metal Roofing	1	10/02/23	10/02/23	Revision 2
076200	Sheet Metal Flashing and Trim	1	10/02/23	10/02/23	Revision 2
077100	Roof Specialties	1	10/02/23	10/02/23	Revision 2
078413	Penetration Firestopping	1	10/02/23	10/02/23	Revision 2
079200	Joint Sealants	1	10/02/23	10/02/23	Revision 2
08 - Openings					
081113	Hollow Metal Doors and Frames	1	10/02/23	10/02/23	Revision 2
081416	Flush Wood Doors	1	10/02/23	10/02/23	Revision 2
083116	Access Panels	1	10/02/23	10/02/23	Revision 2
083310	Overhead Coiling Doors	1	10/02/23	10/02/23	Revision 2

Number	Description	Revision	Issued Date	Received Date	Set
271100	Communications Equipment Room Fittings	1	10/02/23	10/02/23	Revision 2
28 - Electronic Safety and Security					
281300	Access Control Software and Database Management	2	10/02/23	10/02/23	Revision 2
281500	Access Control Hardware Devices	2	10/02/23	10/02/23	Revision 2
284621.11	Addressable Fire Alarm System	0	09/13/23	09/13/23	Construction Documents
31 - Earthwork					
313116	Termite Control	1	10/02/23	10/02/23	Revision 2

Attachment 2

Allowance

See Attached



3911 W Newberry Road
Gainesville, Florida 32607

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ATTACHMENT No. 2
10-12-2023

ALLOWANCES
Alachua County Fire Station 21: GMP

1.	Division 02C	Hazardous Materials	\$ 25,000
2.	Division 06D	Column Wraps	\$ 18,000
3.	Division 10Z	Sculpture Base	\$ 25,000
4.	Division 27B	Paging System	\$ 8,000
5.	Division 28A	Access Controls	\$ 24,360
6.	Division 48A	Solar Power System (10 KW)	\$ 35,000
7.	Division 99Z	Unsuitable Soils	\$ 51,000
TOTAL			\$186,360

Attachment 3

Assumptions and Clarifications

See Attached



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ATTACHMENT No. 3

10-12-2023

QUALIFICATIONS / CLARIFICATIONS

Alachua County Fire Station 21 – GMP

1. State, FDEP, County, or Alachua County impact fees are excluded.
2. Tree and parking mitigation expenses, if any, are not included.
3. Third-party commissioning and testing are excluded.
4. Third-party threshold inspections and firestopping inspections are excluded.
5. Water and Sanitary connection and meter fees are excluded.
6. Building Permit fees are included.
7. Payment & Performance Bonds are included.
8. General Liability and Builder's Risk Insurance are included.
9. Any / all relocations bypasses or excavation support required to complete any of the new construction work is excluded.
10. Prevailing Wage / Davis Bacon wage scales are excluded.
11. Materials testing is included, Geotechnical onsite monitoring is not included.
12. Abatement/ Mitigation of any hazardous materials is excluded unless specifically noted below.
13. A Construction Management Contingency of 3% is included.
14. These Qualifications and Assumptions shall supersede any discrepancies and or conflicts with the Contract Documents.
15. It is difficult to predict how the current unprecedented events may impact this project. This proposal may be modified or amended if the cost or schedule is significantly impacted by labor shortages or equipment and material supply chain delays acknowledged during buy-out, procurement, or construction activity. Within our means and control, we will endeavor to prevent such impacts. CM Contingency will be utilized to expedite delivery of materials, supplement labor shortages, and or additional staffing and general conditions if completion of the project is extended beyond the date of substantial completion.
16. A savings of \$14,625 is offered to convert all General Conditions to lump sum values, to be billed equal monthly amounts for the duration of the project.
17. Start of construction is dependent on receipt of the last of the following items: executed contract, building permit.

DIVISION 02

1. An allowance of \$25,000 is included for abatement/mitigation of hazardous materials.

DIVISION 03

1. Vapor barrier under SOG is 10 Mil per notes on structural drawings (Specs call for 15 mil).
2. All column pad foundation sizes are included as 12" thickness.

DIVISION 04

1. Brick is included as Quik-Brick rather than Spec-Brick.
2. Split-Face CMU is included as integral color not to be painted.
3. The dumpster enclosure is included as CMU with a vinyl gate.
4. Integral waterproofing in masonry is excluded at the apparatus bay.

DIVISION 05

1. Fabricated Metal Trusses are included by a qualified vendor of equivalent quality as the listed qualified vendors in the specifications.
2. Fabricated Metal Trusses are included as field or factory-fabricated.

DIVISION 06

1. An allowance of \$18,000 has been included for all column and beam hardie board wraps.
2. AWI certification and labels are excluded.

DIVISION 08

1. YKK Warranty for all storefront systems is included for 1 year only.
2. The impact rating on this project for all exterior components in division 8 is not Miami Dade NOA.
3. The overhead coiling door does not have Miami Dade NOA.
4. The additional door and casement window for the Chiefs Suite Alternate are included.

DIVISION 10

1. All furniture at offices is excluded.
2. All gym equipment is excluded.
3. PPE Gear lockers are excluded.
4. Benches at restrooms are excluded.
5. All toilet accessories are included as noted on sheet A-401.
6. Corner Guards are included as Stainless Steel with the following dimensions: 2.5"x2.5"x8' with wing.
7. A \$25,000 allowance is included for the base of the sculpture.

DIVISION 26, 27, and 28

1. An allowance of \$24,360 is included for the Lanel security system.
2. An allowance of \$8,000 has been included for the paging system by Ashtin Communications.
3. Delta Communications is included for the data package.
4. Silent Knight is included as the Fire Alarm manufacturer.

DIVISION 31

1. An allowance of \$51,000 is included for all unsuitable soils mitigation.
2. If additional unsuitable soils replacement is required price at \$28 per CY.
3. If lime rock excavation is required price at \$40 per CY.
4. To include the alternate force main connection into the adjacent site, deduct \$250,000.
5. At the time of bid an allowance has been included for the Oil/Water separator for \$12,000.

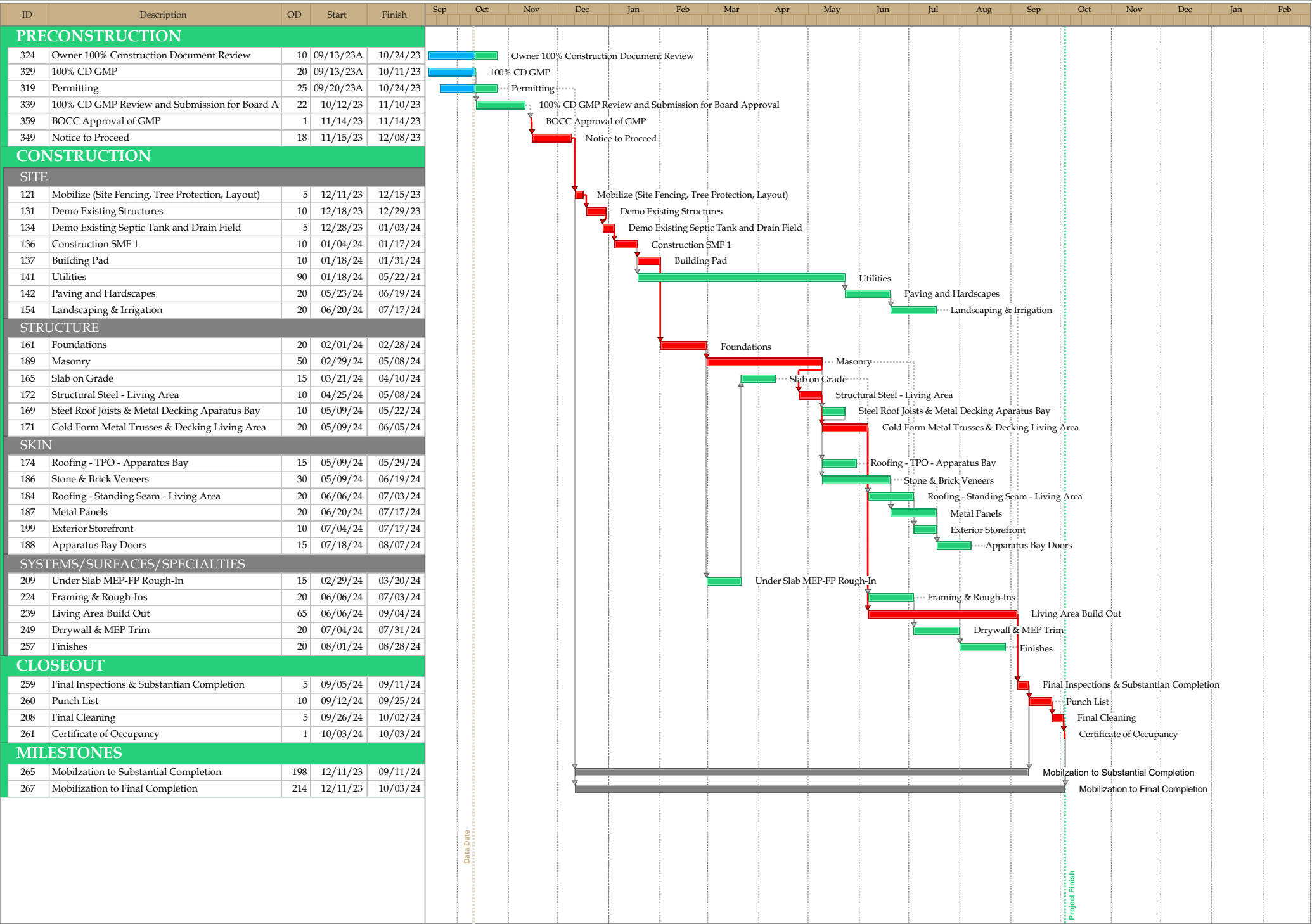
DIVISION 32

1. Fencing is not shown and excluded.

Attachment 4

Completion Schedule

See Attached



Start Date: 05/01/23
Finish Date: 10/03/24
Data Date: 10/11/23

ALACHUA COUNTY FIRE RESECU
FIRE STATION #21
CONSTRUCTION DOCUMENTS MILESTONE SCHEDULE

ATTACHMENT 4



Scorio.

Attachment 5

Schedule of Value

See Attached



Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01A	CONSTRUCTION STAFFING	10.00 mo	48,426.00 /mo	484,260
01B	CONSTRUCTION GENERAL CONDITIONS	10.00 mo	3,768.60 /mo	37,686
01C	CONSTRUCTION REQUIREMENTS	10.00 mo	7,274.20 /mo	72,742
01D	TESTING	1.00 ls	10,000.00 /ls	10,000
01E	SURVEY	1.00 ls	3,500.00 /ls	3,500
02C	HAZARDOUS MATERIAL ABATEMENT	11,540.00 sf	2.17 /sf	25,000
03A	CAST IN PLACE CONCRETE	11,540.00 sf	20.69 /sf	238,766
04A	MASONRY	11,540.00 sf	36.31 /sf	419,068
05A	STRUCTURAL STEEL	11,540.00 sf	20.47 /sf	236,257
05D	COLD FORMED METAL TRUSSES	11,540.00 sf	12.13 /sf	140,000
06D	CASEWORK	11,540.00 sf	6.98 /sf	80,502
07A	WATERPROOFING, DAMPPROOFING	11,540.00 sf	3.03 /sf	35,000
07B	ROOFING	11,540.00 sf	25.51 /sf	294,428
07I	INSULATION	11,540.00 sf	0.67 /sf	7,785
07J	METAL PANELS	11,540.00 sf	5.29 /sf	61,000
08A	DOORS / FRAMES / HARDWARE	11,540.00 sf	10.02 /sf	115,641
08B	STOREFRONT, CURTAINWALL, GLASS	11,540.00 sf	13.44 /sf	155,100
08D	OVERHEAD DOORS, GRILLES	11,540.00 sf	16.83 /sf	194,220
09A	METAL FRAMING & DRYWALL	11,540.00 sf	16.19 /sf	186,835
09C	ACOUSTICAL CEILINGS, TREATMENTS	11,540.00 sf	5.86 /sf	67,595
09D	PAINTING, COATINGS, WALLCOVERINGS	11,540.00 sf	5.63 /sf	65,000
09E	FLOORING	11,540.00 sf	4.57 /sf	52,775
09K	POLISHED CONCRETE	11,540.00 sf	5.70 /sf	65,746
10A	TOILET ACCESSORIES	11,540.00 sf	2.25 /sf	25,935
10B	SIGNAGE	11,540.00 sf	1.81 /sf	20,850
10E	WALKWAY CANOPIES, AWNINGS	11,540.00 sf	4.12 /sf	47,500
10H	FLAG POLE	11,540.00 sf	0.47 /sf	5,400
10Z	SCULPTURE	11,540.00 sf	2.17 /sf	25,000
11A	COMMERCIAL KITCHEN EQUIPMENT	11,540.00 sf	6.67 /sf	76,944
12A	WINDOW TREATMENTS	11,540.00 sf	0.80 /sf	9,245
21A	FIRE PROTECTION	11,540.00 sf	5.20 /sf	60,000
22A	PLUMBING	11,540.00 sf	19.29 /sf	222,550
23A	HVAC	11,540.00 sf	26.00 /sf	300,000
26A	ELECTRICAL	11,540.00 sf	63.88 /sf	737,181
26D	GENERATORS	11,540.00 sf	/sf	
27A	COMMUNICATIONS	11,540.00 sf	1.00 /sf	11,500
27B	PAGING SYSTEM	11,540.00 sf	0.69 /sf	8,000
28B	ELECTRONIC SAFETY, SECURITY	11,540.00 sf	2.11 /sf	24,360
31A	SITework	11,540.00 ac	93.59 /ac	1,080,000



Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
31C	FORCE MAIN / GRAVITY SEWER	2.00 ac	/ac	
32B	LANDSCAPING, IRRIGATION	2.00 ac	41,468.00 /ac	82,936
48A	SOLAR SYSTEM (ALLOWANCE)	1.00 ls	35,000.00 /ls	35,000
99Z	UNSUITABLES	2.00 ac	25,500.00 /ac	51,000

Estimate Totals

Description	Amount	Totals	Rate
Building Permit	13,142		0.200 %
Payment & Performance Bonds	59,137		0.900 %
Builder's Risk	38,111		0.580 %
General Liability	45,995		0.700 %
Contingency	197,123		3.000 %
SUBTOTAL		6,225,815	
Construction Manager's Fee	344,966		5.250 %
GMP		6,570,781	

Attachment 6

List of Itemized General Conditions

See Attached



Alachua County Fire Station 21

CD - Estimate Detail

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Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01A	CONSTRUCTION STAFFING			
	<i>Project Director</i>	0.00 wk	0.00 /wk	0
	Project Manager	42.00 wk	3,825.00 /wk	160,650
	Asst. Project Manager	42.00 wk	2,415.00 /wk	101,430
	<i>Project Engineer</i>	0.00 wk	0.00 /wk	0
	Project Administrator/acct.	9.00 wk	1,625.00 /wk	14,625
	Project Administrator/acct. - CREDIT FOR LS GC'S	(9.00) wk	1,625.00 /wk	(14,625)
	<i>QC / Safety Director</i>	0.00 wk	0.00 /wk	0
	Project Field Manager	42.00 wk	4,095.00 /wk	171,990
	<i>Asst. Field Manager</i>	0.00 wk	0.00 /wk	0
	<i>Field Engineer</i>	0.00 wk	0.00 /wk	0
	Vehicles - Insurance and Maintenance Included	84.00 wk	185.00 /wk	15,540
	Vehicles - Fuel	126.00 wk	75.00 /wk	9,450
	Field Technology - iPad, Software, PC	126.00 wk	165.00 /wk	20,790
	Cell Phone (service & maintenance incl.)	126.00 wk	35.00 /wk	4,410
	01A CONSTRUCTION STAFFING	10.00 mo	48,426.00 /mo	484,260
01B	CONSTRUCTION GENERAL CONDITIONS			
	Temporary Electric - Service Usage - GC Trailer	10.00 mo	80.00 /mo	800
	Temporary Office- Holding Tank Delivery	1.00 ls	250.00 /ls	250
	Temporary Office - Holding Tank Service	10.00 mo	200.00 /mo	2,000
	Office Equip: Copy Machine / Scanner	1.00 ls	600.00 /ls	600
	Office Supplies	10.00 mo	100.00 /mo	1,000
	<i>Postage, UPS, Overnight Delivery</i>	0.00 mo	0.00 /mo	0
	Drinking Water, Ice & cups	10.00 mo	75.00 /mo	750
	Trailer: Office rental - medium	10.00 mo	1,655.00 /mo	16,550
	Trailer: Trailer Delivery	1.00 ea	6,724.00 /ea	6,724
	Trailer: Trailer Removal	1.00 ea	5,112.00 /ea	5,112
	Trailer: Stairs & Rail (2 sets)	10.00 mo	75.00 /mo	750
	Trailer: Furniture	1.00 ls	1,500.00 /ls	1,500
	<i>Trailer: Rental Protection & Taxes</i>	0.00 mo	/mo	
	Wifi/Data Communication Services	1.00 ls	250.00 /ls	250
	Project Sign 4x8	2.00 ea	400.00 /ea	800
	Site Safety / Security Signage	16.00 ea	30.00 /ea	480
	Directional Signage	2.00 ea	30.00 /ea	60
	Temporary Site Signage	2.00 ea	30.00 /ea	60
	01B CONSTRUCTION GENERAL CONDITIONS	10.00 mo	3,768.60 /mo	37,686
01C	CONSTRUCTION REQUIREMENTS			
	Shop Drawing Reproduction	1.00 ls	1,500.00 /ls	1,500
	Aerial Photograph	10.00 mo	90.00 /mo	900
	First Aid & Safety Gear & Equipment	1.00 ls	500.00 /ls	500
	Fire Extinguishers - 10lb	2.00 ea	65.00 /ea	130
	Temporary Building Power	7.00 mo	250.00 /mo	1,750
	Permanent Building Power	3.00 mo	1,730.00 /mo	5,190
	Temp Water (project)	10.00 mo	120.00 /mo	1,200
	Hand Wash Stations	40.00 ea	150.00 /ea	6,000
	Temporary Toilets 4x10Mo	40.00 ea	150.00 /ea	6,000
	Hand Tools	1.00 ls	1,500.00 /ls	1,500
	Temporary Protection - Weather - Windows Only	1.00 ls	5,000.00 /ls	5,000
	Temporary Protection - Floor Protection in Corridors	1,200.00 sf	1.00 /sf	1,200
	Temporary Protection - Countertop Protection	320.00 sf	1.00 /sf	320
	Construction Security Fence with Logo Screen	1,220.00 lf	10.00 /lf	12,200



Alachua County Fire Station 21
CD - Estimate Detail

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Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01C	CONSTRUCTION REQUIREMENTS			
	Construction Fence 4' Gate	2.00 ea	150.00 /ea	300
	Construction Fence, Double 6' Gate	2.00 ea	195.00 /ea	390
	Continuous Cleaning	9.00 wk	1,000.00 /wk	9,000
	Final Cleaning	11,540.00 sf	0.30 /sf	3,462
	Dumpster Rental (30 CY)	34.00 pull	450.00 /pull	15,300
	Final Record Drawings (PDF)	1.00 ls	500.00 /ls	500
	O&M Manuals	1.00 ls	250.00 /ls	250
	Owner Training	1.00 ls	150.00 /ls	150
	01C CONSTRUCTION REQUIREMENTS	10.00 mo	7,274.20 /mo	72,742

TOTAL

594,688

Attachment 7

List of Subcontractors and Major Suppliers

See Attached



3911 W Newberry Road
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ATTACHMENT No. 7

10-12-2023

MAJOR SUBCONTRACTORS & VENDORS
Alachua County Fire Station 21: GMP

03A	TBD
04A	Abbitt & Wall
05A	TBD
05D	Lamp Metal Trusses
07B	TBD
08A	Taylor, Cotton & Ridley
08B	Precision Glass
08D	TBD
09A	Central Florida Drywall & Plastering
21A	TBD
22A	TBD
23A	Comfort Temp
26A	Midstate Electric of Florida
31A	Concrete Customs