

## SAINT PETERSBURG CITY COUNCIL

Meeting of November 2, 2017

### REPORT

**To: The Honorable Darden Rice, Chair, and Members of City Council**

**Subject:** A resolution accepting the Guaranteed Maximum Price ("GMP") Proposal for construction of the new Police Training Facility project in an amount not to exceed \$5,420,056 submitted by Ajax Building Corporation ("Ajax") on October 20, 2017; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg and Ajax dated May 4, 2017 ("Contract") to incorporate the GMP Proposal into the Contract and modify other necessary provisions; approving a transfer in the amount of \$5,600,000 from the TD Bank, N.A. Fund (2018) from the proceeds of a non ad valorem revenue note, series 2017D for the construction of the new Police Training Facility and other project expenses to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$5,600,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the Police Training Facility Project (Engineering & CID Project No. 11234-118; Oracle Project No. 15924); and providing an effective date.

**Explanation:** On May 4, 2017, City Council approved a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("Contract") with Ajax for preconstruction and construction phase services for the new St. Petersburg Police Training Facility project. Preconstruction phase services were authorized in an amount not to exceed \$26,516 and have been completed. The preconstruction phase services included obtaining competitive bids from qualified subcontractors based on the 100% completed construction documents.

On October 20, 2017, Ajax submitted a GMP Proposal for the work, including all labor, material and equipment necessary to renovate the existing 7,192-square-foot single-story former Police Pistol range into a training facility, and to construct a new 11,173-square-foot firing range addition to include tactical vehicle storage, an armory, ammunitions storage, simulation training and classrooms. The new 50-yard, full tactical vehicle accessible indoor rifle range will be constructed adjacent to the existing building and include concrete tilt wall panels to aide in the acoustic treatment of the gun fire. The project will be LEED certified and the GMP Proposal includes a Solar Photo Voltaic system on the roof of the existing structure. Upon acceptance of the GMP Proposal for the work and approval of a First Amendment to the Contract, Ajax will be authorized to commence the work.

The GMP Proposal is based on the following i) the completed architectural, landscape architectural, structural, mechanical, plumbing and electrical contract drawings and project specifications as prepared by ARC3 Architecture.; ii) a listing of clarifications, qualifications and assumptions made by Ajax in preparation of the GMP Proposal, which further define the scope of the site work; and iii) the anticipated schedule for the site work. Construction activities are anticipated to commence on November 10, 2017.

Ajax developed a competitive bid process and obtained City approval of the process prior to soliciting competitive bids. Ajax obtained bids for the work through separate bid packages. Ajax tabulated and analyzed the bids and submitted the low, responsive bids proposed for construction work to the City. The subtotal value of all the subcontractor bids for the balance of the work is

\$4,338,808. This includes an estimated 19% City certified Small Business Enterprise (SBE) participation. In addition to the cost of the subcontracted work, the GMP Proposal will include the bonds and insurance, Contractor's General Conditions, Contractor's Contingency and the Contractor's overhead and fee. An Owner's Contingency for Unforeseen Conditions is also included.

The GMP Proposal is as follows:

Subcontractor cost of the work	\$4,338,808
General conditions	444,177
Bonds, insurance & warranty	96,812
Construction manager's contingency	215,234
Owner's unforeseen conditions contingency	75,000
Construction manager's fee	<u>250,025</u>
Total GMP proposal for the work	\$5,420,056

The GMP is within the adjusted amount of the Construction Cost Budget for the project.

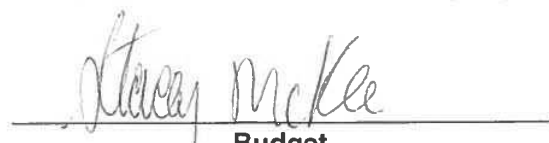
Upon execution of the First Amendment to incorporate the GMP Proposal into the Contract, Ajax will commence the site work and proceed with building foundations and leading to completion of the balance of the work. The duration for the balance of the work is eleven (11) months.

**Recommendation:** Administration recommends City Council approve the attached resolution accepting the Guaranteed Maximum Price ("GMP") Proposal for construction of the new Police Training Facility project in an amount not to exceed \$5,420,056 submitted by Ajax Building Corporation ("Ajax") on October 20, 2017; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg and Ajax dated May 4, 2017 ("Contract") to incorporate the GMP Proposal into the Contract and modify other necessary provisions; approving a transfer in the amount of \$5,600,000 from the TD Bank, N.A. Fund (2018) from the proceeds of a non ad valorem revenue note, series 2017D for the construction of the new Police Training Facility and other project expenses to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$5,600,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the Police Training Facility Project (Engineering & CID Project No. 11234-118; Oracle Project No. 15924); and providing an effective date.

**Cost/Funding/Assessment Information:** A portion of the funding has been previously appropriated. Additional funds will be available after (i) a transfer in the amount of \$5,600,000 from the TD Bank, N.A. Fund (2018) from the proceeds of a non ad valorem revenue note, series 2017D for the Police Training Facility construction and other project expense (e.g., furniture, fixtures, technology and equipment, project administration and inspection services, testing, permitting cost) and (ii) a supplemental appropriation in the amount of \$5,600,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the Police Training Facility Project (Engineering & CID Project No. 11234-118; Oracle Project No. 15924).

**Attachments:** GMP Proposal (55 pages)  
GMP Amendment (3 pages)  
Resolution

**Approvals:**

  
**Administrative**  
**Budget**



**City of St. Petersburg  
Police Training Facility**

**1845 13<sup>th</sup> Avenue North  
St. Petersburg, FL 33713  
Job 201713**

**GUARANTEED MAXIMUM PRICE PROPOSAL**

**October 20, 2017**



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**Ajax Building Corporation  
109 Commerce Blvd.  
Oldsmar, FL 34677**

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL****October 20, 2017****TABLE OF CONTENTS**

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AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**EXECUTIVE SUMMARY**

Ajax Building Corporation is pleased to present this Guaranteed Maximum Price (GMP) Proposal for the Police Training Facility for consideration by the City of St. Petersburg. This GMP Proposal will recap the status of the project through the end of the GMP Phase and will provide estimate, schedule and other project information to be utilized by the project team as the project moves forward. This GMP Proposal, upon acceptance by the City of St. Petersburg, is intended to serve as the basis for an Amendment to the CM Contract, adding the construction phase activities to the current contract.

Project Description

The overall project is planned as a single-story facility totaling roughly 11,173 square feet. The existing 7,192 square foot, 25-yard indoor pistol range is to be renovated to house training classrooms, simulation training room, ammunition storage, and tactical vehicle storage garage. The new 50-yard, full tactical, vehicle accessible indoor rifle range will be constructed adjacent to the existing building and include a classroom and weapons cleaning area adjacent to the range. The new range will be constructed with insulated concrete tilt wall panels to aide in the acoustic treatment of the gun fire. The roof system will be composed of a PVC membrane supported by structural concrete slab on metal decking. The project includes several elements to reach the goal of LEED certification including roof mounted photovoltaic panels.

The indoor range has special system requirements including a separate ventilation system that is outfitted with a state of the art, laminar air flow mechanical system, acoustical measures with ceiling baffles and PEPP wall panels, intelligent range targeting systems, and a rubber bullet containment trap.

The site is situated between two active baseball fields in Woodlawn Park, near Downtown St. Petersburg, FL. Site access and maneuverability is very restricted due to the proximity to the two outfield fences. The site has high levels of lead contaminates and miscellaneous debris from previous use as a land fill. The interior of the existing building has asbestos and lead contamination. Due to the poor soils conditions the new facility will be supported by 35-ton capacity helical piles, 24" grade beams and a thickened slab on grade.

Guaranteed Maximum Price (GMP)

The work included in the GMP Estimate is based upon the List of Documents included in Section II of this proposal as amended by the Clarifications, Qualifications contained in Section III of this proposal.

The Base Bid GMP Proposal for the Police Training Facility totals **\$5,420,056**. The Base Bid GMP Proposal includes the Sitework, the new Firing Range, and the renovations to the existing building.

Project Schedule

The project schedule included within this proposal is based on the information represented in the GMP Documents. The overall project schedule reflects an overall duration of eleven (11) months for the construction phase of the project.

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

- |                          |                    |
|--------------------------|--------------------|
| ▪ Substantial Completion | September 11, 2018 |
| ▪ Final Completion       | October 2, 2018    |





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

- |  |                   |
|--|-------------------|
| ▪ Mobilization / Start of Construction | November 10, 2017 |
| ▪ Top-Out of Range Structure           | May 16, 2018      |
| ▪ Building Dry-In                      | June 7, 2018      |
| ▪ Range Equipment Installation         | August 17, 2018   |

In order for construction activities to commence on November 10, 2017, as scheduled, the following contractual activities will need to be completed as indicated.

- |                                       |                  |
|---------------------------------------|------------------|
| ▪ GMP Amendment Negotiations Complete | October 20, 2017 |
| ▪ CM Contract Amendment Executed      | November 2, 2017 |
| ▪ Targeted Notice to Proceed          | November 3, 2017 |

In order to expedite the project start-up activities, the Architect, the Construction Manager and the Owner will be required to closely coordinate and expedite submittal review/approval, respond to information requests, respond to conflicts/unforeseen conditions, etc.



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**LIST OF DOCUMENTS**

The work included in this Final 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 accepted Value Engineering and Budget Options, all contained in Section III of this proposal.

The List of Documents includes the:

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





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**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL****October 20, 2017****CONTRACT DRAWINGS****Entitled Police Training Facility dated August 15, 2017**

<u>Sheet</u>	<u>Description</u>	<u>Date Issued</u>	<u>Date Revised</u>
G-000	Cover Sheet	8/15/17	
G-001	Project/Plan Review Data	8/15/17	
G-100	Architectural Site Plan	8/15/17	8/29/17
G-101	Life Safety Plan	8/15/17	
	<b>Civil</b>		
C-100	Existing Conditions	8/15/17	
C-101	Demolition and Site Prep Plan	8/15/17	
C-102	Civil Site Plan	8/15/17	
C-103	Paving, Grading & Drainage Plan	8/15/17	
C-104	Utility Plan	8/15/17	
C-105	Civil Details	8/15/17	
C-106	Civil Details	8/15/17	
C-107	Pond Details	8/15/17	
C-108	Construction Surface Water Protection Plan	8/15/17	
C-109	Surface Water Pollution Prevention Plan	8/15/17	
	<b>Landscape</b>		
L-100	Landscape Plan	8/15/17	
L-200	Landscape Details	8/15/17	
L-300	Landscape Notes	8/15/17	
	<b>Architectural Demolition</b>		
AD-100	Demolition Floor Plan	8/15/17	
AD-110	Demolition Reflected Ceiling Plan	8/15/17	
AD-120	Demolition Roof Plan	8/15/17	
AD-200	Demolition Exterior Elevations	8/15/17	





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**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL****October 20, 2017**

<b>Sheet</b>	<b>Description</b>	<b>Date Issued</b>	<b>Date Revised</b>
	<b>Architectural Renovation</b>		
A-100	Annotation Floor Plan	8/15/17	
A-101	Dimension Floor Plan	8/15/17	
A-102	Finish Floor Plan	8/15/17	8/29/17
A-103	Tilt-Up Concrete Wall Panel Plan	8/15/17	
A-110	Reflected Ceiling Plan	8/15/17	
A-120	Roof Plan	8/15/17	
A-200	Exterior Elevations	8/15/17	
A-210	Tilt-Up Concrete Wall Panel Elevations	8/15/17	
A-211	Tilt-Up Concrete Wall Panel Elevations	8/15/17	
A-212	Tilt-Up Concrete Wall Panel Elevations	8/15/17	
A-213	Tilt-Up Concrete Wall Panel Elevations	8/15/17	
A-300	Building Sections	8/15/17	
A-301	Building Sections	8/15/17	
A-310	Wall Sections	8/15/17	
A-311	Wall Sections	8/15/17	
A-312	Wall Sections	8/15/17	
A-313	Wall Sections	8/15/17	
A-400	Enlarged Views: Restroom Plans	8/15/17	
A-401	Enlarged Views: Interior Elevations	8/15/17	
A-402	Enlarged Views: Casework Elevations	8/15/17	
A-403	Enlarged Views: Casework Details	8/15/17	
A-500	Roof Details	8/15/17	
A-501	Roof Details	8/15/17	
A-502	Miscellaneous Details	8/15/17	
A-503	Miscellaneous Details	8/15/17	
A-600	Door & Window Types & Schedules	8/15/17	
A-610	Wall Types	8/15/17	
A-700	Signage & Accessibility Details	8/15/17	
	<b>Structural</b>		
S-101	Structural Specifications	8/15/17	
S-102	Load Schedule and Wind Design Data	8/15/17	



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<b>Sheet</b>	<b>Description</b>	<b>Date Issued</b>	<b>Date Revised</b>
SD-201	Structural Demolition Plans	8/15/17	
S-202	Grade Beam & Pile Plan	8/15/17	
S-203	Slab on Grade & Pile Plan	8/15/17	
S-204	CMU Wall & Tilt Wall Plan	8/15/17	
S-205	Foundation Plan Notes & Schedules	8/15/17	
S-206	Roof Framing Plan	8/15/17	
S-301	Typical Details	8/15/17	
S-302	Typical Details	8/15/17	
S-303	Typical Details	8/15/17	
S-304	Typical Details	8/15/17	
S-305	Typical Details	8/15/17	
S-401	Wall Sections	8/15/17	
S-402	Wall Sections	8/15/17	
S-403	Wall Sections	8/15/17	
S-404	Wall Sections	8/15/17	
S-405	Wall Sections	8/15/17	
S-406	Wall Sections	8/15/17	
S-501	Tilt Wall Panel & Penetration Elevations	8/15/17	
S-502	Tilt Wall Panel & Penetration Elevations	8/15/17	
S-503	Tilt Wall Panel & Penetration Elevations	8/15/17	
S-504	Tilt Wall Panel Reinforcing Elevations	8/15/17	
S-505	Tilt Wall Panel Reinforcing Elevations	8/15/17	
S-506	Tilt Wall Panel Reinforcing Elevations	8/15/17	
	<b>Mechanical</b>		
M-001	Legend, Notes and Abbreviations-Mechanical	8/15/17	9/5/17
MD-101	Demolition Floor Plan - Mechanical	8/15/17	
MD-120	Demolition Roof Plan - Mechanical	8/15/17	
M-101	Renovation Plan - HVAC	8/15/17	9/5/17
M-102	Renovation Plan - Sensors	8/15/17	
M-120	Renovation Roof Plan - Mechanical	8/15/17	9/5/17
M-501	Details - Mechanical	8/15/17	
M-502	Details - Mechanical	8/15/17	9/5/17





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GMP PROPOSAL****October 20, 2017**

<u>Sheet</u>	<u>Description</u>	<u>Date Issued</u>	<u>Date Revised</u>
M-503	Details - Mechanical	9/5/17	
M-601	Schedules - Mechanical	8/15/17	9/5/17
	<b>Plumbing</b>		
P-001	Schedules, Legends and Notes-Plumbing	8/15/17	
PD-101	Demolition Floor Plan - Plumbing	8/15/17	
P-101	Renovation Plan - Domestic Water	8/15/17	
P-102	Renovation Plan - Sanitary	8/15/17	
P-120	Renovation Roof Plan - Plumbing	8/15/17	
P-501	Details - Plumbing	8/15/17	
P-601	Isometrics - Plumbing	8/15/17	
	<b>Fire Protection</b>		
F-001	Schedules, Legend, Notes and Abbreviations	8/15/17	
F-101	Renovation Plan - Fire Protection	8/15/17	
	<b>Electrical</b>		
E-001	Electrical Legend, Notes and Abbreviations	8/15/17	9/5/17
ES-100	Site Plan - Electrical	8/15/17	
ED-101	Demolition Floor Plan - Lighting	8/15/17	
ED-201	Demolition Floor Plan - Power	8/15/17	
ED-220	Demolition Roof Plan - Power	8/15/17	
E-101	Renovation Plan - Lighting	8/15/17	
E-201	Renovation Plan - Power	8/15/17	9/5/17
E-220	Renovation Roof Plan - Power	8/15/17	
E-501	Details - Electrical	8/15/17	
E-601	Riser Diagrams and Schedules	8/15/17	9/5/17
E-602	Electrical Schedules	8/15/17	9/5/17
	(END OF DRAWINGS)		



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**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL****October 20, 2017****CONTRACT SPECIFICATIONS****Entitled Police Training Facility dated August 15, 2017**

<u>Division</u>	<u>Description</u>	<u>Date</u>	<u>No. Pages</u>	<u>Revised</u>
<b>1</b>	<b>General Requirements</b>			
011000	Summary	8/15/17	3	
012110	Allowances	8/15/17	3	
012300	Alternates	8/15/17	2	
01 25 00	Substitution Procedures	8/29/17	3	
01 31 00	Project Management and Coordination	8/29/17	6	
01 40 00	Quality Requirements	8/29/17	7	
01 50 00	Temporary Facilities and Controls	8/29/17	7	
01 60 00	Product Requirements	8/29/17	5	
01 73 00	01 73 00 Execution	8/29/17	7	
01 77 00	Closeout Procedures	8/29/17	5	
01 78 23	Operation and Maintenance Data	8/29/17	6	
01 78 39	Project Record Documents	8/29/17	4	
01 79 00	Demonstration and Training	8/29/17	4	
013514	LEED – NC v4 Credit Summary	8/15/17	9	
013515	LEED Certification Procedures	8/15/17	6	
013516	LEED Submittal Forms	8/15/17	2	
013516.01	LEED Material Cost Summary Form	8/15/17	1	
013516.02	LEED Wood-Containing Product List	8/15/17	2	
013516.04	LEED New Product Content Form	8/15/17	2	
013516.05	LEED New Product Source Form	8/15/17	2	
017419	Construction Waste Management and Disposal	8/15/17	7	
018113.14	Sustainable Design Requirements – LEED v4 BD+C	8/15/17	7	
019113	General Commissioning Requirements	8/15/17	8	
<b>2</b>	<b>Existing Conditions</b>			



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**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
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024119	Selective Demolition	8/15/17	5	
<b>3</b>	<b>Concrete</b>			
033000	Cast-In-Place Concrete	8/15/17	16	
033543	Polished Concrete Finishing	8/15/17	3	
034713	Tilt-Up Precast Concrete	8/15/17	11	
035216	Lightweight Insulating Concrete	8/15/17	4	
<b>4</b>	<b>Masonry</b>			
042000	Unit Masonry	8/15/17	5	
042300	Reinforced Unit Masonry	8/15/17	3	
<b>5</b>	<b>Metals</b>			
051200	Structural Steel Framing	8/15/17	8	
052100	Steel Joist Framing	8/15/17	2	
053100	Steel Decking	8/15/17	4	
055000	Metal Fabrications	8/15/17	5	
<b>6</b>	<b>Wood, Plastics, and Composites</b>			
061053	Miscellaneous Rough Carpentry	8/15/17	5	
064116	Plastic-Laminate-Faced Architectural Cabinets	8/15/17	6	
<b>7</b>	<b>Thermal and Moisture Protection</b>			
072100	Thermal Insulation	8/15/17	3	
072600	Vapor Retarders	8/15/17	1	
075419	Polyvinyl-Chloride (PVC) Roofing	8/15/17	9	
076200	Sheet Metal Flashing and Trim	8/15/17	8	
077200	Roof Accessories	8/15/17	5	
078413	Penetration Firestopping	8/15/17	4	
078443	Joint Firestopping	8/15/17	3	





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**October 20, 2017**

079200	Joint Sealants	8/15/17	5	
079219	Acoustical Joint Sealants	8/15/17	3	
<b>8</b>	<b>Openings</b>			
081113	Hollow Metal Doors and Frames	8/15/17	7	
081416	Flush Wood Doors	8/15/17	5	
083113	Access Doors and Frames	8/15/17	3	
083313	Coiling Counter Doors	8/15/17	4	
083613	Sectional Doors	8/15/17	7	
084113	Aluminum-Framed Entrances and Storefront	8/15/17	9	
087100	Door Hardware	8/15/17	12	
086000	Glazing	8/15/17	8	
<b>9</b>	<b>Finishes</b>			
092216	Non-Structural Metal Framing	8/15/17	7	
092400	Cement Plastering	8/29/17	4	
092900	Gypsum Board	8/15/17	5	
093013	Ceramic Tiling	8/15/17	8	
095113	Acoustic Panel Ceilings	8/15/17	4	
096513	Resilient Base and Accessories	8/15/17	3	
096600	Exterior Textured Coatings	8/29/17	5	
099100	Painting	8/15/17	13	
099300	Staining and Transparent Finishing	8/15/17	4	
<b>10</b>	<b>Specialties</b>			
101419	Dimensional Letter Signage	8/15/17	4	
102113,14	Stainless Steel Toilet Compartments	8/15/17	4	
102239	Folding Panel Partitions	8/15/17	5	
102600	Stainless Steel Corner Guards	8/15/17	2	
102800	Toilet, Shower and Custodial Accessories	8/15/17	6	





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104413	Fire Protection Cabinets	8/15/17	3	
104416	Fire Extinguishers	8/15/17	3	
105114	Metal Gun Lockers	8/15/17	3	
<b>12</b>	<b>Furnishings</b>			
123623.13	Plastic-Laminate-Clad Countertops	8/15/17	4	
129313	Bicycle Racks	8/15/17	3	
<b>13</b>	<b>Special Construction</b>			
130701	Bullet Resistant Steel Doors – Bolt	8/15/17	4	
130702	Bullet Resistant Wood Doors - Bolt	8/15/17	4	
130703	Bullet Resistant Steel Doors – Clamp	8/15/17	4	
130704	Bullet Resistant Wood Doors – Clamp	8/15/17	4	
<b>21</b>	<b>Fire Suppression</b>			
210500	Common Work Results for Fire Suppression	8/15/17	7	
211100	Facility Fire-Suppression Water-Service Piping	8/15/17	9	
211313	Wet-Pipe Sprinkler Systems	8/15/17	19	
<b>22</b>	<b>Plumbing</b>			
220500	Common Work Results for Plumbing	8/15/17	7	
220523	General-Duty Valves for Plumbing Piping	8/15/17	3	
220529	Hangers and Supports for Plumbing Piping and Equipment	8/15/17	9	
220553	Identification for Plumbing Piping and Equipment	8/15/17	3	
220700	Plumbing Insulations	8/15/17	10	
221116	Domestic Water Piping	8/15/17	5	
221316	Sanitary Waste and Vent Piping	8/15/17	4	
221413	Facility Storm Drainage Piping	8/15/17	4	
221513	General-Service Compressed-Air Piping	8/15/17	9	
221519	General-Service Packaged Air Compressors and Receivers	8/15/17	4	





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**October 20, 2017**

223300	Electric Domestic Water Heaters	8/15/17	5	
224000	Plumbing Fixtures	8/15/17	14	
224700	Drinking Fountains and Water Coolers	8/15/17	4	
<b>23</b>	<b>Heating, Ventilation, and Air-Conditioning (HVAC)</b>			
230500	Common Work Results for HVAC	8/15/17	6	
230513	Common Motor Requirements for HVAC Equipment	8/15/17	3	
230529	Hangers and Supports for HVAC Piping and Equipment	8/15/17	6	
230553	Identification For HVAC Piping and Equipment	8/15/17	3	
230593	Testing, Adjusting, and Balancing for HVAC	8/15/17	6	
230700	HVAC Insulation	8/15/17	13	
230900	Instrumentation and Control for HVAC	8/15/17	20	
230901	Commissioning of HVAC	8/15/17	8	
230993	Sequence of Operations for HVAC Controls	8/15/17	4	
232300	Refrigerant Piping	8/15/17	7	
233113	Metal Ducts	8/15/17	11	
233116	Nonmetal Ducts	8/15/17	7	
233119	HVAC Casings	8/15/17	7	
233300	Air Duct Accessories	8/15/17	10	
233423	HVAC Power Ventilators	8/15/17	7	
233713	Diffusers, Registers, and Grilles	8/15/17	5	
234100	Particulate Air Filtration	8/15/17	3	
237200	Air-to-Air Energy Recovery Equipment	8/15/17	7	
237413	Packages, Outdoor, Central-Station Air-Handling Units	8/15/17	10	
238126	Split-System Air-Conditioners	8/15/17	4	
<b>26</b>	<b>Electrical</b>			
260500	Common Work Results for Electrical	8/15/17	16	
260519	Low-Voltage Electrical Power Conductors and Cables	8/15/17	4	
260529	Hangers and Supports	8/15/17	2	





AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

260533	Raceways and Fittings	8/15/17	5	
262413	Switchboards	8/15/17	3	
262416	Panelboards	8/15/17	4	
262726	Wiring Devices	8/15/17	5	
262818	Enclosed Contacts	8/15/17	3	
262823	Circuit Breakers	8/15/17	4	
263100	Photovoltaic Energy Equipment	8/15/17	9	
265100	Interior Lighting	8/15/17	8	
<b>28</b>	<b>Electronic Safety and Security</b>			
283111	198 Point Intelligent Communicating Fire Detection System	8/15/17	14	
<b>31</b>	<b>Exterior Improvements</b>			
311000	Site Clearing	8/15/17	3	
312213	Rough Grading	8/15/17	3	
312316	Excavation		4	
312323	Backfilling	8/15/17	6	
312333	Trenching	8/15/17	4	
312500	Erosion and Sediment Control	8/15/17	1	
321100	Base Courses	8/15/17	5	
321113	Subgrade Modifications	8/15/17	5	
321216	Asphaltic Concrete Paving	8/15/17	4	
321310	Concrete (Site Work)	8/15/17	6	
321313	Concrete Paving	8/15/17	8	
321613	Concrete Curbs and Gutters	8/15/17	1	
321723	Pavement Marking	8/15/17	1	
<b>33</b>	<b>Utilities</b>			
334001	Storm Sewerage Systems	8/15/17	4	
	(END OF SPECIFICATIONS)			





AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**ADDENDA ISSUED BY THE ARCHITECT/ENGINEER**

<u>Addenda #</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>
	ARCHITECT ADDENDA		
#1	Arc3 Architecture Addendum #1	73	8/29/17
#2	Arc3 Architecture Addendum #2	169	9/5/17
	(END OF ADDENDA)		



AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL****October 20, 2017****PRE-BID REQUESTS FOR INFORMATION**

<b><u>RFI No.</u></b>	<b><u>Description</u></b>	<b><u>Issued</u></b>	<b><u>Response</u></b>
	<b>PRE-BID RFI</b>		
001PB	Slab on Grade Demo and Replacement at Column Line 5 & 6	8/25/17	8/25/17
002PB	Soffit Sheathing Clarification	8/25/17	8/25/17
003PB	T-1 Tile Size	8/25/17	8/25/17
004PB	Exterior Tilt Panel Joint Sealant	8/25/17	8/25/17
005PB	Stucco Specification	8/25/17	8/24/17
006PB	Interior Window Treatment	8/25/17	8/28/17
007PB	Exterior Paint-Texture Coat Specification	8/28/17	8/28/17
008PB	Roof Scupper, Conductor & Downspout Material Clarification	8/28/17	8/28/17
009PB	Tilt Panel 12- Det. 18/S405	8/28/17	8/29/17
010PB	Tree Protection Detail	8/28/17	8/28/17
011PB	Hardware Group 12	9/1/17	9/1/17
012PB	Window Schedule	9/1/17	9/1/17
013PB	Key Switch Locations at Coiling Doors	9/1/17	9/1/17
014PB	Backflow Preventer Locations	9/1/17	9/1/17
015PB	Thickened Slab Size Clarification	9/1/17	9/1/17
016PB	Bullet Resistant Doors	9/6/17	9/14/17
	(END OF PRE-BID RFI)		



AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**OTHER DOCUMENTS**

<u>Description</u>	<u># Pages</u>	<u>Date</u>
Report of the Preliminary Geotechnical Investigation by Driggers Engineering	4/12/16	23
Environmental Oversight Letter Report by Cardno	5/16/16	116
Boring Plan and Boring Logs by Driggers Engineering	7/5/17	24
Limited Soil Assessment Report by Greenfield Environmental	7/24/17	142
Lead Wipe Sampling Assessment	7/18/17	10
Report of the NESHAP Renovation/Selective Demolition Survey, Sampling and Evaluation of Asbestos Containing Materials by Greenfield Environmental	7/5/17	18
<b>(END OF OTHER DOCUMENTS)</b>		



AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL****October 20, 2017****BID PACKAGES AND BID PACKAGE ADDENDA**

<b><u>BP No.</u></b>	<b><u>Description</u></b>	<b><u>Date</u></b>
01.01	Final Cleaning	3/21/17
01.02	Surveying	3/21/17
01.03	Material Testing	3/21/17
02.01	Selective Demolition – Excluded Scope. Work to be Provided By Owner	3/21/17
03.01	CIP Concrete	3/21/17
03.02	Tilt Wall Concrete	3/21/17
04.01	Masonry	3/21/17
05.01	Structural Steel	3/21/17
07.03	Roofing	3/21/17
08.01	Doors / Frames / Hardware	3/21/17
08.02	Coiling Doors	3/21/17
08.03	Storefront / Windows	3/21/17
09.01	Drywall & Stucco	3/21/17
09.02	Hard Tile & LVT	3/21/17
09.03	Acoustical Ceiling	3/21/17
09.07	Polished Concrete	3/21/17
09.09	Painting and Sealants	3/21/17
10.02	Signage	3/21/17
10.03	Misc. Specialties	3/21/17
10.05	Operable Partitions	3/21/17
11.01	Firing Range Equipment	3/21/17
11.02	Firing Range Acoustical Wall Panels	3/21/17
12.02	Window Treatments - Excluded Scope. Work to be Provided By Owner	3/21/17
12.04	Casework	3/21/17
21.01	Fire Suppression	3/21/17
22.01	Plumbing	3/21/17
23.01	HVAC	3/21/17
23.02	Firing Range Ventilation System	3/21/17





AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

<b>BP No.</b>	<b>Description</b>	<b>Date</b>
26.01	Electrical with Communications & Safety & Security	3/21/17
26.02	Photovoltaic System	3/21/17
31.01	Sitework	3/21/17
31.02	Contaminated Soils Disposal - Excluded Scope. Work to be Provided By Owner	3/21/17
32.04	Landscape and Irrigation	3/21/17
ALL	Ajax Addendum No. 1	8/29/17
ALL	Ajax Addendum No. 2	9/3/17
ALL	Ajax Addendum No. 3	9/6/17
ALL	Ajax Addendum No. 4	9/14/17
	(END OF BID PACKAGES AND BID PACKAGE ADDENDA)	

END OF DOCUMENT LIST





AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**PROPOSAL NARRATIVE**

The work included in the GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended by the Clarifications, Qualifications, and Assumptions contained in Section III of this proposal.

The Base Bid GMP Proposal for the Police Training Facility totals **\$5,420,056**. The Base Bid GMP Proposal includes the Sitework, the new Firing Range, and the renovations to the existing building.







AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

GMP Proposal:

**BASE BID GMP**  
CM Summary Report



## Cost Management Recap



Sort Sequences:

1. Sec
2. Divisions
3. Not Used
4. Not Used

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, S

Petersburg, FL

Estimator: K. Sharpe/A. Albay

Primary Project Qty: 18189 SF

Secondary Project Qty: 1 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

5:45:45PM

10/17/2017

Description	Unit\$	Total \$
Total Division 01 GENERAL REQUIREMENTS		\$444,177
Total Division 02 EXISTING CONDITIONS		\$8,740
Total Division 03 CONCRETE		\$1,027,473
Total Division 04 MASONRY		\$90,333
Total Division 05 METALS		\$233,450
Total Division 07 THERMAL & MOISTURE PROTECTION		\$198,175
Total Division 08 DOORS & WINDOWS		\$215,588
Total Division 09 FINISHES		\$405,327
Total Division 10 SPECIALTIES		\$21,127
Total Division 11 EQUIPMENT		\$418,490
Total Division 12 FURNISHINGS		\$34,535
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$19,990
Total Division 22 PLUMBING		\$157,390
Total Division 23 HVAC WORK		\$685,768
Total Division 26 ELECTRICAL WORK		\$506,137
Total Division 31 SITEWORK		\$241,647
Total Division 32 SITE IMPROVEMENTS		\$74,638
Total Division 36 BONDS & INSURANCE		\$94,525
Total Division 37 WARRANTY		\$2,287
Total Division 80 CONTINGENCY		\$290,234
Total Division 90 OVERHEAD & FEE		\$250,025
Total Sec BB BASE BID	18,189.00 SQFT	\$297.99 \$5,420,056



AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

GMP Proposal:

**BASE BID GMP**  
CM Detail Report



## Cost Management Detail



Sort Sequences:

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

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, S

Petersburg, FL

Estimator: K. Sharpe/A. Albay

Primary Project Qty: 18189 SF

Secondary Project Qty: 1 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

5:44:01PM

10/17/2017

Description	Quantity	Unit \$	Total \$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>			
<b>Sec BB BASE BID</b>			
<b>Major Item Code 01300.000 GENERAL CONDITIONS</b>			
<b>Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS</b>			
General Conditions & Requirements (11 Months)	1.00 LS	403,927.00	403,927
Extended General Conditions Contingency	1.00 LS	40,000.00	40,000
<b>Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS</b>			<b>\$443,927</b>
<b>Total Major Item Code 01300.000 GENERAL CONDITIONS</b>			<b>\$443,927</b>
<b>Major Item Code 01300.300 GENERAL REQUIREMENTS</b>			
<b>Minor Item Code 01410.000 REGULATORY REQUIREMENTS</b>			
NPDES Permit	1.00 LS	250.00	250
<b>Total Minor Item Code 01410.000 REGULATORY REQUIREMENTS</b>			<b>\$250</b>
<b>Total Major Item Code 01300.300 GENERAL REQUIREMENTS</b>			<b>\$250</b>
<b>Major Item Code 02100.000 REMEDIATION &amp; DEMOLITION</b>			
<b>Minor Item Code 02100.000 DEMOLITION WORK</b>			
BP1.2 - Surveying	1.00 LS	5,625.00	5,625
BP1.3 - Materials Testing	1.00 LS	3,115.00	3,115
<b>Total Minor Item Code 02100.000 DEMOLITION WORK</b>			<b>\$8,740</b>
<b>Total Major Item Code 02100.000 REMEDIATION &amp; DEMOLITION</b>			<b>\$8,740</b>
<b>Major Item Code 03000.000 CONCRETE WORK</b>			
<b>Minor Item Code 03310.000 STRUCTURAL CONCRETE</b>			
BP3.1 - CIP Concrete	1.00 LS	586,535.00	586,535
<b>Total Minor Item Code 03310.000 STRUCTURAL CONCRETE</b>			<b>\$586,535</b>
<b>Total Major Item Code 03000.000 CONCRETE WORK</b>			<b>\$586,535</b>
<b>Major Item Code 03400.000 PRECAST CONCRETE</b>			
<b>Minor Item Code 03470.000 TILT-UP CONCRETE</b>			
BP3.2 - Tilt Wall Concrete	1.00 LS	440,938.00	440,938
<b>Total Minor Item Code 03470.000 TILT-UP CONCRETE</b>			<b>\$440,938</b>
<b>Total Major Item Code 03400.000 PRECAST CONCRETE</b>			<b>\$440,938</b>
<b>Major Item Code 04000.000 MASONRY WORK</b>			
<b>Minor Item Code 04220.000 CONCRETE MASONRY UNITS</b>			

Sort Sequences:

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

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, S

Petersburg, FL

Estimator: K. Sharpe/A. Albay

Primary Project Qty: 18189 SF

Secondary Project Qty: 1 FLRS

Estimate UM: Imperial

Report includes Taxes &amp; Insurance.

5:44:01PM

10/17/2017

Description	Quantity	Unit \$	Total \$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>			
BP4.1 - Masonry	1.00 LS	90,333.00	90,333
<i>Total Minor Item Code 04220.000</i>			<b>\$90,333</b>
<b>CONCRETE MASONRY UNITS</b>			
<i>Total Major Item Code 04000.000 MASONRY WORK</i>			<b>\$90,333</b>
<b>Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, &amp; DECK</b>			
<b>Minor Item Code 05120.000 STRUCTURAL STEEL</b>			
BP5.1 - Structural Steel	1.00 LS	233,450.00	233,450
<i>Total Minor Item Code 05120.000</i>			<b>\$233,450</b>
<b>STRUCTURAL STEEL</b>			
<i>Total Major Item Code 05000.000</i>			<b>\$233,450</b>
<b>STRUCTURAL STEEL, JOISTS, &amp; DECK</b>			
<b>Major Item Code 07300.000 SHINGLES, TILES, &amp; ROOF COVERINGS</b>			
<b>Minor Item Code 07330.000 ROOF COVERINGS</b>			
BP7.1 - Roofing	1.00 LS	198,175.00	198,175
<i>Total Minor Item Code 07330.000 ROOF COVERINGS</i>			<b>\$198,175</b>
<i>Total Major Item Code 07300.000 SHINGLES, TILES, &amp; ROOF COVERINGS</i>			<b>\$198,175</b>
<b>Major Item Code 08000.000 BASIC DOOR &amp; WINDOW MATERIALS &amp; METHODS</b>			
<b>Minor Item Code 08000.000 DOORS, FRAMES, &amp; HARDWARE</b>			
BP8.1 - Door/Frames/Hardware	1.00 LS	110,612.00	110,612
<i>Total Minor Item Code 08000.000 DOORS, FRAMES, &amp; HARDWARE</i>			<b>\$110,612</b>
<i>Total Major Item Code 08000.000 BASIC DOOR &amp; WINDOW MATERIALS &amp; METHODS</i>			<b>\$110,612</b>
<b>Major Item Code 08300.000 SPECIALTY DOORS</b>			
<b>Minor Item Code 08330.000 COILING DOORS &amp; GRILLES</b>			
BP8.2 - Coiling Doors	1.00 LS	11,900.00	11,900
<i>Total Minor Item Code 08330.000 COILING DOORS &amp; GRILLES</i>			<b>\$11,900</b>
<i>Total Major Item Code 08300.000 SPECIALTY DOORS</i>			<b>\$11,900</b>
<b>Major Item Code 08400.000 ENTRANCES &amp; STOREFRONTS</b>			
<b>Minor Item Code 08400.000 ENTRANCES &amp; STOREFRONTS</b>			
BP8.3 - Storefront/Windows	1.00 LS	93,076.00	93,076
<i>Total Minor Item Code 08400.000</i>			<b>\$93,076</b>
<b>ENTRANCES &amp; STOREFRONTS</b>			
<i>Total Major Item Code 08400.000 ENTRANCES &amp; STOREFRONTS</i>			<b>\$93,076</b>
<b>Major Item Code 09100.000 GYP BOARD, PLASTER, &amp; STUCCO SYSTEMS</b>			
<b>Minor Item Code 09260.000 GYP. BOARD ASSEMBLIES</b>			
BP9.1 - Drywall & Stucco	1.00 LS	248,203.00	248,203
<i>Total Minor Item Code 09260.000 GYP. BOARD ASSEMBLIES</i>			<b>\$248,203</b>
<i>Total Major Item Code 09100.000 GYP BOARD, PLASTER, &amp; STUCCO SYSTEMS</i>			<b>\$248,203</b>

Sort Sequences:  
 1. Sec  
 2. Major Item Code  
 3. Minor Item Code  
 4. Not Used

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, §  
 Petersburg, FL  
 Estimator: K. Sharpe/A. Albay  
 Primary Project Qty: 18189 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

Report includes Taxes & Insurance.

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10/17/2017

Description	Quantity	Unit	\$	Total
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>				
<b>Major Item Code 09300.000 TILE</b>				
<b>Minor Item Code 09310.000 CERAMIC TILE</b>				
BP9.2 - Hard Tile & LVT	1.00	LS	17,981.00	17,981
<b>Total Minor Item Code 09310.000 CERAMIC TILE</b>				<b>\$17,981</b>
<b>Total Major Item Code 09300.000 TILE</b>				<b>\$17,981</b>
<b>Major Item Code 09500.000 CEILINGS</b>				
<b>Minor Item Code 09510.000 ACOUSTICAL CEILINGS</b>				
BP9.3 - Acoustical Ceilings	1.00	LS	35,900.00	35,900
<b>Total Minor Item Code 09510.000 ACOUSTICAL CEILINGS</b>				<b>\$35,900</b>
<b>Total Major Item Code 09500.000 CEILINGS</b>				<b>\$35,900</b>
<b>Major Item Code 09600.000 FINISHED FLOORING</b>				
<b>Minor Item Code 09670.000 FLUID APPLIED FLOORING</b>				
BP9.7 - Polished Concrete	1.00	LS	29,135.00	29,135
<b>Total Minor Item Code 09670.000 FLUID APPLIED FLOORING</b>				<b>\$29,135</b>
<b>Total Major Item Code 09600.000 FINISHED FLOORING</b>				<b>\$29,135</b>
<b>Major Item Code 09900.000 PAINTS &amp; COATINGS</b>				
<b>Minor Item Code 09900.000 PAINTS &amp; COATINGS</b>				
BP9.9 - Painting & Sealants	1.00	LS	74,108.00	74,108
<b>Total Minor Item Code 09900.000 PAINTS &amp; COATINGS</b>				<b>\$74,108</b>
<b>Total Major Item Code 09900.000 PAINTS &amp; COATINGS</b>				<b>\$74,108</b>
<b>Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES</b>				
<b>Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES</b>				
BP10.2 - Signage	1.00	LS	8,673.00	8,673
BP10.3 - Miscellaneous Specialties	1.00	LS	12,454.00	12,454
<b>Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES</b>				<b>\$21,127</b>
<b>Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES</b>				<b>\$21,127</b>
<b>Major Item Code 11000.000 BUILDING EQUIPMENT</b>				
<b>Minor Item Code 11000.000 MISCELLANEOUS EQUIPMENT</b>				
BP11.1 - Firing Range Equipment	1.00	LS	374,845.00	374,845
BP11.2 - Firing Range Acoustical Wall Panels	1.00	LS	43,645.00	43,645
<b>Total Minor Item Code 11000.000 MISCELLANEOUS EQUIPMENT</b>				<b>\$418,490</b>
<b>Total Major Item Code 11000.000 BUILDING EQUIPMENT</b>				<b>\$418,490</b>
<b>Major Item Code 12000.000 BUILDING FURNISHINGS</b>				
<b>Minor Item Code 12000.000 MISCELLANEOUS FURNISHINGS</b>				
BP12.4 - Casework	1.00	LS	34,535.00	34,535
<b>Total Minor Item Code 12000.000 MISCELLANEOUS FURNISHINGS</b>				<b>\$34,535</b>
<b>Total Major Item Code 12000.000 BUILDING FURNISHINGS</b>				<b>\$34,535</b>

Sort Sequences:

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

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, \$

Petersburg, FL

Estimator: K. Sharpe/A. Albay

Primary Project Qty: 18189 SF

Secondary Project Qty: 1 FLRS

Estimate UM: Imperial

Report includes Taxes &amp; Insurance.

5:44:01PM

10/17/2017

Description	Quantity	Unit	\$	Total
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>				
<b>Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS</b>				
<b>Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS</b>				
BP21.1 - Fire Suppression	1.00	LS	13,990.00	13,990
Permit Requirements Allowance	1.00	ALLW	6,000.00	6,000
<b>Total Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS</b>				<b>\$19,990</b>
<b>Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS</b>				<b>\$19,990</b>
<b>Major Item Code 22000.000 PLUMBING WORK</b>				
<b>Minor Item Code 22010.000 COMMON WORK RESULTS FOR PLUMBING</b>				
BP22.1 - Plumbing	1.00	LS	157,390.00	157,390
<b>Total Minor Item Code 22010.000 COMMON WORK RESULTS FOR PLUMBING</b>				<b>\$157,390</b>
<b>Total Major Item Code 22000.000 PLUMBING WORK</b>				<b>\$157,390</b>
<b>Major Item Code 23000.000 HEATING, VENTILATION, &amp; AIR CONDITIONING</b>				
<b>Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC</b>				
BP23.1 - HVAC	1.00	LS	313,130.00	313,130
BP23.2 - Controls Integration Allowance (Fire Alarm & Security)	1.00	ALLW	50,000.00	50,000
BP23.3 - Firing Range Ventilation System	1.00	LS	322,638.00	322,638
<b>Total Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC</b>				<b>\$685,768</b>
<b>Total Major Item Code 23000.000 HEATING, VENTILATION, &amp; AIR CONDITIONING</b>				<b>\$685,768</b>
<b>Major Item Code 26000.000 ELECTRICAL WORK</b>				
<b>Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL</b>				
BP26.1 - Electrician with Communication, Safety, & Security	1.00	LS	482,672.00	482,672
BP26.2 - Photo Voltaic System	1.00	LS	23,465.00	23,465
<b>Total Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL</b>				<b>\$506,137</b>
<b>Total Major Item Code 26000.000 ELECTRICAL WORK</b>				<b>\$506,137</b>
<b>Major Item Code 31000.000 SITEWORK</b>				
<b>Minor Item Code 31100.000 SITE CLEARING &amp; EARTHWORK</b>				
BP31.1 - Sitework	1.00	LS	236,647.00	236,647
BP31.2 - Contaminated Soils Allowance	1.00	ALLW	5,000.00	5,000
<b>Total Minor Item Code 31100.000 SITE CLEARING &amp; EARTHWORK</b>				<b>\$241,647</b>
<b>Total Major Item Code 31000.000 SITEWORK</b>				<b>\$241,647</b>
<b>Major Item Code 32000.000 SITE IMPROVEMENTS</b>				
<b>Minor Item Code 32310.000 FENCES &amp; GATES</b>				
BP32.3 - Fencing & Gates	1.00	LS	28,104.00	28,104
<b>Total Minor Item Code 32310.000 FENCES &amp; GATES</b>				<b>\$28,104</b>
<b>Minor Item Code 32900.000 LANDSCAPING</b>				
BP32.5 - Landscaping & Irrigation	1.00	LS	46,534.00	46,534

Sort Sequences:  
 1. Sec  
 2. Major Item Code  
 3. Minor Item Code  
 4. Not Used

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, S  
 Petersburg, FL  
 Estimator: K. Sharpe/A. Albay  
 Primary Project Qty: 18189 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

Report includes Taxes & Insurance.

5:44:01PM

10/17/2017

Description	Quantity	Unit \$	Total \$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>			
<b>Total Minor Item Code 32900.000</b>			<b>\$46,534</b>
<b>LANDSCAPING</b>			
<b>Total Major Item Code 32000.000 SITE IMPROVEMENTS</b>			<b>\$74,638</b>
<b>Major Item Code 36000.000 BONDS &amp; INSURANCE</b>			
<b>Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>			
Performance & Payment Bond	1.00	LS	37,607.00
General Liability Insurance	1.00	LS	34,049.00
Builder's Risk Insurance	1.00	LS	22,869.00
<b>Total Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>			<b>\$94,525</b>
<b>Total Major Item Code 36000.000 BONDS &amp; INSURANCE</b>			<b>\$94,525</b>
<b>Major Item Code 37000.000 WARRANTIES</b>			
<b>Minor Item Code 37000.000 WARRANTY</b>			
Warranty Allocation	1.00	LS	2,287.00
<b>Total Minor Item Code 37000.000 WARRANTY</b>			<b>\$2,287</b>
<b>Total Major Item Code 37000.000 WARRANTIES</b>			<b>\$2,287</b>
<b>Major Item Code 80000.000 CONTINGENCY</b>			
<b>Minor Item Code 80000.000 CONTINGENCY</b>			
Construction Manager's Contingency @ 4.5%	1.00	LS	215,234.00
Owners Contingency	1.00	LS	75,000.00
<b>Total Minor Item Code 80000.000 CONTINGENCY</b>			<b>\$290,234</b>
<b>Total Major Item Code 80000.000 CONTINGENCY</b>			<b>\$290,234</b>
<b>Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			
<b>Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			
Construction Manager's Fee	1.00	LS	250,025.00
<b>Total Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$250,025</b>
<b>Total Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$250,025</b>
<b>Total Sec BB BASE BID</b>	<b>18,189.00</b>	<b>SQFT</b>	<b>\$5,420,056</b>





**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS**

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
  - The Contract Drawings entitled "Police Training Facility" dated August 15, 2017 as prepared by Arc3 Architecture, Inc. Refer to Document List included in Section II of this proposal.
  - The Project Specifications entitled "Police Training Facility" dated August 15, 2017 as prepared by Arc3 Architecture, Inc. Refer to Document List included in Section II of this proposal.
  - Addendum #1 dated 8/29/17 as prepared by Arc3 Architecture, Inc.
  - Addendum #2 dated 9/5/17 as prepared by Arc3 Architecture, Inc.
  - The Geotechnical Investigation Report entitled "Report of the Preliminary Geotechnical Investigation", dated April 12, 2016 as prepared by Driggers Engineering Services Incorporated.
  - The Environmental Oversight Letter report dated May 16, 2016 as prepared by Cardno.
  - The Soil Boring Log and Boring Plan dated July 5, 2017 as prepared by Driggers Engineering Services Incorporated.
  - The Limited Soil Assessment Report dated July 24, 2017 as prepared by Greenfield Environmental.
  - The Lead Wipe Sampling Assessment report dated July 18, 2017.
  - The Report of the NESHAP Renovations/Selective Demolition Survey, Sampling and Evaluation of Asbestos Containing Materials dated July 5, 2017 as prepared by Greenfield Environmental.
  - The Construction Manager's GMP Proposal dated October 20, 2017.
  - The Construction Manager's Project Schedule dated October 2, 2017.
  - The Bid Packages and Bid Package Addenda issued to bidders by the Construction Manager.
  - The Pre Bid RFI responses as listed in the Document List.
- The sizes, quantities and descriptions indicated within the GMP Proposal are considered to be part of these clarifications, qualifications and assumptions.
- These qualifications, clarifications and assumptions are intended to supplement the GMP Proposal and the GMP Documents, and are an attempt to inform the Owner and the Architect 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 eleven (11) months.
  - GMP – Includes the following scope of work:
    - Sitework, the new Firing Range, and the renovations to the existing building.
  - Alternates – The following "Alternates" have been priced and are offered for consideration as part of this proposal. Refer to Section IV of this proposal for a more detailed description and pricing for the alternates.
    - Alternate No. 1 – Provide 80 mil thick PVC Single-Ply Roofing Membrane
    - Alternate No. 2 – Provide 80 mil thick TPO Single-Ply Roofing Membrane
    - Alternate No. 3 – Provide Operable Partition, Soffit/Sound Wall and Partition Stacking Area Enclosure Walls
  - These Alternates have not been elected, however, the Owner reserves the right to select Alternates provided there is sufficient funding in the Owner's Contingency.



**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

Division 01 – General Requirements

- Clarifications, qualifications and assumptions related to Division 01:
  - This GMP Proposal includes the Construction Manager's lump sum general conditions and general requirements for a period of eleven (11) months of \$403,927. These general conditions will be billed in 11 equal payments.
  - The Extended General Conditions Contingency is included for \$40,000.
  - Public Art is not included in the estimate.
  - We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project telephones, and jobsite communications.
  - Labor burden multiplier is included as a fixed rate of 41% on all added Construction Manager labor for supervisory positions and 46% for added field labor. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P.
  - We have not included a jobsite office facility for the Owner, Architect or their representatives.
  - Temporary utility services (water, sewer and electric) are included. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle any additional load as required by temporary utilities and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
  - Monthly aerial photographs have been included.
  - Costs related to a threshold inspector are not included.
  - The costs associated with temporary water, sewer and electric utilities will be paid for by the Construction Manager through the date of Substantial Completion at which time these utilities shall be transferred into the Owner's name and become the responsibility of the Owner.
  - The Owner shall pay for all regulatory permit fees including Building and Environmental permits (if required).
  - The proposal does not include any tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees. Any of these fees that are applicable to the project will be paid directly by the Owner.
  - One (1) each standard 4' x 8' project sign is included.
  - A site survey is included.
  - An as-built survey is included for the final documentation of the location and elevation of the proposed new construction.
  - Jobsite cleanup, rubbish removal and rubbish disposal are included.
  - Materials testing for concrete, masonry and soils are to be by the Owner and are not included. Structural Steel and Helical Pile observation inspections are included.
  - Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing.
  - Silt fencing is included for areas where construction runoff and/or erosion may occur.
  - We have included sodding areas disturbed by construction activities as necessary to return those areas to their pre-construction condition.
  - Temporary gravel, limerock, crushed concrete or asphalt millings is included for the stabilization of the construction entrances.
  - Performance and Payment Bonds are included at the fixed percentage of 0.76% and will be invoiced as a lump sum amount of \$37,607 in the first pay application.
  - We have included General Liability Insurance at the fixed percentage of 0.68% and will be invoiced as a lump sum amount of \$34,049 in the first pay application.
  - Costs for procuring Builder's Risk Insurance are included at the fixed percentage of 0.46% for \$22,869 and will be billed in the first pay request.
    - The standard deductible for this policy is \$25,000.
    - The windstorm and flood deductibles for this policy are \$100,000.



**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

- Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change order to the Construction Manager's Contract.
- "Loss of Use" coverage is not included in the policy. If a Builder's Risk claim occurs, Ajax excludes costs associated with "Loss of Use".
- The Builder's Risk and General Liability Policies do not cover existing construction or existing building components.
- Ajax may utilize a SubGuard program for some subcontractors as an alternative to Subcontractor Bonds. When SubGuard is used, the cost for SubGuard insurance coverage will be the same cost as the subcontractor's bond cost. In instances where no subcontract rate is available, a rate of 1.5% will be used.
- We have included Warranty Management for the project within the GMP. The charge for this service to be provided during the warranty period shall be \$2,287 and shall be invoiced as a lump sum amount in the first pay application.
- The Construction Manager's lump sum Construction Phase Fee is included for the amount for the amount of \$250,025 and will be invoiced on a monthly basis to align with overall percentage completion of the work. Fee has not been included on the bonds and insurance costs.
- Surplus cost and/or materials shall be the property of the Subcontractor and no refund or materials shall be due to the Owner.
- The Owner Direct Material Purchase listing breakdown will be provided within 90 days after the Notice To Proceed is issued.

Division 02 – Site Work

- Clarifications, qualifications and assumptions related to Division 02:
  - Abatement and Remediation Work
    - We specifically exclude any asbestos abatement, lead paint abatement or removal, PCB abatement or removal, and related surveys, air monitoring, clearances, testing services, etc.
    - The Owner is removing unsuitable/contaminated soils under the proposed building pad and replacing with compacted structural fill to proposed grades. We assume all utility excavation beneath the new building will be in clean fill.
  - Demolition / Selective Demolition
    - Demolition work and selective demolition work, as required for the renovations and new construction, is excluded and is to be provided by Owner.
    - The only demolition included is the saw cutting and removal of the existing concrete slab on grade for the installation of the new plumbing and electrical lines as shown. Hazardous material removed from this operation will be disposed of by the Owner's subcontractor.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03:
  - Concrete Work
    - As included in Bid Package 3.1
  - Tilt Wall Concrete
    - As included in Bid Package 3.2
    - All tilt wall panels are to be cast on temporary casting beds in the area of the proposed storm pond. The proposed storm pond is to be excavated By Owner after tilt wall panels are erected and the casting slab removed.



**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
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**October 20, 2017**

Division 04 – Masonry

- Clarifications, qualifications and assumptions related to Division 04:
  - Masonry Work
    - As included in Bid Package 4.1

Division 05 – Metals

- Clarifications, qualifications and assumptions related to Division 05:
  - Structural Steel, Joists and Deck
    - As included in Bid Package 5.1
  - Miscellaneous and Fabricated Metals
    - As included in Bid Package 5.1
  - Cold-Formed Metal Framing
    - As included in Bid Package 9.1

Division 07 – Thermal and Moisture Protection

- Clarifications, qualifications and assumptions related to Division 07:
  - Waterproofing
    - As included in Bid Package 9.9
  - Roofing and Sheet Metal
    - As included in Bid Package 7.3

Division 08 – Doors and Windows

- Clarifications, qualifications and assumptions related to Division 08:
  - Metal Doors and Frames
    - As included in Bid Package 8.1
    - Ballistic rated double doors leading into the Range are required to have a center removable astragal on the frame to help carry the load of the ballistic glass and is included.
  - Wood Doors
    - As included in Bid Package 8.1
  - Coiling Doors and Grills
    - As included in Bid Package 8.2
  - Entrances and Storefronts
    - As included in Bid Package 8.3
  - Windows, Glass & Glazing
    - As included in Bid Package 8.3

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
  - Gypsum Board, Plaster and Stucco Systems
    - As included in Bid Package 9.1
  - Tile Work
    - As included in Bid Package 9.2
  - Finished Flooring
    - Resilient Flooring



**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
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- As included in Bid Package 9.2
- Wall Base
- As included in Bid Package 9.2
- Ceilings
  - Acoustical Ceilings as included in Bid Package 9.3
- Polished Concrete Flooring
  - As included in Bid Package 9.7
- Paints and Coatings
  - As included in Bid Package 9.9
  - No painting is included for concealed areas or areas otherwise not exposed to view.

Division 10 – Specialties

- Clarifications, qualifications and assumptions related to Division 10:
  - Signage and Plaques
    - As included in Bid Package 10.2
  - Miscellaneous Building Specialties
  - We have included three whiteboard as 4' x 8' units per note 22 on sheet A100. As no specification was provided, we have based our proposal on AJW Architectural Product N101-2B Series flat trim, flat tray, 2" map rail.
    - As included in Bid Package 10.3
  - Toilet Compartments
    - As included in Bid Package 10.3
  - Wall and Corner Guards
    - As included in Bid Package 10.3
  - Fire Protection Specialties
    - As included in Bid Package 10.3
  - Toilet and Bath Accessories
    - As included in Bid Package 10.3

Division 11 – Equipment

- Clarifications, qualifications and assumptions related to Division 11:
  - Range Equipment, including Targeting, Rubber Trap and Baffles
    - As included in Bid Package 11.1
  - Range Acoustical Wall Panels
    - As included in Bid Package 11.2
  - Appliance Equipment
    - No loose appliances including microwaves, refrigerators, washers and dryers and ice makers are included and are to be provided by Owner.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
  - Manufactured Cabinets and Casework
    - As included in Bid Package 12.4
  - Window Treatment
    - Excluded and are to be provided by Owner.
  - Furniture, Fixtures & Equipment



**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
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- Excluded and are to be provided By Owner.

Division 13 – Special Construction

- Excluded

Division 14 – Conveying Systems

- Excluded

Division 21 – Fire Protection

- Clarifications, qualifications and assumptions related to Division 21:
  - Fire Protection
    - As included in Bid Package 21.1
    - An allowance of \$6,000 is included for Building Permit comments for Fire Protection modifications.
    - The Architect/Engineer of Record shall provide all required fire protection system engineering and layout documents for the project, including all engineering, calculations, analysis, layout, sizing and other data required for the fabrication and installation of the fire protection system(s) and shall be signed and sealed by the Engineer of Record and meet all requirements of the authority having jurisdiction. The construction manager's fire protection subcontractor shall prepare and submit for review/approval, shop drawings and product data for the fire protection system(s) based upon the design documents provided by the Architect/Engineer of Record. Shop drawings and product data shall not require any additional engineering input, and shall not be required to be signed/sealed by a delegated engineer.

Division 22 - Plumbing

- Clarifications, qualifications and assumptions related to Division 22:
  - Plumbing Work
    - As included in Bid Package 22.1
    - Domestic water piping is included as CPVC per Specification Section 22 11 16.

Division 23 - HVAC

- Clarifications, qualifications and assumptions related to Division 23:
  - HVAC Work
    - As included in Bid Package 23.1
    - We have included a Controls Integration Allowance for \$50,000 to incorporate the Fire Alarm and Security system components into the Niagara system. Honeywell, the sole provider, has not provided a complete package to the HVAC bidder based on Addendum #2.
  - Range Ventilation
    - As included in Bid Package 23.2

Division 26 – Electrical

- Clarifications, qualifications and assumptions related to Division 26:
  - Electrical Systems
    - As included in Bid Package 26.1



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**October 20, 2017**

- Basic Materials and Methods
  - Secondary electrical service from the primary transformer to the building(s) and electrical service distribution thereafter is included. The Construction Manager assumes that the Owner's local utility company will install the primary electrical service from the utility company's infrastructure to the on-site pole mounted transformer.
- Photovoltaic Systems
  - As included in Bid Package 26.2
  - System attachment is to be welded to PVC roof membrane with PVC membrane boot and requires no roof penetrations at the supports. The system is self-ballasted.

Division 27 – Communications

- Clarifications, qualifications and assumptions related to Division 27:
  - Communications Systems as included in Bid Package 26.1

Division 28 – Electronic Safety & Security

- Clarifications, qualifications and assumptions related to Division 28:
  - As included in Bid Package 26.1

Division 31 – Site Work

- Clarifications, qualifications and assumptions related to Division 31:
  - All Contaminated Soils are to be removed By Owner and are excluded. The Owner will only provide clean fill to reach elevation 45.00 at the building pad and elevation 44.00 at the storm water pond, all compaction of the clean fill will be provided by the Site Work Subcontractor and is included. Providing the clean fill will be coordinated and performed to coordinate with Ajax Building Corporation mobilization to the project site.
  - An Allowance of \$5,000 is included for the excavation and stockpiling on the exterior all material removed for all interior under slab trenching that is required for the new mechanical and electrical lines under the existing slab in contaminated soils and includes replacement with clean fill. All contaminated soils removal from the site and proper disposal is excluded and is to be performed by Owner.
  - Excavation of all exterior utility trenches and grading swales is included. All soils in these locations are assumed to be non-hazardous and non-contaminated based on previous correspondence provided by the Owner. Should any of the soils in these locations be deemed contaminated, the removal and replacement with clean fill shall be funded from Owner Contingency.
  - Any spoils from the Helical Piles installation process will be tested by the Owner for contamination. All work relating to handling, spreading and/or disposal of helical piles spoils will be funded from Owner Contingency.
  - Site Work / Earthwork
    - As included in Bid Package 31.1
  - Site Utilities
    - As included in Bid Package 31.1
    - Connection to the existing storm water line will be done similar to COSP standard detail S40-5 (manhole riser for box culvert) in lieu of city standard detail S40-16 as indicated on Sheet C103.
  - Paving
    - As included in Bid Package 31.1
    - Crushed concrete is included as paving base instead of limerock.
  - Sidewalks
    - As included in Bid Package 3.1



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**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
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Division 32 – Exterior Improvements

- Clarifications, qualifications and assumptions related to Division 32:
  - Fencing & Gates
    - As included in Bid Package 32.3
  - Landscaping and Irrigation
    - As included in Bid Package 32.4

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
  - Electronic, CAD or BIM "As-Built" are not included. Ajax Building Corporation will maintain "As-Built" drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
  - O&M training, manuals or video-training is not included for Owner furnished equipment or items provided by the Owner's vendors.
  - This GMP Proposal is based on the premise and understanding that Ajax Building Corporation will have full control to reallocate any funds and/or budgets within the GMP (excluding allowances, lump sum General Conditions and Contingency unless approved by the Owner) as determined necessary in the execution of the CM Contract.
  - It is assumed that the Architect 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**







AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**ALTERNATES NARRATIVE**

Within this section we have included pricing for various Alternates for consideration by the City of St. Petersburg. At this time, none of these Alternates are included within the GMP Proposal. The pricing for each alternate represents the adjustment required to the 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 proposal for each alternate have been provided immediately following this narrative. All quantities and descriptions listed in the narratives and detailed proposals are part of the alternate pricing provided. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

- |  |            |                 |
|--|------------|-----------------|
| ▪ <b>Alternate No. 1 – Provide 80 mil thick PVC Single-Ply Roofing Membrane</b>                                      | <b>Add</b> | <b>\$8,426</b>  |
| ▪ <b>Alternate No. 2 – Provide 80 mil thick TPO Single-Ply Roofing Membrane</b>                                      | <b>Add</b> | <b>\$8,987</b>  |
| ▪ <b>Alternate No. 3 – Provide Operable Partition, Soffit/Sound Wall and Partition Stacking Area Enclosure Walls</b> | <b>Add</b> | <b>\$22,035</b> |





AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
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**October 20, 2017**

**ALTERNATE NO. 1**

**Alternate Narrative: Provide 80 mil thick PVC Single-Ply Roofing Membrane**

Provide 80 mil thick PVC single-ply roofing membrane in lieu of 60 mil thick PVC single-ply membrane.

**Adjustment to the Final GMP:                      Add                      \$8,426**

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

**Adjustment to the Contract Time:                      Add/Deduct                      0 Calendar Days**

Sort Sequences:

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

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, §

Petersburg, FL

Estimator: K. Sharpe/A. Albay

Primary Project Qty: 18189 SF

Secondary Project Qty: 1 FLRS

Estimate UM: Imperial

Report includes Taxes &amp; Insurance.

9:52:00AM

10/16/2017

Description	Quantity	Unit \$	Total \$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>			
<b>Sec ZA1 ALT NO. 01 - PROVIDE 80 MIL THICK PVC SINGLE-PLY ROOFING MEMBRANE</b>			
<b>Major Item Code 07500.000 ROOFING &amp; SHEET METAL</b>			
<b>Minor Item Code 07540.000 THERMOPLASTIC MEMBRANE ROOFING</b>			
BP7.1 - Roofing	1.00 LS	7,500.00	7,500
<b>Total Minor Item Code 07540.000 THERMOPLASTIC MEMBRANE ROOFING</b>			<b>\$7,500</b>
<b>Total Major Item Code 07500.000 ROOFING &amp; SHEET METAL</b>			<b>\$7,500</b>
<b>Major Item Code 36000.000 BONDS &amp; INSURANCE</b>			
<b>Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>			
Performance & Payment Bond	1.00 LS	61.00	61
General Liability Insurance	1.00 LS	55.00	55
Builder's Risk Insurance	1.00 LS	37.00	37
<b>Total Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>			<b>\$153</b>
<b>Total Major Item Code 36000.000 BONDS &amp; INSURANCE</b>			<b>\$153</b>
<b>Major Item Code 37000.000 WARRANTIES</b>			
<b>Minor Item Code 37000.000 WARRANTY</b>			
Warranty Allocation	1.00 LS	4.00	4
<b>Total Minor Item Code 37000.000 WARRANTY</b>			<b>\$4</b>
<b>Total Major Item Code 37000.000 WARRANTIES</b>			<b>\$4</b>
<b>Major Item Code 80000.000 CONTINGENCY</b>			
<b>Minor Item Code 80000.000 CONTINGENCY</b>			
Construction Manager's Contingency @ 5%	1.00 LS	375.00	375
<b>Total Minor Item Code 80000.000 CONTINGENCY</b>			<b>\$375</b>
<b>Total Major Item Code 80000.000 CONTINGENCY</b>			<b>\$375</b>
<b>Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			
<b>Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			
Construction Manager's Fee	1.00 LS	394.00	394
<b>Total Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$394</b>
<b>Total Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$394</b>
<b>Total Sec ZA1 ALT NO. 01 - PROVIDE 80 MIL THICK PVC SINGLE-PLY ROOFING MEMBRANE</b>			<b>\$8,426</b>



AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**ALTERNATE NO. 2**

**Alternate Narrative: Provide 80 mil thick TPO Single-Ply Roofing Membrane**

Provide 80 mil thick TPO single-ply roofing membrane in lieu of 60 mil thick PVC single-ply membrane.

**Adjustment to the Final GMP:                      Add                      \$8,987**

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

**Adjustment to the Contract Time:                      Add/Deduct                      0 Calendar Days**



Sort Sequences:  
 1. Sec  
 2. Major Item Code  
 3. Minor Item Code  
 4. Not Used

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, 8  
 Petersburg, FL  
 Estimator: K. Sharpe/A. Albay  
 Primary Project Qty: 18189 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

Report includes Taxes & Insurance.

9:52:00AM

10/16/2017

Description	Quantity	Unit\$	Total\$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>			
<b>Sec ZA2 ALT NO. 02 - PROVIDE 80 MIL THICK TPO SINGLE-PLY ROOFING MEMBRANE</b>			
<b>Major Item Code 07500.000 ROOFING &amp; SHEET METAL</b>			
<b>Minor Item Code 07540.000 THERMOPLASTIC MEMBRANE ROOFING</b>			
BP7.1 - Roofing	1.00 LS	8,000.00	8,000
<b>Total Minor Item Code 07540.000 THERMOPLASTIC MEMBRANE ROOFING</b>			<b>\$8,000</b>
<b>Total Major Item Code 07500.000 ROOFING &amp; SHEET METAL</b>			<b>\$8,000</b>
<b>Major Item Code 36000.000 BONDS &amp; INSURANCE</b>			
<b>Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>			
Performance & Payment Bond	1.00 LS	65.00	65
General Liability Insurance	1.00 LS	58.00	58
Builder's Risk Insurance	1.00 LS	40.00	40
<b>Total Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>			<b>\$163</b>
<b>Total Major Item Code 36000.000 BONDS &amp; INSURANCE</b>			<b>\$163</b>
<b>Major Item Code 37000.000 WARRANTIES</b>			
<b>Minor Item Code 37000.000 WARRANTY</b>			
Warranty Allocation	1.00 LS	4.00	4
<b>Total Minor Item Code 37000.000 WARRANTY</b>			<b>\$4</b>
<b>Total Major Item Code 37000.000 WARRANTIES</b>			<b>\$4</b>
<b>Major Item Code 80000.000 CONTINGENCY</b>			
<b>Minor Item Code 80000.000 CONTINGENCY</b>			
Construction Manager's Contingency @ 5%	1.00 LS	400.00	400
<b>Total Minor Item Code 80000.000 CONTINGENCY</b>			<b>\$400</b>
<b>Total Major Item Code 80000.000 CONTINGENCY</b>			<b>\$400</b>
<b>Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			
<b>Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			
Construction Manager's Fee	1.00 LS	420.00	420
<b>Total Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$420</b>
<b>Total Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$420</b>
<b>Total Sec ZA2 ALT NO. 02 - PROVIDE 80 MIL THICK TPO SINGLE-PLY ROOFING MEMBRANE</b>			<b>\$8,987</b>



AJAX PROJECT NO. 201714

**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**ALTERNATE NO. 3**

**Alternate Narrative: Provide Operable Partition, Soffit/Sound Wall and Partition Stacking Area Enclosure Walls**

Provide operable partition, framed drywall soffit, sound wall construction to roof deck and partition stacking area enclosure walls. Structural Steel above ceiling is to remain in base bid.

**Adjustment to the Final GMP:                      Add                      \$22,035**

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

**Adjustment to the Contract Time:                      Add/Deduct                      0 Calendar Days**



Sort Sequences:

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

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, &amp;

Petersburg, FL

Estimator: K. Sharpe/A. Albay

Primary Project Qty: 18189 SF

Secondary Project Qty: 1 FLRS

Estimate UM: Imperial

Report includes Taxes &amp; Insurance.

9:52:00AM

10/16/2017

Description	Quantity	Unit	\$	Total
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**Sec ZA3 ALT NO. 03 - PROVIDE OPERABLE PARTITION,  
SOFFIT/SOUND WALL AND PARTITION STACKING AREA  
ENCLOSURE WALLS**

**Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO  
SYSTEMS**

**Minor Item Code 09260.000 GYP. BOARD ASSEMBLIES**

BP9.1 - Drywall & Stucco	1.00	LS	3,394.00	3,394
<b>Total Minor Item Code 09260.000 GYP. BOARD ASSEMBLIES</b>				<b>\$3,394</b>
<b>Total Major Item Code 09100.000 GYP BOARD, PLASTER, &amp; STUCCO SYSTEMS</b>				<b>\$3,394</b>

**Major Item Code 09500.000 CEILINGS**

**Minor Item Code 09510.000 ACOUSTICAL CEILINGS**

BP9.3 - Acoustical Ceilings	1.00	LS		
<b>Total Minor Item Code 09510.000 ACOUSTICAL CEILINGS</b>				
<b>Total Major Item Code 09500.000 CEILINGS</b>				

**Major Item Code 09900.000 PAINTS & COATINGS**

**Minor Item Code 09900.000 PAINTS & COATINGS**

BP9.9 - Painting & Sealants	1.00	LS	236.00	236
<b>Total Minor Item Code 09900.000 PAINTS &amp; COATINGS</b>				<b>\$236</b>
<b>Total Major Item Code 09900.000 PAINTS &amp; COATINGS</b>				<b>\$236</b>

**Major Item Code 10000.000 MISCELLANEOUS BUILDING  
SPECIALTIES**

**Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES**

BP10.5 - Operable Partitions	1.00	LS	15,985.00	15,985
<b>Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES</b>				<b>\$15,985</b>
<b>Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES</b>				<b>\$15,985</b>

**Major Item Code 36000.000 BONDS & INSURANCE**

**Minor Item Code 36000.000 BONDS & INSURANCE**

Performance & Payment Bond	1.00	LS	160.00	160
General Liability Insurance	1.00	LS	143.00	143
Builder's Risk Insurance	1.00	LS	97.00	97
<b>Total Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>				<b>\$400</b>
<b>Total Major Item Code 36000.000 BONDS &amp; INSURANCE</b>				<b>\$400</b>

**Major Item Code 37000.000 WARRANTIES**

**Minor Item Code 37000.000 WARRANTY**

Warranty Allocation	1.00	LS	9.00	9
<b>Total Minor Item Code 37000.000 WARRANTY</b>				<b>\$9</b>
<b>Total Major Item Code 37000.000 WARRANTIES</b>				<b>\$9</b>

**Major Item Code 80000.000 CONTINGENCY**

**Minor Item Code 80000.000 CONTINGENCY**

Sort Sequences:  
 1. Sec  
 2. Major Item Code  
 3. Minor Item Code  
 4. Not Used

Estimate File: :17062\_SPPTF\_GMP\_10\_12\_17.est - Police Training Facility Renovation/Addition, §  
 Petersburg, FL  
 Estimator: K. Sharpe/A. Albay  
 Primary Project Qty: 18189 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

Report includes Taxes & Insurance.

9:52:00AM

10/16/2017

Description	Quantity	Unit \$	Total \$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</b>			
Construction Manager's Contingency @ 5%	1.00	LS	981.00
<b>Total Minor Item Code 80000.000</b>			<b>\$981</b>
<b>CONTINGENCY</b>			
<b>Total Major Item Code 80000.000</b>			<b>\$981</b>
<b>CONTINGENCY</b>			
<b>Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			
<b>Minor Item Code 90000.000 OVERHEAD &amp; FEE</b>			
Construction Manager's Fee	1.00	LS	1,030.00
<b>Total Minor Item Code 90000.000</b>			<b>\$1,030</b>
<b>OVERHEAD &amp; FEE</b>			
<b>Total Major Item Code 90000.000 OVERHEAD &amp; FEE</b>			<b>\$1,030</b>
<b>Total Sec ZA3 ALT NO. 03 - PROVIDE OPERABLE PARTITION, SOFFIT/SOUND WALL AND PARTITION STACKING AREA ENCLOSURE WALLS</b>			<b>\$22,035</b>





**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**SITE UTILIZATION PLAN NARRATIVE**

Refer to the attached Site Utilization Plan dated June 27, 2017 as prepared by Ajax Building Corporation and included in Section V-B for the illustration of the below listed items.

Temporary Fencing

- Material: Six foot (6') high galvanized chain link fencing will be utilized for the temporary construction fencing.
- Locations: Temporary fencing will be installed at the locations indicated on the Site Utilization Plan.
- Visual Barriers: Full-height wind screening will be installed as a visual barrier on all chain link fencing and gates. This visual barrier will be maintained for the duration of the project.

Construction Entrances and Temporary Gates

- Primary Construction Entrance: The primary construction entrance is located on 13<sup>th</sup> Avenue North. A 24' wide vehicle gate will be located at this entrance.
- Secondary Construction Entrance: Secondary entrance to the project site will be located on 19<sup>th</sup> Street North. A 24' wide vehicle gates will be located at this entrance. This entrance will serve as secondary and emergency access to the project site.
- All construction entrances intended for vehicular traffic will be stabilized with gravel, limerock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building Corporation. Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Corporation will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.
- Note: The locations for all gates are indicated on the Site Utilization Plan.

Site Security

- Gate Security: All temporary gates will be chained and locked during non-work hours throughout the duration of the project.

Debris Removal

- Roll-off containers will be supplied and maintained by Ajax Building Corporation for removing construction debris from the project site.
- All roll-off container pulls will be scheduled by Ajax Building Corporation's Project Superintendent.
- Unless otherwise dictated by the progress/requirements of the project, Ajax Building Corporation will endeavor to perform all roll-off container pulls during business hours.

Tree Protection / Erosion Control / Barricades

- Tree protection: All tree protection required by the Contract Documents will be installed prior to the commencement of site work.
- Erosion Control: All silt fencing, hay bales and other erosion control measures required by the Contract Documents will be installed prior to the commencement of site work.
- Tree and Root Pruning: All tree and root pruning required will be performed in accordance with the Contract Documents.

Crane, Vehicle and Equipment Paths





**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

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- Crane, vehicle and equipment paths required for equipment and/or vehicle travel, bearing, access, etc. within the project site will be stabilized with gravel, limerock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building Corporation.
- Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Corporation will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.

On-Site Material Storage

- **Storage Containers:** Various materials, equipment and fabricated items will be stored in Connex-type trailers, tractor trailers and storage boxes within the fenced area of the project site. All storage containers will be locked during non-work hours.
- **Open Material Storage:** Various materials, equipment and fabricated items that do not lend themselves to be stored in containers will be stored and/or staged on the project site. Such items will be stored on dunnage and protected from the elements as necessary to ensure that that quality and condition of the items is not jeopardized.

Temporary Facilities

- **Jobsite Office Trailers:** The locations for jobsite office trailers are indicated on the Site Utilization Plan. The locations indicated have been proposed in an effort to minimize interference with construction activities and to allow for minimal disturbance of the completed construction when the office trailers are removed at the completion of the project. All jobsite office trailers will be well-maintained units.
- **Schedule:** The project schedule indicates that the mobilization of jobsite office trailers will commence in October 2017 with the start of mobilization activities.
- **Temporary Power:**
  - Temporary electrical service for the jobsite office trailers will be obtained from Duke Energy. The temporary electrical service is being provided by Ajax Building Corporation and will be installed by the Electrical Subcontractor.
  - Temporary electrical service for the construction site will be obtained from Duke Energy. The temporary electrical service is being provided by Ajax Building Corporation and will be installed by Electrical Subcontractor.
- **Temporary Water:**
  - Temporary water service for the jobsite office trailers will be obtained from the City of St. Petersburg. The temporary water service is being provided by Ajax Building Corporation and will be installed by Plumbing Subcontractor.
  - Temporary water service for the construction site will be obtained from the City of St. Petersburg. The temporary water service is being provided by Ajax Building Corporation and will be installed by Plumbing Subcontractor.
- **Temporary Sanitary Sewer:**
  - The temporary sanitary sewer service for the jobsite office trailers will be obtained by 1) tying into an existing sanitary sewer service, or 2) supplying a sanitary holding tank.
  - The temporary sanitary sewer service for the construction site will be obtained by 1) tying into an existing sanitary sewer service, or 2) supplying portable toilet facilities (port-o-lets).
  - In such cases that a holding tank or portable toilet facilities (port-o-lets) are required, those facilities will be serviced two (2) times per week or as otherwise necessary when they are in use.
- **Temporary Telephone and Internet Services:**



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GMP PROPOSAL**

**October 20, 2017**

- Temporary telephone service for the jobsite office trailers will be obtained from WOW. The temporary telephone service is being provided by Ajax Building Corporation and will be installed by the Electrical Subcontractor.
- Temporary internet service for the jobsite office trailers will be obtained from WOW. The temporary internet service is being provided by Ajax Building Corporation and will be installed by the Electrical Subcontractor.

Construction Traffic, Parking and Deliveries

- Ajax Office Staff: Ajax office staff will utilize the 13<sup>th</sup> Avenue North entrance gate and drive for access, parking and project management activities. Parking for Ajax office staff will be in the location(s) indicated on the Site Utilization Plan.
- Construction Employees and Personnel: Construction employees and personnel will utilize the 13<sup>th</sup> Avenue North entrance gate and drive for access and parking. Parking for construction employees and personnel will be in the location(s) indicated on the Site Utilization Plan.
- Construction Deliveries: General construction related deliveries will utilize the Primary Construction Entrance gate and drive for access to the project site.

Maintenance of Site

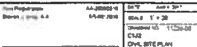
- Ajax Building Corporation will maintain all temporary fencing, visual windscreen barriers, tree protection, erosion control measures, construction storage areas, and construction parking areas to ensure safety and an acceptable appearance. It is assumed that the Owner will continue to maintain all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

Emergency Contact Information

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

<u>Contact Person</u>	<u>Job Title</u>	<u>Contact Number</u>
Mike Wilson	Operations Manager	Office 813-792-3908 / Mobile 813-545-2583
Rick Guerra	General Superintendent	Mobile 813-477-5885
Jess Lastinger	Project Manager	Mobile 813-853-1498
Jon McConnell	Superintendent	Mobile 813-629-9233







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**CITY OF ST. PETERSBURG POLICE TRAINING FACILITY  
GMP PROPOSAL**

**October 20, 2017**

**SCHEDULE NARRATIVE**

Refer to the attached Master Project Schedule dated October 2, 2017 as prepared by Ajax Building Corporation and included in Section VI-B of this proposal for the illustration of the below listed items. The project schedule has been updated to include progress achieved through October 2, 2017.

The project schedule included within this proposal is based on the information represented in the GMP Documents. The overall project schedule reflects an overall duration of eleven (11) months for the construction phase of the project.

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

- |                          |                    |
|--------------------------|--------------------|
| ▪ Substantial Completion | September 11, 2018 |
| ▪ Final Completion       | October 2, 2018    |

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

- |  |                   |
|--|-------------------|
| ▪ Mobilization / Start of Construction | November 10, 2017 |
| ▪ Top-Out of Range Structure           | May 16, 2018      |
| ▪ Building Dry-In                      | June 7, 2018      |
| ▪ Range Equipment Installation         | August 17, 2018   |

In order for construction activities to commence on November 10, 2017, as scheduled, the following contractual activities will need to be completed as indicated.

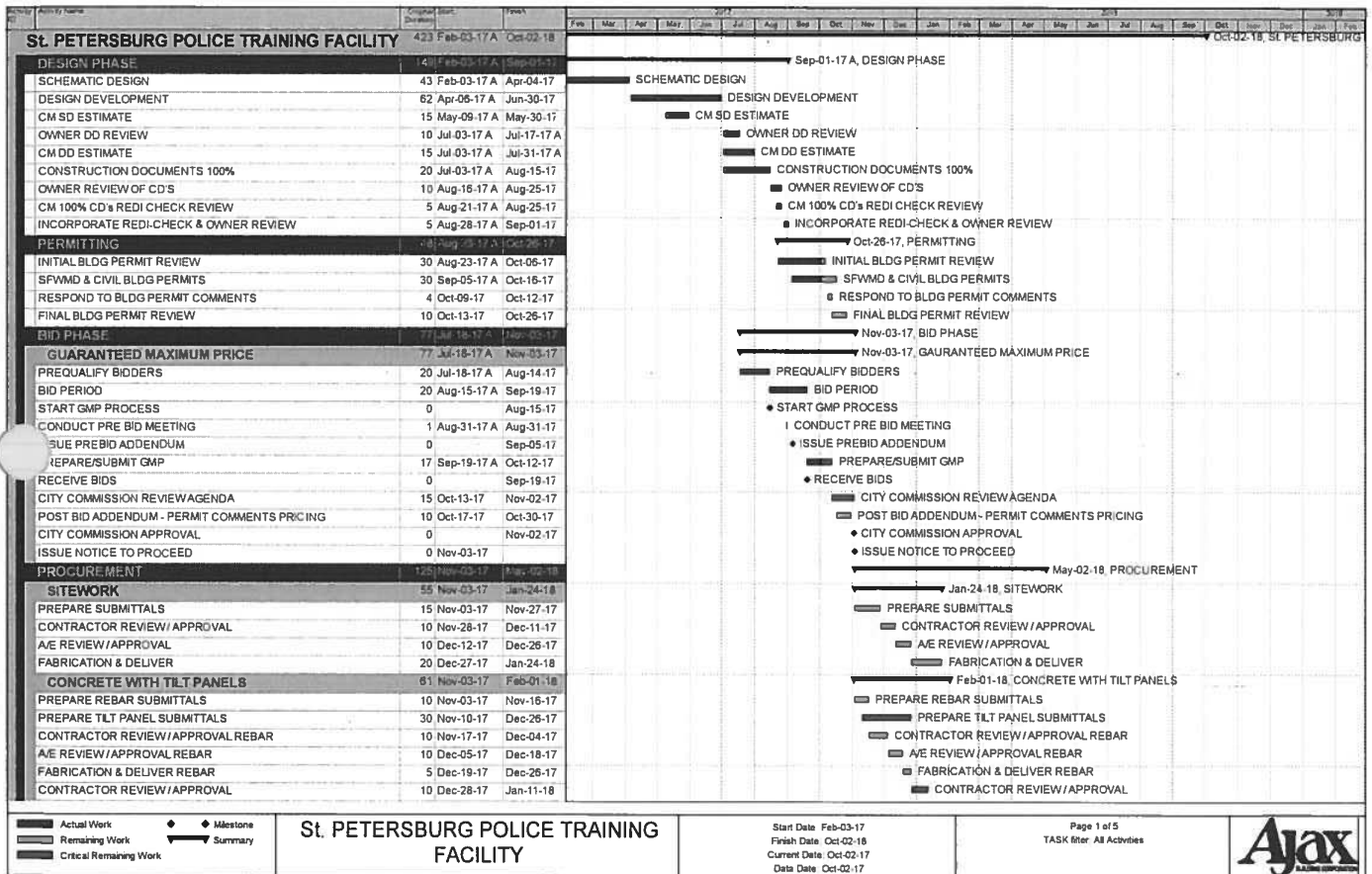
- |                                       |                  |
|---------------------------------------|------------------|
| ▪ GMP Amendment Negotiations Complete | October 20, 2017 |
| ▪ CM Contract Amendment Executed      | November 2, 2017 |
| ▪ Targeted Notice to Proceed          | November 3, 2017 |

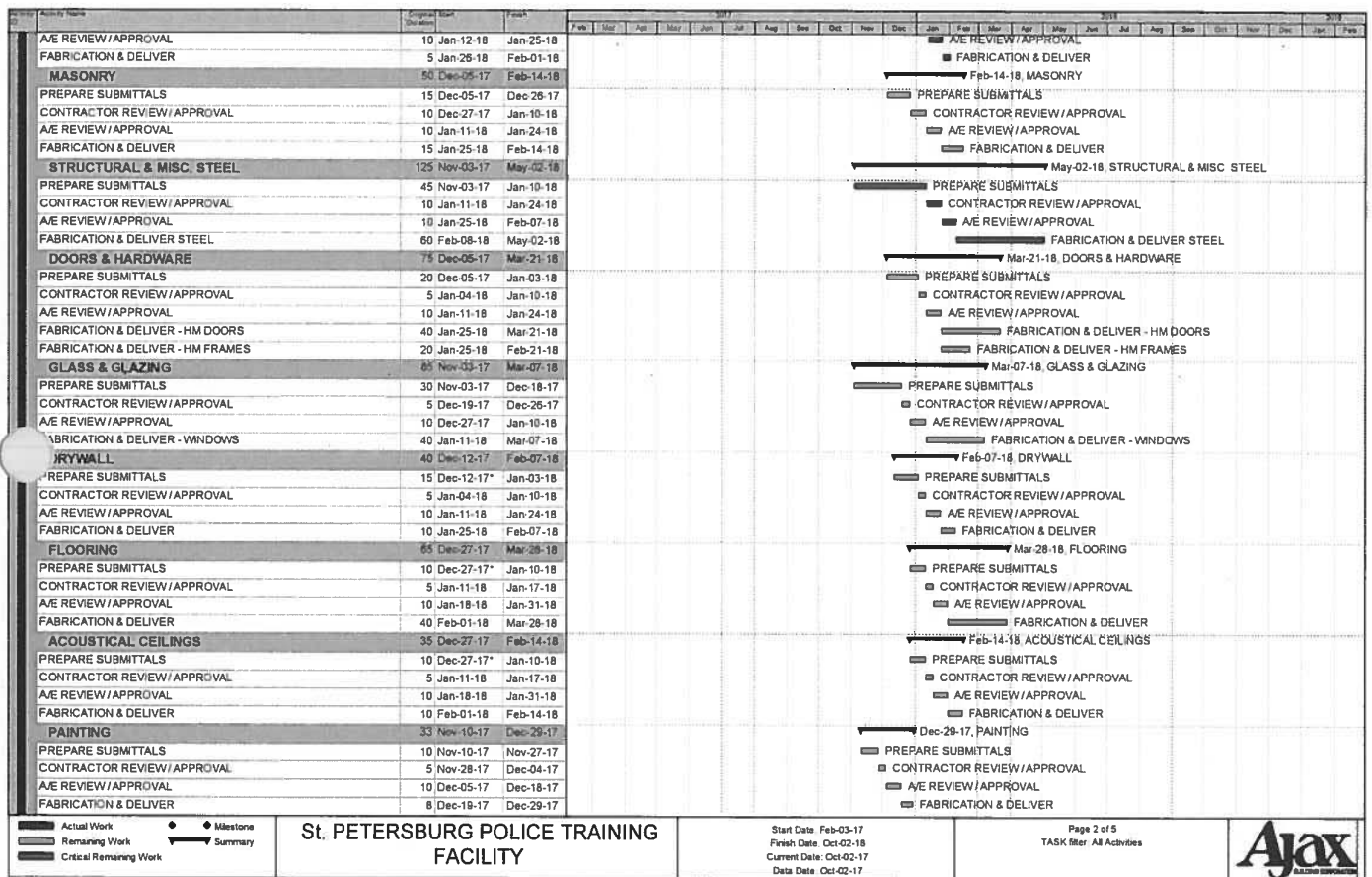
If the Targeted Notice to Proceed is not achieved, the schedule will need to be adjusted accordingly.

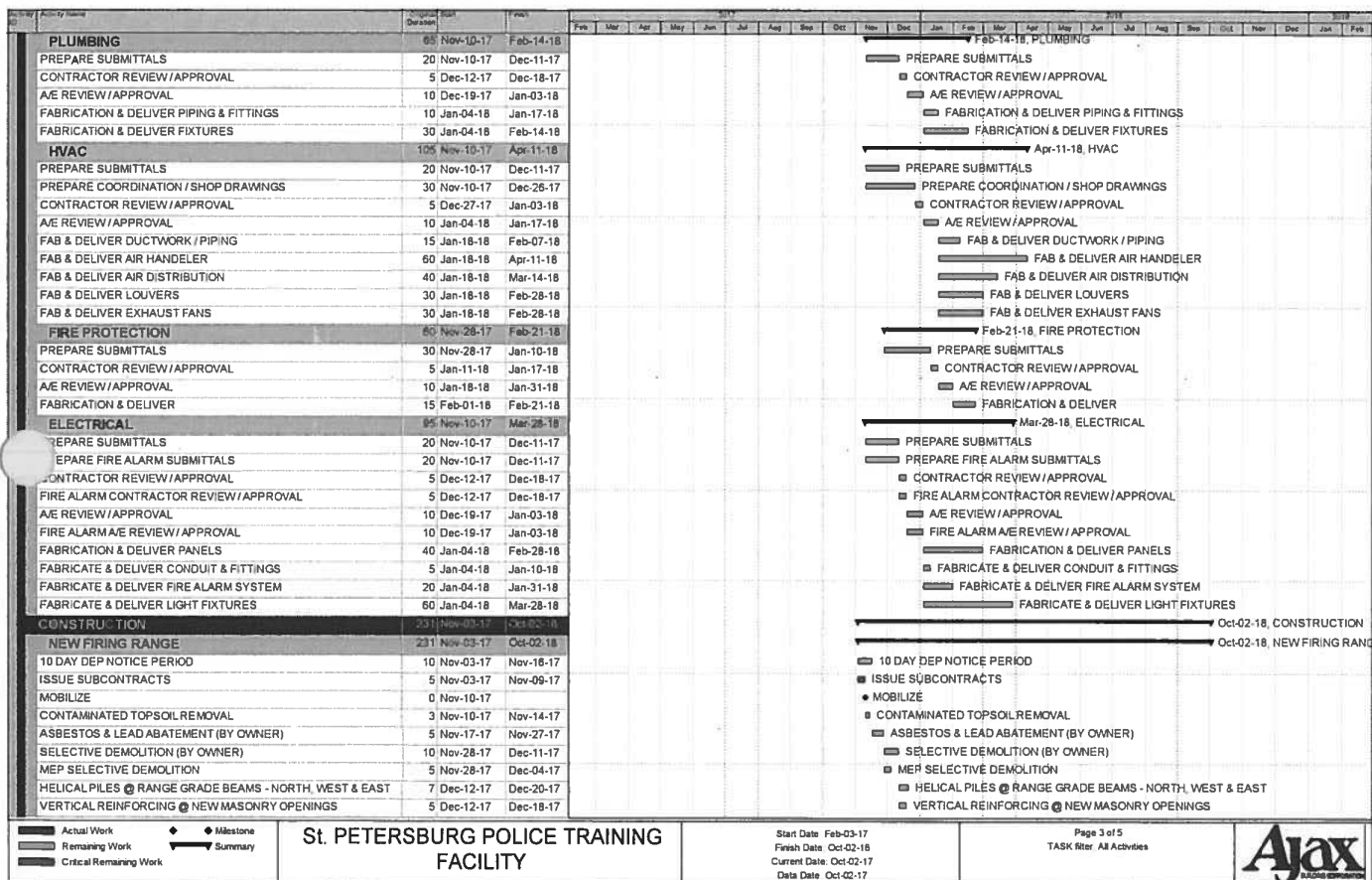
The schedule is based upon the assumption that any design revisions required to address future design review comments and/or permitting review comments will be issued to the Construction Manager within one (1) week of receipt of such comments with a directive to proceed. It is further assumed that such revisions (if any) will be minor in nature and will not result in a material change in the overall scope and/or direction of the project.

Ajax Building Corporation will continue to work closely with the Architect and Owner throughout the Construction Phase of the project to ensure that all critical dates are maintained.
















Item	Activity Name	Original Duration	Forecast	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1	REMOVE SLAB FOR MEP PIPING IN EXISTING - BY SUBS	5	Dec-19-17	Dec-26-17																									
2	RANGE GRADE BEAMS - NORTH, WEST & EAST	8	Dec-27-17	Jan-08-18																									
3	MEP UNDERSLAB ROUGH IN EXISTING	15	Dec-27-17	Jan-17-18																									
4	TILT PANEL CASTING BEDS (APPROX. 11,000 SF)	10	Jan-09-18	Jan-22-18																									
5	INFILL MEP SLAB CUTS & TOPPING SLAB IN EXISTING	5	Jan-18-18	Jan-24-18																									
6	FORM, REINFORCE, CAST TILT PANELS	20	Feb-02-18	Mar-01-18																									
7	CURE TILT PANELS	10	Mar-02-18	Mar-15-18																									
8	ERECT TILT PANELS 1 - 20 (INTERNALLY BRACED)	5	Mar-16-18	Mar-22-18																									
9	HELICAL PILES @ RANGE COLUMN LINE C & SOUTH GRADE BEAM	3	Mar-23-18	Mar-27-18																									
10	TILT PANEL JOINT SEALANTS	5	Mar-23-18	Mar-29-18																									
11	RANGE GRADE BEAM - SOUTH	3	Mar-28-18	Mar-30-18																									
12	HELICAL PILES WEST OF COLUMN LINE E	3	Mar-28-18	Mar-30-18																									
13	STRUCTURAL SLAB ON GRADE WEST OF COLUMN LINE E	10	Apr-02-18	Apr-13-18																									
14	ERECT TILT PANELS 21 & 22	2	Apr-09-18	Apr-10-18																									
15	HELICAL PILES SOUTH OF COLUMN LINE E ON LINE 1	1	Apr-11-18	Apr-11-18																									
16	STRUCTURAL SLAB ON GRADE EAST OF COLUMN LINE E	5	Apr-12-18	Apr-18-18																									
17	MASONRY WALLS & BOND BEAMS	10	Apr-19-18	May-02-18																									
18	STRUCTURAL STEEL	10	May-03-18	May-16-18																									
19	REMOVE TILT PANEL BRACES	3	May-17-18	May-21-18																									
20	CONCRETE ROOF DECK AT RANGE	3	May-17-18	May-21-18																									
21	EXTERIOR METAL STUD FRAMING & SHEATHING	5	May-17-18	May-23-18																									
22	RANGE STRUCTURAL SLAB ON GRADE	8	May-22-18	May-31-18																									
23	STUCCO	8	May-24-18	Jun-05-18																									
24	ROOF INSULATION & DRY IN	5	Jun-01-18	Jun-07-18																									
25	MEP SYSTEM OVERHEAD ROUGH-IN	20	Jun-08-18	Jul-06-18																									
26	POLISHED CONCRETE FLOORS	10	Jun-08-18	Jun-21-18																									
27	ROOF MEMBRANE & FLASHINGS	10	Jun-08-18	Jun-21-18																									
28	FRAME INTERIOR WALLS	10	Jun-15-18	Jun-28-18																									
29	RANGE VENTILATION SYSTEM	15	Jun-22-18	Jul-13-18																									
30	MEP WALL ROUGH IN	10	Jun-29-18	Jul-13-18																									
31	GLASS & GLAZING	5	Jul-16-18	Jul-20-18																									
32	HANG, TAPE & FINISH DRYWALL	10	Jul-16-18	Jul-27-18																									
33	RANGE LIGHTING	15	Jul-16-18	Aug-03-18																									
34	HARD TILE	5	Jul-16-18	Jul-20-18																									
35	EXTERIOR PAINTING & TEXTURED COATINGS	10	Jul-23-18	Aug-03-18																									
36	INTERIOR PAINTING - PRIME & FIRST COAT	5	Jul-30-18	Aug-03-18																									
37	ACOUSTICAL CEILING GRID	3	Aug-06-18	Aug-06-18																									
38	TARGET & BULLET TRAP SYSTEM INSTALLATION	10	Aug-06-18	Aug-17-18																									
39	TOILET PARTITIONS & ACCESSORIES	3	Aug-06-18	Aug-06-18																									
40	CABINETS & COUNTERTOPS	3	Aug-06-18	Aug-06-18																									
41	MEP WALL & CEILING TRIM	10	Aug-09-18	Aug-22-18																									
42	ACOUSTICAL BAFFLES & PANELS	10	Aug-20-18	Aug-31-18																									
43	INTERIOR PAINTING FINAL COAT	3	Aug-23-18	Aug-27-18																									

	Actual Work		Milestone
	Remaining Work		Summary
	Critical Remaining Work		

St. PETERSBURG POLICE TRAINING  
FACILITY

Start Date Feb-03-17  
Finish Date Oct-02-18  
Current Date Oct-02-17  
Data Date Oct-02-17

Page 4 of 5  
TASK After All Activities

**Ajax**  
SOFTWARE

Activity Name			2017												2018												
Activity Name	Start	Finish	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
MISC SPECIALTIES	2 Aug-23-18	Aug-24-18																									
ACOUSTICAL CEILING TILE	3 Aug-23-18	Aug-27-18																									
DOORS/HW	5 Aug-28-18	Sep-04-18																									
AJAX DEFICIENCY LIST	5 Sep-05-18	Sep-11-18																									
SEAL FLOORS	2 Sep-05-18	Sep-06-18																									
ROUGH INTERIOR CLEANING	3 Sep-05-18	Sep-07-18																									
FINAL INTERIOR CLEANING	2 Sep-10-18	Sep-11-18																									
SUBSTANTIAL COMPLETION	0	Sep-11-18																									
ARCHITECT/ENGINEER PUNCHLIST	5 Sep-12-18	Sep-18-18																									
COMPLETE PUNCHLIST	10 Sep-19-18	Oct-02-18																									
OWNER TRAINING & DEMONSTRATIONS	10 Sep-19-18	Oct-02-18																									
SITWORK	83 Jun-06-18	Oct-02-18																									
GRADE SITE	5 Jun-06-18	Jun-12-18																									
UNDERGROUND UTILITIES	15 Jun-13-18	Jul-03-18																									
PAVING & STRIPING	15 Jul-05-18	Jul-25-18																									
LANDSCAPE & IRRIGATION & RESTORATION OF STAGING	10 Jul-26-18	Aug-08-18																									
AJAX DEFICIENCY LIST	5 Aug-09-18	Aug-15-18																									
SITWORK SUBSTANTIAL COMPLETION	0	Aug-15-18																									
ARCHITECT/ENGINEER PUNCHLIST	5 Aug-16-18	Aug-22-18																									
COMPLETE PUNCHLIST	10 Aug-23-18	Sep-06-18																									
PROJECT FINAL COMPLETION	0	Oct-02-18																									

MISC SPECIALTIES	
ACOUSTICAL CEILING TILE	
DOORS/HW	
AJAX DEFICIENCY LIST	
SEAL FLOORS	
ROUGH INTERIOR CLEANING	
FINAL INTERIOR CLEANING	
SUBSTANTIAL COMPLETION	
ARCHITECT/ENGINEER PUNCHLIST	
COMPLETE PUNCHLIST	
OWNER TRAINING & DEMONSTRATIONS	
SITWORK	
GRADE SITE	
UNDERGROUND UTILITIES	
PAVING & STRIPING	
LANDSCAPE & IRRIGATION & RESTORATION OF STAGING	
AJAX DEFICIENCY LIST	
SITWORK SUBSTANTIAL COMPLETION	
ARCHITECT/ENGINEER PUNCHLIST	
COMPLETE PUNCHLIST	
PROJECT FINAL COMPLETION	

**FIRST AMENDMENT**  
**Guaranteed Maximum Price Amendment**

**THIS FIRST AMENDMENT** ("First Amendment") is made and entered into on this \_\_\_\_\_ day of November, 2017 by and between the City of St. Petersburg, Florida ("City" or "Owner") and Ajax Building Corporation ("Construction Manager" or "Contractor").

**WHEREAS**, the Owner and Construction Manager entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("Contract") on May 4th, 2017, for Construction Manager to provide preconstruction and construction phase services for the new Police Training Facility; and

**WHEREAS**, following execution of the Contract, the Owner authorized Construction Manager to provide the preconstruction phase services in an amount not to exceed \$26,516; and

**WHEREAS**, in accordance with the Contract requirements, Ajax has submitted the Guaranteed Maximum Price ("GMP") Proposal for construction of the new Police Training Facility in an amount not to exceed \$5,420,056 to the City for review and acceptance; and

**WHEREAS**, the Owner and Construction Manager desires to execute this First Amendment to incorporate the GMP Proposal into the Contract and modify other necessary sections.

**NOW, THEREFORE**, in consideration of the foregoing recitals (which are an integral part of this First Amendment and are incorporated herein by reference) and the promises and covenants contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Owner and Construction Manager hereby agree as follows:

1. §1.1 of the Standard Form of Agreement between Owner and Construction Manager (e.g., Document A133-2009), which is part of the Contract, is hereby amended to read as follows:

**§ 1.1 The Contract and Contract Documents**

This Agreement and the Contract Documents form the Contract between the Owner and the Construction Manager. The Contract Documents consist of the Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, the Request for Proposals, Construction Manager's Proposal, other documents listed or referenced in this Agreement or the Contract Documents, and Modifications issued after execution of this Contract. Upon the Owner's acceptance of each Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 2.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 2.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. In the event of an inconsistency or conflict between or among the documents referenced herein, the following order of precedence shall govern: (i) Modifications exclusive of exhibits (ii) this Agreement, exclusive of its exhibits; (ii) the Conditions of the Contract (General, Supplementary and other Conditions), exclusive of its exhibits; (iii) the Exhibit containing

the Guaranteed Maximum Price proposal submitted by Construction Manager (e.g. Exhibit F); (iv) the other exhibits; and (v) all other Contract Documents. Any inconsistency or conflict between all other Contract Documents shall be initially resolved by the Initial Decision Maker after consulting with the Construction Manager.

2. §2.3.2.10 of the Standard Form of Agreement between Owner and Construction Manager (e.g., Document A133-2009, as amended), which is part of the Contract, is hereby amended to read as follows:

**§ 2.3.2.10 Disadvantaged Workers Ordinance and Apprentices Ordinance**

The Construction Manager shall comply with City of St. Petersburg Ordinances regarding disadvantaged workers and apprentices in effect as of November 2, 2017. Bids received by Construction Manager prior to establishing the GMP Proposal and that are included in the GMP Proposal dated October 20, 2017, will be considered in establishing good faith. In the event that the Owner amends any ordinances regarding disadvantaged workers and apprentices after November 2, 2017, the Owner and the Construction Manager shall negotiate in good faith to amend the Contract to include an obligation for the Construction Manager to comply with the amendments to the ordinances regarding disadvantaged workers and apprentices in effect after November 2, 2017. City of St. Petersburg Ordinances 164-H and 165-H (codified in Sections 2-296 through 2-298.5 of the St. Petersburg City Code) are set forth in Exhibit B to the Contract. Owner shall provide the Construction Manager with any amendments to the disadvantaged workers and apprentices requirements in effect as of November 2, 2017.

3. The GMP Proposal in an amount not to exceed \$5,420,056 dated October 20, 2017, attached hereto and made a part hereof as Exhibit F is hereby approved and accepted.

4. Any and all provisions of the Contract not specifically amended by this First Amendment shall remain in full force and effect.

**IN WITNESS WHEREOF**, the City and Construction Manager have caused this First Amendment to be executed by their duly authorized representatives on the date first above written.

CITY OF ST. PETERSBURG, FLORIDA

ATTEST

By: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Print: \_\_\_\_\_

(SEAL)

Title: \_\_\_\_\_

Approved as to Form and Content:

\_\_\_\_\_  
City Attorney (Designee)

AJAX BUILDING CORPORATION:

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_  
345994

WITNESSES

By: \_\_\_\_\_

Print: \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

RESOLUTION NO. 2017-\_\_\_\_

A RESOLUTION ACCEPTING THE GUARANTEED MAXIMUM PRICE ("GMP") PROPOSAL FOR CONSTRUCTION OF THE NEW POLICE TRAINING FACILITY PROJECT IN AN AMOUNT NOT TO EXCEED \$5,420,056 SUBMITTED BY AJAX BUILDING CORPORATION ("AJAX") ON OCTOBER 20, 2017; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND AJAX DATED MAY 4, 2017, ("CONTRACT") TO INCORPORATE THE GMP PROPOSAL INTO THE CONTRACT AND MODIFY OTHER NECESSARY PROVISIONS; APPROVING A TRANSFER IN THE AMOUNT OF \$5,600,000 FROM THE TD BANK, N.A. FUND (2018) FROM THE PROCEEDS OF A NON AD VALOREM REVENUE NOTE, SERIES 2017D FOR THE CONSTRUCTION THE NEW POLICE TRAINING FACILITY PROJECT AND OTHER PROJECT EXPENSES TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$5,600,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001) RESULTING FROM THE ABOVE TRANSFER TO THE POLICE TRAINING FACILITY PROJECT (ENGINEERING & CID PROJECT NO. 11234-118; ORACLE PROJECT NO. 15924); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") and Ajax Building Corporation ("Ajax") entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("Contract") on May 4, 2017 for Ajax to provide preconstruction and construction phase services for the new Police Training Facility Project; and

WHEREAS, following execution of the Contract, the City authorized Ajax to provide the preconstruction phase services in an amount not to exceed \$26,516; and

WHEREAS, in accordance with the Contract requirements, Ajax has submitted the Guaranteed Maximum Price ("GMP") Proposal for construction of the new Police Training Facility Project in an amount not to exceed \$5,420,056 to the City for review and acceptance; and

WHEREAS, the City desires to execute the First Amendment to the Contract with Ajax to incorporate the GMP Proposal into the Contract and modify other necessary provisions; and

WHEREAS, funding for the GMP Proposal and other project expenses will be available after a transfer in the amount of \$5,600,000 from the TD Bank, N.A. Fund (2018) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$5,600,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the Police Training Facility Project (15924).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Guaranteed Maximum Price ("GMP") Proposal for construction of the new Police Training Facility Project in an amount not to exceed \$5,420,056 submitted by Ajax Building Corporation ("Ajax") on October 20, 2017 is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the First Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Ajax dated May 4, 2017, ("Contract") to incorporate the GMP Proposal into the Contract and modify other necessary provisions.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer from the TD Bank, N.A. Fund (2018) for FY 2018:

TD Bank, N.A. Fund (2018)

Transfer to: General Capital Improvement Fund (3001) \$5,600,000

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer the following supplemental appropriation for FY 2018:

General Capital Improvement Fund (3001)

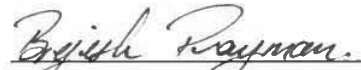
Police Training Facility Project (15924) \$5,600,000

This resolution shall become effective immediately upon its adoption.


Approved by:

  
City Attorney (Designee)

Approved by:

  
Brejesh Prayman, P.E., ENV SP  
Engineering and Capital Improvements Director

Approved by:

  
Budget  
345991