



Agenda Item Summary

File #: 25-00894

Agenda Date: 11/4/2025

Agenda Item Name:

First Amendment to Agreement with Ajax Building Company LLC (13985) for 23-440 Construction Manager at Risk (CMAR) for the New Civil Courthouse Complex for Facilities Management.

Presenter:

Travis Parker, Facilities Management Director, 352-374.5229
Theodore White, Procurement Manager, 352.374.5202

Description:

First Amendment to Agreement with Ajax Building Company LLC (13985) for 23-440 CMAR for the New Civil Courthouse Complex, in the amount of \$2,236,552.00, for the Early Release Package GMP.

Recommended Action:

Approve and authorize the Chair to execute First Amendment to Agreement 13985 with Ajax Building Company LLC, substantially in the form attached to this agenda item, for 23-440 CMAR for the New Civil Courthouse/Court Services Building, in the amount of \$2,236,552.00, for the Early Release Package GMP.

Prior Board Motions:

February 27, 2024, the Board approved and authorized the Chair to execute Agreement 13985 with Ajax Building Company, LLC for RFP 23-440 Construction Manager @ Risk for the new Civil Courthouse/Court Services Building, in the amount of \$180,000.00 for pre-construction services. Item 25-00163

October 24, 2023, the Board approved the Ranking of Request for Proposal (RFP) 23-440 Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex) for Facilities Management. Item 23-00685

Fiscal Note:

There is \$65,061,311.88 currently in Project 8251902-New Construction-Civil - Court Complex, Construction & CEI, Civil Courthouse Building; account 324.19.1912.712.62.00 (Buildings) for the construction of the Civil Courthouse building.

Strategic Guide:

Infrastructure

Background:

The Board of County Commissioners previously approved Phase One of the Facilities Master Plan, which focuses on downtown space planning. As part of this phase, RFP 23-440 for a Construction Manager at Risk for the new Alachua County Civil Courthouse and Court Services Building was released on July 12, 2023. Proposals were due August 16, 2023, and four vendors responded. Parrish McCall Constructors, Inc. later withdrew from the second phase of the evaluation process. Ajax was selected in that process.

This contract covers the construction of the new Civil Courthouse and Court Services Building. A design firm has already been selected to develop the construction drawings, and Ajax has been awarded the CM at Risk contract to carry out construction in line with that design. As permitting and design have progressed, the timeline has naturally extended beyond the original projections. To keep the project moving efficiently, the pre-construction phase was extended to cover design development and an Early Release Package (ERP). This ERP allows Ajax to purchase long lead items in advance, helping the County stay ahead of potential price escalation and ensuring that critical equipment is secured in time to avoid delays. The total amount authorized for this phase is \$2,416,552, which includes the \$180,000 for pre-construction services. As the project approaches mobilization and construction, Ajax will solicit bids and develop a secondary, Final Guaranteed Maximum Price (GMP) for the full construction of the courthouse. This Final GMP will then be presented to the Board for consideration and approval before moving into the construction phase.

RFP 23-440 Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex) for Facilities Management was released July 12, 2023. The deadline for receipt of 23-440 Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex) for Facilities Management was August 16, 2023; four (4) vendors responded. Parrish McCall Constructors, Inc. withdrew from the second phase of the evaluation process.

The project details can be found here:

<https://procurement.opengov.com/portal/alachuacounty/projects/51468>