

**FIRST AMENDMENT TO AGREEMENT BETWEEN ALACHUA COUNTY AND AJAX
BUILDING COMPANY, LLC CONTRACT NO. 13985**

THIS FIRST AMENDMENT TO CONTRACT (“First Amendment”), made and entered, by and between Alachua County, a charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "County", and AJAX BUILDING COMPANY, LLC hereinafter referred to as "Construction Manager". Collectively the County and the Construction Manager are hereinafter referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Parties previously entered into that certain contract on February 29, 2024, for the construction of the new Alachua County Judicial Justice Center pursuant to for Request for Proposal (RFP) No. 23-440 (the “Contract”); and

WHEREAS, the Construction Manager provided an Early Release Package (ERP) Guaranteed Maximum Price (GMP) Proposal, dated October 24, 2025 which includes the early procurement of the mechanical Air Handling Units (4), the rooftop economizer RTU, the rooftop Energy Recovery Ventilator, Electrical Gear, the Emergency Generator with associated docking station and transfer switches, as well as an allowance for early purchase of foundation reinforcing steel shop drawings and submittals, and early purchase of structural steel shop drawings and submittals (the “ERP Work”); and

WHEREAS, the Parties agree to Amend the Contract to establish an ERP GMP based on the ERP Work set forth in Exhibit K-1 attached to this First Amendment; and

WHEREAS, the Parties agree to Amend the Contract to require the Construction Manager to submit to the County a Final GMP that includes the cost of Work for both the ERP Work and the balance of the Project Scope of Work that was not included in the ERP Work; and

WHEREAS, the Parties agree to amend the Contract to include the statutory language and affidavit required by Section 787.06(13), Florida Statutes, No Coercion for Labor or Services.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree to amend the Contract as follows:

A. **RECITALS:** The Recitals set forth above are true, correct and are hereby incorporated into this First Amendment.

B. **Amendment.** Section 4.3 of the Agreement is amended as follows. Except as specified herein, 4.3 shall remain unchanged and in full force and effect:

The Parties agree that the GMP will be established by two separate GMP Amendments, including: (1) the ERP GMP attached to the First Amendment; and (2) the Final GMP, which will constitute the final guaranteed maximum price mutually agreed upon by the Owner and the Construction Manager for the entire Project Scope of Work, including the ERP Work. The Final GMP shall include the cost of the ERP Work and provide credits to the County for Owner Direct Purchases and also for amounts previously paid by the County to the Construction Manager pursuant to the ERP GMP.

C. Amendment. Section 6.1 of the Contract is hereby amended to reflect the following increase in the Alachua County Minimum Wage:

\$18.50 per hour with qualifying health benefits amounting to at least \$2.00 per hour	\$20.50 per hour without health benefits
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D. Amendment. Section 9 of the Contract, titled "Exhibits Incorporated", is amended to add a new exhibit, Exhibit P, to read as follows:

Exhibit P: No Coercion for Labor or Services Affidavit

E. Amendment. The Contract is amended to add a new section, Section 21, titled "Affidavit of No Coercion Pursuant to §787.06, Florida Statutes" to read as follows:

21. **Affidavit of No Coercion Pursuant to §787.06, Florida Statutes.**

21.1 Section 787.06(13), Florida Statutes, requires any governmental entity when executing, renewing, or extending a contract, must obtain an affidavit from the non-governmental entity attesting that it does not use coercion for labor or services. The terms "coercion" and "labor" are defined respectively in sections 787.06(2)(a) and 787.06(2)(e), Florida Statutes.

21.2 The Construction Manager will comply with this statutory requirement by completing and executing the Affidavit of No Coercion Pursuant to §787.06, Florida Statutes, a copy of which is attached to the First Amendment as **Exhibit P**.

F. Amendment. EXHIBIT K-1 to this First Amendment is attached hereto and incorporated by reference as the ERP GMP

G. This First Amendment shall take effect upon the date of execution by the Parties.

H. SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the Contract shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this First Amendment to Contract to be executed for the uses and purposes therein expressed on the day and year first above-written.

ALACHUA COUNTY, FLORIDA

Attest

By: _____

, Chair

J.K. "Jess Irby, Esq., Clerk

Date: _____

Approved as to Form

Alachua County Attorney

WITNESS

CONSTRUCTION MANAGER

By: _____

By: _____

Print: _____

Print: William P. Byrne _____

Title: _____

Title: CEO _____

Date: _____

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE AGREEMENTS. IF A NATURAL PERSON, THEN YOUR SIGNATURE SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER THE PURCHASING/PROCUREMENT SECTION.

EXHIBIT K-1 Early Release Package Guaranteed Maximum Price.

ERP GMP AMENDMENT TO CONTRACT BETWEEN OWNER AND CONSTRUCTION MANAGER FOR CONSTRUCTION OF THE ALACHUA COUNTY JUDICIAL JUSTICE CENTER

Pursuant to Sections 4.3 and 8 of the Contract, dated February 29, 2024, between Alachua County, Florida (“Owner”) and Ajax Building Company LLC (“Construction Manager”), with respect to the construction of the Alachua County’s proposed Construction of the Alachua County Judicial Justice Center, the Owner and Construction Manager hereby agree to amend and modify the Contract by the First Amendment and establish a Guaranteed Maximum Price and Contract Time for the Early Release Package 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 7 below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attachment No.</u>	<u>Description</u>	<u>Date</u>
1.	List of Drawings and Specifications	10/24/2025
2.	Allowance	10/24/2025
3.	Assumptions and Clarifications	10/24/2025
4.	Completion Schedule	10/24/2025
5.	Schedule of Value	10/24/2025
6.	List of Itemized General Conditions	10/24/2025
7.	List of Subcontractors and Major Suppliers	10/24/2025

ARTICLE 2

GUARANTEED MAXIMUM PRICE

2.1 Construction Manager’s ERP Guaranteed Maximum Price (“GMP”), dated October 24, 2025 for Construction of the Alachua County Judicial Justice Center based on an Early Release Package, including the Cost of the ERP Work as defined in Section 5 of the Contract including Construction Manager’s Fee for performing the ERP Work as defined in Section 4 of the Contract, is Two Million Two Hundred Thirty Six Thousand Five Hundred Fifty Two Dollars, and 00/100 (\$2,236,552.00) (the “ERP GMP”).

2.2 The ERP 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 One Million Six Hundred Forty-Two Thousand Five Hundred Forty-Seven and 00/100 (\$1,642,547.00). Construction Manager will process required 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 ERP GMP will be performed and such additive or deductive Change Order will be prepared for the Owner’s review and execution.

2.3 Construction Manager’s Fee

2.3.1 The Construction Manager's lump sum Fee for ERP Work is hereby established as Ninety-Six Thousand Two Hundred Fifty-Seven and 00/100 (\$96,257.00). The lump sum Construction Managers Fee shall be billed in the amount of Thirty-two Thousand Eighty-Five Dollars and 66/100 (\$32,085.66) for a period of three(3) months

2.3.2 The Construction Manager's Fee for the ERP Work is calculated as a percentage of the cost of the ERP Work and is included in the ERP GMP and is not to be construed as an additional amount to the amount to be paid to the Construction Manager in addition to the ERP GMP.

2.4 The General Condition expenses for the ERP Work is hereby established as a lump sum amount of Two Hundred Fifty-Three Thousand, Four Hundred Eighty- Nine Dollars and 00/100 (\$253,489.00), which is included in the ERP GMP and is not to be construed as an additional amount to be paid to the Construction Manager. The lump sum General Conditions and Requirements shall be billed in the amount of Eighty-Four Thousand Four Hundred Ninety-Six Dollars and 33/100 per month for three (3) months. 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 Contract. Except may be expressly adjusted by Change Order or Construction Change Directive, Construction Manager acknowledges and agrees that Owner shall have no liability for any General Condition expenses beyond payment of the above noted lump sum amount and Construction Manager agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above lump sum amount.

2.5 The Construction Manager's bond costs for the ERP Work shall be a lump sum amount of Thirty Seven Thousand Eighty Four Dollars and 00/100 (\$37,084.00), the cost of which is included in the above noted ERP GMP.

2.6 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the ERP Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General Condition expense amount noted in paragraph 2.3 above, the Parties have agreed to establish a contingency within the ERP GMP in an amount not-to-exceed amount of Sixty Thousand Seven Hundred Ninety Four Dollars and 00/100 and zero Cents(\$60,794.00). 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 ERP Work. The Construction Manager shall not be entitled to overhead and profit or other fees for ERP Work charged against this Contingency. Construction Manager shall not proceed with any portion of the ERP Work which it intends to charge against this contingency without first obtaining Owner's expressed written authorization to proceed. Construction Manager acknowledges and agrees that any ERP 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 Construction Manager's basic ERP Work compensated within the ERP GMP and not chargeable against the contingency. The Construction Manager shall keep a log of all items charged against the Contingency on the form attached as **Exhibit O** to this Contract and shall utilize the Owner's "Contingency Authorization Form" attached to this Contract as **Exhibit N** 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. Construction Manager shall document any use or proposed use of

Contingency to the same level and degree required for Change Orders and furnish all backup documentation, including other information and documentation Owner may reasonably require. Unused contingency remaining at the end of the ERP Work will be credited from the ERP GMP. Construction Manager has no entitlement to any portion of any unused contingency.

2.8 The Parties have agreed to establish an allowance in the total amount of One Hundred Fourty Six Thousand Three Hundred Eighty Dollars and 00/100 (\$146,380.00) that is included in the ERP GMP for potential cost escalations of the following items: Fill Emergency Generator Diesel After Testing, Patching and Touch-Up Related to Asbestos Sampling, Early Structural Steel Engineering/Submittals, Early Reinforcing Steel Engineering/Submittals. Construction Manager shall not proceed with any portion of the ERP 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 Attachment 2. Construction Manager acknowledges and agrees that any ERP 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 Construction Manager’s basic ERP Work compensated within the ERP GMP and not chargeable against the allowance. The Construction Manager 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 ERP Work will be credited from the ERP GMP. Construction Manager has no entitlement to any portion of any unused allowance.

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 ERP 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 Manager must commence the ERP Work within ten (10) days of receipt of ERP Notice to Proceed. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the ERP Work is Three Hundred Nine (309) days ("ERP Contract Time"). The ERP Final Completion date is established no longer than 45 working days from the date the County delivers the final List to the Construction Manager as provided in section 4.6 of **Exhibit A** to this Contract, 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 Construction Manager’s responsibility to complete the ERP Work within the Contract Time as stated herein. Accordingly, the liquidated damage rate established in the ERP Contract shall be assessed against Construction Manager for each calendar day Construction Manager fails to achieve Substantial Completion

and/or Final Completion of the ERP Work within the ERP 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 First Amendment and those of the Contract, Owner and Construction Manager agree that the terms of this First Amendment shall prevail and control.

OWNER

Construction Manager

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Attest:

Attest: _____

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

By/Title _____

Approved as to Form

Alachua County Attorney

Attachment 1:

List of Drawings, Specifications, and Addendums



ALACHUA COUNTY
Judicial Justice Center

EARLY RELEASE PACKAGE
GUARANTEED MAXIMUM PRICE
PROPOSAL REPORT

Date: October 24, 2025 (rev 03)

Ajax Project # 50000220



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

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GMP Proposal – Rev. 05/12/2025



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

EXECUTIVE SUMMARY

Early Release Package (ERP)

Ajax Building Company, LLC is pleased to present this Guaranteed Maximum Price (GMP) Proposal No. 1 Early Release Package (ERP) for the Alachua County Judicial Justice Center for consideration by Alachua County. This GMP Proposal No. 1 Early Release Package (ERP) represents the first of a total of two 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 Alachua County, 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 construction of a new Civil Courthouse Facility including courtrooms, conference rooms, secure holding cells, and related support spaces such as offices, waiting rooms, mechanical rooms, electrical rooms, and elevators. The project consists of a new four-story building with partial basement and renovation of a portion of the existing Criminal Courthouse 4th floor space, with the total of new construction and renovated area of approximately 111,432 sf. The building structure includes structural steel columns, beams, joists, and metal decking with cast-in-place concrete topping slabs. The building façade includes a mix of brick, glazing, and precast concrete panels to match the existing adjacent criminal courthouse. The roof is to be a 3-ply modified bitumen system. Mechanical services are anticipated to be provided by a new Central Energy Plant, designed and constructed outside of the scope of this project, to be located adjacent to the new Courthouse. The selective demolition and renovation of a portion of the fourth floor of the existing Criminal Courthouse to coincide with the construction of the new Civil Courthouse.

Current GMP Proposal - GMP Proposal No. 1

This GMP Proposal No. 1 Early Release Package (ERP) includes the early procurement of the mechanical Air Handling Units (4), the rooftop economizer RTU, the rooftop Energy Recovery Ventilator, Electrical Gear, the Emergency Generator with associated docking station and transfer switches, as well as an allowance for early purchase of foundation reinforcing steel shop drawings and submittals, and early purchase of structural steel shop drawings and submittals. Asbestos surveying and testing of the existing courthouse limited to the areas of proposed renovation and patching and/or touch-up of finishes related to destructive asbestos sampling is included. 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 by 1) the Clarifications, Qualifications, and Assumptions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

This GMP Proposal No. 1 Early Release Package (ERP) totals \$2,236,552. Upon acceptance, the cumulative Contract Sum will be \$2,416,552, which includes the initial Preconstruction Phase cost of \$180,000.

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

In addition to the base GMP Proposal, Ajax Building Company, LLC has provided pricing for various Alternates in Section IV-E of this proposal for consideration by Alachua County. At this time, none of these Alternates are included within the base GMP Proposal. The following is a summary of the Alternates:



GMP Proposal – Rev. 05/12/2025



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

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October 24, 2025

- Alternate No. 1 – Furnish and install Power Temp Systems docking station with selector switch in lieu of a separate docking station and manual transfer switch Deduct \$7,358.00

Future GMP Proposals

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

GMP Proposal No. 2 (100% CD GMP): To include the balance of the work required to complete the construction of the new Civil Courthouse Project.

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 Fourteen (14) months for the Early Release Package phase of the project, including from the start of submittals to the last delivery of ERP equipment.

The following contractual dates are incorporated into the CM Contract via this GMP Proposal No. 1 Early Release Package (ERP).

- Substantial Completion December 20, 2027

The schedule information included herein is related specifically to the scope of the Early Release Package GMP Proposal only and, therefore, references to project completion dates and/or specific durations are not binding.

The following additional Milestone Dates are anticipated within the GMP Proposal No. 1 Early Release Package (ERP) project schedule in order to achieve the contractual dates listed above.

- HVAC Submittals Returned Approved or AAN February 18, 2026
- HVAC Unit Deliveries Complete September 10, 2026
- Electrical Gear Submittals Returned Approved or AAN January 14, 2026
- Electrical Gear Equipment Deliveries Complete January 18, 2027
- Emergency Generator Submittals Returned Approved or AAN February 18, 2026
- Emergency Generator Scope Deliveries January 12, 2027

In order for GMP Proposal No. 1 Early Release Package (ERP) activities to commence on December 1, 2025 as scheduled, the following contractual activities will need to be completed as indicated.

- GMP Negotiations Complete October 27, 2025
- CM Contract Amendment Executed and NTP Issued November 12, 2025

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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AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

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 1) the Clarifications, Qualifications, and Assumptions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

The List of Documents includes the:

- Contract Drawings
- Project Specifications
- Pre-Bid Requests for Information (Pre-Bid RFI's)
- Bid Packages and Bid Package Addenda



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

CONTRACT DRAWINGS

Entitled EARLY RELEASE PACKAGE 01 dated 01/27/2025

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
	Cover and Index Sheets			
G0.12	Cover Sheet – Early Release Package	01/27/25		
	Electrical			
E4.1	Enlarged Electrical Plans	12/09/24		
E5.1	Civil Courthouse Single Line Diagram	12/09/24		
E7.3	Electrical Schedules	12/09/24		
E7.4	Electrical Schedules	12/09/24		
E7.5	Electrical Schedules	12/09/24		
E7.6	Electrical Schedules	12/09/24		
	Mechanical			
M0.1	Mechanical Symbols, Abbreviations & Notes	01/27/25		
M6.1	Early Release Mechanical Equipment – Schedules and Details	01/27/25		
	(END OF CONTRACT DRAWINGS)			



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

PRE-BID REQUESTS FOR INFORMATION (PRE-BID RFI's)

PB RFI No.	Description	Issued	Resp	Revised
PC-1	HVAC ERV and RTU Alternate Manufacturer Approval	02/20/25	02/20/25	
PC-2	Generator and TS Scope – Specification Clarifications and Alternate Equipment Proposal	02/24/25	02/24/25	
	(END OF PRE-BID RFI'S)			

Attachment 2

Schedule of Values



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

COST REPORT NARRATIVE

Ajax Building Company, LLC is confident that the ERP GMP Cost Report included herein is representative of the proposed scope of work depicted in the GMP Proposal No. 1 Early Release Package (ERP) Documents. The work included in the ERP GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended by 1) the Clarifications, Qualifications, and Assumptions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

The Base Bid ERP GMP Proposal No. 1 Early Release Package (ERP) for the Alachua County Judicial Justice Center totals \$2,236,552. The Base Bid GMP Proposal No. 1 Early Release Package (ERP) Proposal includes the early procurement of the mechanical Air Handling Units (4), the rooftop economizer RTU, the rooftop Energy Recovery Ventilator, Electrical Gear, the Emergency Generator with associated docking station and transfer switches, as well as an allowance for early purchase of foundation reinforcing steel shop drawings and submittals, and early purchase of structural steel shop drawings and submittals. Asbestos surveying and testing of the existing courthouse limited to the areas of proposed renovation and patching and/or touch-up of finishes related to destructive asbestos sampling is included. 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 by 1) the Clarifications, Qualifications, and Assumptions, and 2) the Allowance Schedule, contained in Sections III and IV of this proposal.

In addition to the Base Bid GMP Proposal No. 1 Early Release Package (ERP), Ajax Building Company, LLC has provided pricing for various "Alternates" for consideration by Alachua County, included in Sections IV-E. At this time, no Alternates have been incorporated into the GMP Proposal No. 1 Early Release Package (ERP).



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

GMP Cost Report:

BASE BID GMP
CM Summary Report



GMP Proposal – Rev. 05/12/2025



ALACHUA COUNTY JUDICIAL JUSTICE CENTER
25,074.05

October 24, 2025

DESCRIPTION	TOTAL
01 GENERAL REQUIREMENTS	\$253,489
02 EXISTING CONDITIONS	\$5,180
03 CONCRETE	\$40,000
05 METALS	\$70,000
09 FINISHES	\$10,000
23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	\$942,617
26 ELECTRICAL	\$701,130
90 SOFT COSTS	\$214,136
Base Estimate Cost	\$2,236,552



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
PROJECT NAME

Alachua County Judicial Justice Center

GMP PROPOSAL

October 24, 2025

GMP Cost Report:

BASE BID GMP

CM Detail Report



GMP Proposal – Rev. 05/12/2025



October 24, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL
01 GENERAL REQUIREMENTS			\$253,489
02 EXISTING CONDITIONS			
02 82 00 Asbestos Remediation			
028213.0010 BP 02.01 Asbestos Survey	1.00	LPSM	\$5,180.00
TOTAL: 02 82 00 Asbestos Remediation			\$5,180
TOTAL: 02 EXISTING CONDITIONS			\$5,180
03 CONCRETE			
03 31 00 Structural Concrete			
033100.0000 Early Reinforcing Steel Engineering/Submittals Allowance	1.00	ALLW	\$40,000.00
TOTAL: 03 31 00 Structural Concrete			\$40,000
TOTAL: 03 CONCRETE			\$40,000
05 METALS			
05 12 00 Structural Steel Framing			
051223.0000 Early Structural Steel Engineering/Submittals Allowance	1.00	ALLW	\$70,000.00
TOTAL: 05 12 00 Structural Steel Framing			\$70,000
TOTAL: 05 METALS			\$70,000
09 FINISHES			
09 20 00 Framing, Drywall, & Stucco			
092000.0000 Patching and Touch-Up Related to Asbestos Sampling Allowance	1.00	ALLW	\$10,000.00
TOTAL: 09 20 00 Framing, Drywall, & Stucco			\$10,000
TOTAL: 09 FINISHES			\$10,000
23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			
23 00 00 HVAC			
230000.0000 BP 23.01M HVAC Equipment	1.00	LPSM	\$942,617.00
TOTAL: 23 00 00 HVAC			\$942,617
TOTAL: 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			\$942,617
26 ELECTRICAL			
26 00 00 Electrical			
260000.0001 Fill Emergency Generator Diesel After Testing Allowance	1.00	ALLW	\$1,200.00
260000.0003 BP 26.01M Electrical Gear	1.00	LPSM	\$522,688.00
260000.0005 BP 26.02M Emergency Generator & Transfer Switches	1.00	LPSM	\$177,242.00
TOTAL: 26 00 00 Electrical			\$701,130
TOTAL: 26 ELECTRICAL			\$701,130
90 SOFT COSTS			
90 11 00 Bond Requirements			
901110.0000 Performance & Payment Bond	1.00	LPSM	\$14,185.27
TOTAL: 90 11 00 Bond Requirements			\$14,185
90 12 00 Insurance Requirements			
901210.0000 General Liability Insurance	1.00	LPSM	\$22,088.50
901220.0000 Builder's Risk Insurance (By Owner)	1.00	NIC	\$0.00
TOTAL: 90 12 00 Insurance Requirements			\$22,089
90 21 00 Warranty Requirements			
902110.0000 Warranty Allocation	1.00	LPSM	\$810.59
			\$811



October 24, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 90 21 00 Warranty Requirements			\$811
90 51 00 Escalation			
905110.0000 Escalation Allowance	1.00	ALLW	\$20,000.00
TOTAL: 90 51 00 Escalation			\$20,000
90 73 00 Construction Manager Contingency			
907310.0000 Construction Manager Contingency	1.00	LPSM	\$60,794.03
TOTAL: 90 73 00 Construction Manager Contingency			\$60,794
90 90 00 Construction Manager Overhead and Fees			
909010.0000 Construction Manager Fee	1.00	LPSM	\$96,257.21
TOTAL: 90 90 00 Construction Manager Overhead and Fees			\$96,257
TOTAL: 90 SOFT COSTS			\$214,136
Base Estimate Total Cost			\$2,236,552



ALLOWANCE SCHEDULE

The following allowances are included in the GMP Proposal where a clear scope has not been defined by the GMP Documents or where the items require further research. These allowances are for the cost of work only and do not include costs for insurance, bonds, contingency, fee, etc.

It is understood that the Construction Manager's Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each of the below listed allowances and the actual costs and/or savings realized for each allowance.

<u>Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 03 – Concrete	
033100.0000	Concrete and Reinforcing Steel Submittals	\$40,000
	Division 05 – Steel	
051223.0000	Structural Steel Submittals	\$70,000
	Division 09 – Finishes	
092000.000	Patching and Finishes Related to Asbestos Sampling	\$10,000
	Division 26 – Electrical	
260000.0001	Fill Emergency Generator Tank After Testing	\$1,200
905110.0000	Escalation	\$20,000

END OF ALLOWANCE SCHEDULE

Attachment 3

Itemized General Condition Expenses

<u>Item Code</u>	<u>Description</u>	<u>UOM</u>	<u>QTY</u>	<u>Unit \$</u>	<u>Ext \$</u>
001113.0010	Bid Advertisements	LPSM	1	\$ 780.00	\$ 780
001113.0020	Bid Packages	EACH	4	\$ 53.50	\$ 214
013113.0020	Project Executive	WEEK	2	\$ 533.89	\$ 1,068
013113.0090	Operations Manager	WEEK	5	\$ 1,685.94	\$ 8,430
013113.0110	Senior Project Manager	WEEK	10	\$ 4,783.16	\$ 47,832
013113.0190	General Superintendent	WEEK	2	\$ 1,685.94	\$ 3,372
013113.0260	Full Time Project Engineer #1	WEEK	10	\$ 2,250.65	\$ 22,507
013113.0360	Project Accountant	WEEK	3	\$ 157.94	\$ 474
013113.0370	Jobsite Secretary	WEEK	1	\$ 1,737.50	\$ 1,738
013216.0000	Part Time Project Scheduler	WEEK	1	\$ 426.44	\$ 426
013216.0010	Construction Schedule [P6 Software]	MO	1	\$ 75.00	\$ 75
013226.0010	Project Document Management Software [Procore] (0.10%)	LPSM	0.04	\$ 59,364.00	\$ 2,587
015213.0150	Jobsite Postage	MO	1	\$ 160.50	\$ 161
					\$ 89,662
	Additional Pre-Construction through 50% CD				\$ 70,000
	Additional Pre-Construction through Project Mobilization				\$ 93,827
					\$ 253,489

Attachment 4

Alternates



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
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ALTERNATES NARRATIVE

Within this section we have included pricing for various Alternates for consideration by Alachua County. At this time, none of these Alternates are included within the Base Bid GMP Proposal. The pricing for each alternate represents the adjustment required to the Base Bid GMP Proposal to incorporate the proposed change in scope. A summary listing of the proposed alternates is listed below. A more detailed description and a detailed cost report for each alternate have been provided immediately following this narrative. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

- Alternate No. 1 – Furnish and install Power Temp Systems docking station with selector switch in lieu of a separate docking station and manual transfer switch Deduct \$7,283.00

Note: The proposed change in scope and related pricing for various Alternates may be overlapping in nature and may require revisions based on the combination of Alternates accepted.



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ALTERNATE NO. 1

Alternate Narrative:

- Furnish and install Power Temp Systems docking station with selector switch in lieu of a separate docking station and manual transfer switch.

Adjustment to the Base Bid GMP: Deduct \$7,283.00

Note: A copy of the CM Detail Cost Report related to this alternate is attached and immediately follows this narrative.

Adjustment to the Contract Time: N/A

Attachment 5

Assumptions and Clarifications



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220

PROJECT NAME

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CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled "EARLY RELEASE PACKAGE 01" dated January 27, 2025 as prepared by DLR Group. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled "EARLY RELEASE PACKAGE 01" dated January 27, 2025 as prepared by DLR Group. Refer to Document List included in Section II of this proposal.
 - Pre-Bid Requests for Information (Pre-Bid RFI's) No. PC-1 to PC-2 to the extent that the information was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addendum prior to their bid date, with answers and/or clarifications provided by the Owner, the Architect and their consultants, or the Construction Manager.
 - The Construction Manager's GMP Cost Report dated October 22, 2025.
 - The Construction Manager's Project Schedule dated October 23, 2025.
 - 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 final 100% Construction Documents.
- It is understood that various allowances are included in this GMP Proposal as indicated in Section IV-D of this proposal. It is further understood that the Construction Manager's Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each allowance and the actual costs and/or savings realized on each allowance.
- 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.

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 ten (10) weeks.
 - Base Bid GMP – Includes the following scope of work:
 - Survey of the existing building materials for asbestos containing material including sampling and report
 - Concrete foundation reinforcing steel submittals
 - Structural steel submittals
 - Furnish only of Air Handlers, Rooftop Energy Recovery Ventilator, Rooftop Economizer RTU
 - Furnish only of Electrical Gear as shown on the electrical riser
 - Furnish only of Emergency Generator and Transfer Switches.
 - Additional Pre-Construction Phase Services.
 - Alternates – The following "Alternates" have been priced and are offered for consideration as part of this proposal. Refer to Section IV-E of this proposal for a more detailed description and pricing for the alternates.
 - Alternate No. 1 – Furnish and install Power Temp Systems docking station with selector switch in lieu of a separate docking station and manual transfer switch



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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 ten (10) weeks.
 - The Staffing & General Conditions (general conditions and general requirements) costs are considered lump sum in the amount of \$253,489 and will be billed in Three (3) equal monthly installments commencing with the first billing period.
 - We have not included a jobsite office facility.
 - Performance and Payment Bonds are included.
 - Costs for building permits are not included.
 - 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.
 - We exclude any local, state, or federal prevailing wage acts or laws that mandate worker classification, prevailing or 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 \$22,088 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.
 - Damages for delay (liquidated damages or otherwise) shall only be applicable to the overall Substantial Completion date for the entire project. Damages for delay shall not apply to interim, phased or milestone Substantial Completion dates.
 - 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 \$811 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. Acceptable uses of this contingency include, but are not limited to, the following:
 - Buy-out of work not included in previously awarded bid packages.
 - Repair of damages caused by an unknown source or contractor (not including Builder's Risk claims).
 - To improve and/or accelerate the progress of the work.
 - To improve the conditions of the work.
 - For modification of the work resulting from an unknown ambiguity (not an error or omission) in the contract documents.
 - To increase and/or supplement staff as necessary to effectively manage the project.
 - To adjust the reimbursable general conditions in excess of the budget.
 - Neither a Design Contingency nor Owner Contingency is included.
 - Based on current market volatility, an Escalation Allowance of \$20,000 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. Specifically, Ajax has been notified of potential supply chain issues affecting both costs and availability of resources from multiple trade bidders, including but not limited to: all equipment vendors/suppliers. This excludes tariff related cost escalation.
 - Fee is not calculated on the Escalation Allowance. However, it is agreed fee will be included at a percentage of 4.75% for any work charged against the Escalation Allowance in the performance of the





work. The Escalation budget will fund the fee when the Escalation is allocated to the Work, therefore the full amount of the Escalation Budget is not available to offset Escalation events.

- Architectural and/or Engineering Fees are not included.
- The Construction Manager's Construction Phase Fee is included as a lump sum.
- This proposal does not include any provisions for enhanced hurricane protection (EHPA).
- Ajax Building Company, LLC may utilize a subcontractor default insurance program for some subcontractors as an alternative to Subcontractor Bonds. When utilized, the cost for the subcontractor default insurance coverage will be the same cost as the subcontractor's bond cost.
- 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 Supplier's Agreement. Surplus materials shall be the property of the Supplier and no refund or materials shall be due to the Owner.
- Some work of this GMP Proposal and the Project Schedule may include materials or products subject to impact for epidemic or pandemic events, tariffs, or other future concern. The GMP and Project Schedule do not account for and specifically exclude any disruptions, cost impacts or delays to the procurement or supply of such materials caused by these or other similar events. Additionally, the GMP and Project Schedule do not account for and specifically exclude any impacts that may be caused to the performance of the work resulting from labor shortages, shutdowns, work restrictions, travel restrictions, production inefficiencies, governmental regulations/guidance, tariffs, or other similar causes resulting from any outbreak. We have not included allowances related to additional virus related protective measures for Site sanitizing, Personal protective Equipment or materials, additional handwashing stations or additional Safety Monitoring devices.
- This ERP GMP includes costs for Additional Pre-Construction Services in the amount of \$163,827 as previously agreed, included in the Staffing and General Conditions amount above.

Division 02 – Existing Conditions

- Clarifications, qualifications and assumptions related to Division 02:
 - Abatement and Remediation Work
 - We include an asbestos survey of the existing courthouse restricted to areas that are affected by the renovation scope.
 - Specifically this includes:
 - ◆ Elevator lobbies on floors 1, 2, 3, and 4 at the building connector.
 - ◆ Rooms B137, B141, B142 on the first floor.
 - ◆ Corridor B214 on the second floor at the single door connector from the new Courthouse.
 - ◆ Corridor B307 on the third floor at the single door connector from the new Courthouse.
 - ◆ 3rd floor plenums associated with 4th floor plumbing work
 - ◆ The 4th floor as required for the renovation.
 - ◆ Roofing at penetrations on the main roof and south 1st floor roof, and the southern exterior wall associated with anticipated tie-ins.
 - ◆ Includes up to 60 samples for analysis.
 - Abatement of any hazardous material is not included.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03:





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- We include an allowance of \$40,000 to allow early procurement of reinforcing steel submittals and shop drawings to be purchased concurrent with and prior to formal BOCC approval and amendment execution of the 100% CD GMP to maintain the project schedule.

Division 05 – Structural Steel

- Clarifications, qualifications and assumptions related to Division 05:
 - We include an allowance of \$70,000 to allow early procurement of structural steel submittals and shop drawings to be purchased concurrent with and prior to formal BOCC approval and amendment execution of the 100% CD GMP to maintain the project schedule.

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - We include an allowance of \$10,000 to perform miscellaneous finish patching and touch-up resulting from destructive sampling for asbestos containing material.

Division 23 – HVAC

- Clarifications, qualifications and assumptions related to Division 23:
 - We include all work as per Bid Package 23.01M HVAC Equipment.
 - Unloading and installation of all materials being procured in the ERP GMP will be included in the future 100% CD GMP, and is not included in this ERP GMP.
 - Controls and control devices will be included in the future 100% CD GMP, and are not included in this ERP GMP.

Division 26 – Electrical

- Clarifications, qualifications and assumptions related to Division 26:
 - We include all work as per Bid Package 26.01M Electrical Switchgear and Bid Package 26.02M Emergency Generator and Transfer Switches.
 - Unloading at the jobsite will be included in the future 100% CD GMP, and is not included in this ERP GMP.
 - The secondary cabinet will be included in the future 100% CD GMP, and is not included in this ERP GMP.
 - We include an allowance of \$1,200 to fill the new generator to capacity with fuel prior to project turnover.

General Notes

- General clarifications, qualifications and assumptions related to this 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.



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- 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

Attachment 6

COMPLETION SCHEDULE



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000220
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SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated October 23, 2025 as prepared by Ajax Building Company, LLC and included in Section VII-B of this proposal for the illustration of the below listed items. The project schedule has been updated to include progress achieved through October 23, 2025.

The project schedule included within this proposal is based on the information represented in the GMP Proposal No. 1 Early Release Package (ERP) Documents. The project schedule of this GMP Proposal reflects an overall duration of Fourteen (14) months for the Early Release Package phase of the project, including from the start of submittals to the last delivery of ERP equipment.

The following contractual dates are incorporated into the CM Contract via this GMP Proposal No. 1 Early Release Package (ERP).

- Project Substantial Completion December 20, 2027

The schedule information included herein is related specifically to the scope of the Early Release Package GMP Proposal only and, therefore, references to project completion dates and/or specific durations are not binding.

The following additional Milestone Dates are anticipated within the GMP Proposal No. 1 Early Release Package (ERP) project schedule in order to achieve the contractual dates listed above.

- HVAC Submittals Returned Approved or AAN February 18, 2026
- HVAC Unit Deliveries Complete September 10, 2026
- Electrical Gear Submittals Returned Approved or AAN January 14, 2026
- Electrical Gear Equipment Deliveries Complete January 18, 2027
- Emergency Generator Submittals Returned Approved or AAN February 18, 2026
- Emergency Generator Scope Deliveries January 12, 2027

In order for GMP Proposal No. 1 Early Release Package (ERP) activities to commence on December 1, 2025 as scheduled, the following contractual activities will need to be completed as indicated.

- GMP Negotiations Complete October 27, 2025
- CM Contract Amendment Executed and NTP Issued November 12, 2025

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.



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Activity ID	Activity Name	Dur	Start	Finish	2025												2026												2027												2028											
					J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Alachua County Judicial Justice Center																																																				
Pre-Construction																																																				
Budget Development (Civil Courthouse)																																																				
Guaranteed Maximum Price Submission																																																				
GMP #1 Early Release Package for Long Lead Equipment (ERP)																																																				
A5990	GMP #1 - ERP GMP Development	30	Jan-30-25	Sep-04-25 A	■												■												■												■											
A6000	GMP #1 - ERP GMP Submission	12	Sep-05-25	Sep-11-25 A	■												■												■												■											
A6010	Alachua County ERP GMP Review	10	Sep-12-25	Oct-27-25	■												■												■												■											
A6020	Alachua County ERP GMP Approval/PO/NTP	12	Oct-28-25	Nov-12-25	■												■												■												■											
Procurement																																																				
Submittals																																																				
23 HVAC																																																				
HVAC Equipment																																																				
A1330	HVAC Eqpt Submittals Generate	25	Dec-15-25	Jan-21-26	■												■												■												■											
A1340	HVAC Eqpt A/E Review	20	Jan-22-26	Feb-18-26	■												■												■												■											
A1350	HVAC Eqpt Manufacture	140	Feb-19-26	Sep-04-26	■												■												■												■											
A1360	AHUs Delivered to Jobsite	3	Sep-08-26	Sep-10-26	■												■												■												■											
26 Electrical																																																				
Electrical Gear																																																				
A1290	Electrical Gear Submittals Generate	20	Dec-01-25	Dec-30-25	■												■												■												■											
A1300	Electrical Gear A/E Review	10	Dec-31-25	Jan-14-26	■												■												■												■											
A1310	Electrical Gear Manufacture/Deliver	255	Jan-15-26	Jan-18-27	■												■												■												■											
Emergency Generator and ATS(s)																																																				
A6130	Emergency Generator & ATS(s) Submittals Generate	25	Dec-15-25	Jan-21-26	■												■												■												■											
A6140	Emergency Generator & ATS(s) A/E Review	20	Jan-22-26	Feb-18-26	■												■												■												■											
A6150	Emergency Generator & ATS(s) Manufacture	150	Feb-19-26	Sep-21-26	■												■												■												■											
A6170	Emergency Generator & ATS(s) Delivered to Jobsite	1	Jan-12-27	Jan-12-27	■												■												■												■											
Site																																																				
Mobilization																																																				
A1910	Mobilization - Civil	5	Mar-16-26	Mar-20-26	■												■												■												■											
A1580	Establish Survey Control	3	Mar-23-26	Mar-25-26	■												■												■												■											
A1560	Site Investigations/Locations	5	Mar-26-26	Apr-01-26	■												■												■												■											
A1590	Install Site Security Temp Fencing	4	Mar-26-26	Mar-31-26	■												■												■												■											
A2430	Establish Temp Power	5	Apr-02-26	Apr-08-26	■												■												■												■											
A8850	Establish Site Office	20	Apr-02-26	Apr-29-26	■												■												■												■											
A4620	Temp Electrical Service-Trailer	3	Apr-09-26	Apr-13-26	■												■												■												■											
A5270	Mobilization - Non-Civil	10	Jun-18-26	Jul-01-26	■												■												■												■											
Closeout																																																				
A5680	Final Clean	20	Sep-14-27	Oct-12-27	■												■												■												■											

Alachua County Judicial Justice Center

Data Date: Oct-23-25
 Print Date: Oct-23-25
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Attachment 7

LIST OF SUB-CONTRACTORS AND MAJOR SUPPLIERS



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BID PACKAGES AND BID PACKAGE ADDENDA

<u>BP No.</u>	<u>Description</u>	<u>Date</u>
02.01	Asbestos Survey	
23.01M	HVAC Equipment	02/17/25
26.01M	Electrical Switchgear	02/17/25
26.02M	Emergency Generator and Transfer Switches	02/17/25
Bid Addendum #01	HVAC ERV and RTU Alternate Manufacturer	02/20/25
Bid Addendum #02	Pre-Bid Conference Agenda and Minutes	02/21/25
Bid Addendum #03	Generator and TS Scope – Clarifications	02/24/25
Bid Addendum #04	Alachua County Contract with Ajax Building Company, LLC	02/25/25
	(END OF BID PACKAGES AND BID PACKAGE ADDENDA)	

Exhibit P: No Coercion for Labor or Services Affidavit

**AFFIDAVIT OF NO COERCION
PURSUANT TO §787.06, FLORIDA STATUTES**

State of Florida
County of Alachua

I, _____ [insert full legal name of the person providing this affidavit], as _____ [insert corporate title of the person providing this affidavit] of the _____ [insert full legal name of the Corporation], having taken an oath, deposes and says:

1. I am over the age of twenty-one (21) and make this Affidavit on personal knowledge and not upon information or belief
2. I am duly authorized to attest and affirm as to the matters contained herein on behalf of on behalf of the _____ [insert full legal name of the Corporation].
3. I attest and affirm that _____ [insert full legal name of the Corporation] does not use coercion as defined in section 787.06(2)(a), Florida Statutes, to employ any person for labor or services.
4. This signed attestation is provided to the Alachua County Board of County Commissioners to comply with section 787.06(13), Florida Statutes.

Under penalty of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature

Name Printed

Title

Date Signed