

## **ST. PETERSBURG CITY COUNCIL**

**Meeting of March 14, 2019**

### **Report**

**TO:** The Honorable Charles Gerdes, Chair, and Members of City Council

**SUBJECT:** A resolution accepting Addendum No. 6 in an amount not to exceed \$262,612 submitted by Skanska USA Building, Inc. ("Skanska") to the Guaranteed Maximum Price ("GMP") proposal dated April 3, 2018 for fabrication and installation of the Market Kiosks; accepting Addendum No. 8 in an amount not to exceed \$200,000 submitted by Skanska to the GMP proposal dated April 3, 2018 to increase the owner's contingency; providing that the total GMP for the Pier Approach Project shall not exceed \$23,549,601; authorizing the Mayor or his designee to execute the Eighth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated January 10, 2017, as amended, to incorporate the above referenced Addendums and Addendum No. 7 for construction of the City Infrastructure required to support, install and illuminate Janet Echelman Inc. (JEI) net sculpture into the GMP proposal; authorizing the City Attorney's office to make non-substantive changes to the Eighth Amendment; approving a transfer in the amount of \$350,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for the fabrication of the market kiosks and the additional owner's contingency, authorizing a supplemental appropriation in the amount of \$350,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the Pier Approach Project (15377); and providing an effective date.

**EXPLANATION:** The City of St. Petersburg, Florida ("City") and Skanska USA Building, Inc. ("Skanska") executed the Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("GMP") on January 10, 2017 ("Contract") for Skanska to provide preconstruction and construction phase services for the Pier Approach Project. On April 19, 2018, City Council accepted a GMP Proposal dated April 3, 2018 in the amount of \$15,030,610 for construction of the Pier Approach and approved a First Amendment to the Skanska Agreement. City Council also approved a lease with Doc Ford providing that the City will design and construct the core and shell of an approximately 10,000 square foot restaurant and 2,000 square feet of administrative space.

On June 14, 2018, City Council accepted Addendum No. 1 to the GMP Proposal dated April 3, 2018 for the procurement of sixty-four (64) 14" precast concrete piles for the Doc Ford Restaurant in the amount of \$185,239 and the City and Skanska executed the Second Amendment. On July 19, 2018 City Council accepted Addendum No. 2 to the GMP Proposal for the installation of the piles to support the Doc Ford structure in the amount of \$581,611 and the City and Skanska executed the Third Amendment. On August 2, 2018 City Council approved the Fourth Amendment to the Skanska CMAR Agreement adding \$20,000 for preconstruction phase services for the Janet Echelman net sculpture infrastructure installation. On August 23, 2018 City Council accepted Addendum No. 3 for the Doc Ford Restaurant structural support system in the amount of \$1,085,737 and the City and Skanska executed the Fifth Amendment. On October 4, 2018 City Council accepted Addendum No. 4 for the replacement of approximately 696 linear feet of existing seawall at the North Yacht basin in the amount of \$2,964,769 and the City and Skanska executed the Fifth Amendment. On January 3, 2019 City Council accepted Addendum No. 5 for the complete Doc

Ford Core & Shell in the amount of \$1,835,532 and the City and Skanska executed the Seventh Amendment.

Acceptance of Addendum No. 6 is for the fabrication and installation of the market kiosks structures in the not to exceed amount of \$262,612. This work will include the development of a market kiosk prototype and fabrication of seven (7) kiosks. The market kiosks are designed to provide a permanent installation that can be licensed to individual tenants. These structures will be located beneath the Entry Market Canopy in the center of the Pier spine and adjacent to the western tram stop. The \$250,000 requested in a supplemental appropriation is part of the \$10 million in Enhancements to the Municipal Pier Project that were approved by City Council and the Pinellas County Commission as an amendment to the IRP and the Interlocal Agreement in the Fall of 2017.

Acceptance of Addendum No. 8 will increase the Owner's Contingency in the GMP Proposal dated April 3, 2018 in the amount of \$200,000 for a total Owner's Contingency in the amount of \$500,000. The Pier Approach project has encountered several unforeseen conditions. These range from underground structures, unanticipated soil conditions, site utility conflicts and other unforeseen issues. The additional owner's contingency is requested to provide enough funds in the event of additional unforeseen cost given the roughly nine months of construction duration pending. Of the amount requested, \$100,000 is part of the \$10 million in Enhancements to the Municipal Pier Project that were approved by City Council and the Pinellas County Commission as an amendment to the IRP and the Interlocal Agreement in the Fall of 2017. The remaining \$100,000 is requested from funding previously appropriated in the Water Resources Capital Improvement Fund. Water Resources Department authorized funds for the replacement of City owned utilities within the project. That funding did not include contingencies for unforeseen conditions. This funding specifically addresses obstructions beneath the surface that required to be addressed while the new sewer and water mains were being replaced.

The revised GMP for the Project includes the following:

Pier Approach GMP Proposal – First Amendment	\$15,030,610
Doc Ford Pile Procurement – Addendum No. 1	\$ 185,239
Doc Ford Pile Installation – Addendum No. 2	\$ 581,611
Doc Ford Structure Only – Addendum No. 3	\$ 1,085,737
North Basin seawall – Addendum No. 4	\$ 2,964,769
Doc Ford Full Core & Shell – Addendum No. 5	\$ 1,835,532
Fabrication and installation of market kiosks – Addendum No. 6	\$ 262,612
Construction of JEI Infrastructure – Addendum No. 7	\$ 1,403,491
Increase to owner's contingency- Addendum No. 8	<u>\$ 200,000</u>
Revised Total GMP for Pier Approach Project	\$23,549,601

After approval by City Council, the City and Skanska will execute the Eighth Amendment to the contract.

**RECOMMENDATION:** Administration recommends approving a resolution accepting Addendum No. 6 in an amount not to exceed \$262,612 submitted by Skanska USA Building, Inc. (“Skanska”) to the Guaranteed Maximum Price (“GMP”) proposal dated April 3, 2018 for fabrication and installation of the Market Kiosks; accepting Addendum No. 8 in an amount not to exceed \$200,000 submitted by Skanska to the GMP proposal dated April 3, 2018 to increase the owner’s contingency; providing that the total GMP for the Pier Approach Project shall not exceed \$23,549,601; authorizing the Mayor or his designee to execute the Eighth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated January 10, 2017, as amended, to incorporate the above referenced Addendums and Addendum No. 7 for construction of the City Infrastructure required to support, install and illuminate Janet Echelman Inc. (JEI) net sculpture into the GMP proposal; authorizing the City Attorney’s office to make non-substantive changes to the Eighth Amendment; approving a transfer in the amount of \$350,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for the fabrication of the market kiosks and the additional owner’s contingency, authorizing a supplemental appropriation in the amount of \$350,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the Pier Approach Project (15377); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding in the amount of \$350,000 will be available after a transfer in the amount of \$350,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$350,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the Pier Approach Project (15377). Funding has been previously appropriated in the Water Resources Capital Projects Fund (4003) SAN Gravity Extensions FY17 Project (16031), DIS Main Valve & Aq Repl FY18 Project (16345) and REC Main/Valve/Appurt Rep FY18 Project (16351) for the installation of the new potable and reclaimed water mains and a section of the sewer main serving the Pier and Pier Approach.

**ATTACHMENTS:** Resolution  
Addendum No. 6, & 8

**APPROVALS:**



Administrative



Budget

**RESOLUTION NO. 2019- \_\_\_\_\_**

**A RESOLUTION ACCEPTING ADDENDUM NO. 6 IN AN AMOUNT NOT TO EXCEED \$262,612 SUBMITTED BY SKANSKA USA BUILDING, INC. ("SKANSKA") TO THE GUARANTEED MAXIMUM PRICE ("GMP") PROPOSAL DATED APRIL 3, 2018 FOR FABRICATION AND INSTALLATION OF THE MARKET KIOSKS; ACCEPTING ADDENDUM NO. 8 IN AN AMOUNT NOT TO EXCEED \$200,000 SUBMITTED BY SKANSKA TO THE GMP PROPOSAL DATED APRIL 3, 2018 TO INCREASE THE OWNER'S CONTINGENCY; PROVIDING THAT THE TOTAL GMP FOR THE PIER APPROACH PROJECT SHALL NOT EXCEED \$23,549,601; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE EIGHTH AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND SKANSKA DATED JANUARY 10, 2017, AS AMENDED, TO INCORPORATE THE ABOVE REFERENCED ADDENDUMS AND ADDENDUM NO. 7 FOR CONSTRUCTION OF THE CITY INFRASTRUCTURE REQUIRED TO SUPPORT, INSTALL AND ILLUMINATE JANET ECHELMAN INC. (JEI) NET SCULPTURE INTO THE GMP PROPOSAL; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE EIGHTH AMENDMENT; APPROVING A TRANSFER IN THE AMOUNT OF \$350,000 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO PROVIDE FUNDING FOR THE FABRICATION OF THE MARKET KIOSKS AND THE ADDITIONAL OWNER'S CONTINGENCY, AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$350,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, TO THE PIER APPROACH PROJECT (15377); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of St. Petersburg, Florida ("City") and Skanska USA Building, Inc. ("Skanska") entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("GMP") on January 10, 2017, for Skanska to provide preconstruction and construction phase services for the Pier Approach Project; and

**WHEREAS**, on April 19, 2018, the City and Skanska executed the First Amendment to (i) incorporate the GMP Proposal in an amount not to exceed \$15,030,610 dated April 3, 2018, into agreement, (ii) add additional preconstruction phase services, (iii) revise the disadvantaged worker and apprentices provision to clarify good faith efforts and retainer, and (iv) modify other necessary provisions; and

**WHEREAS**, on June 14, 2018, the City and Skanska executed the Second Amendment to increase the GMP by an additional \$185,239 for pile procurement for the Doc Ford's Restaurant; and

**WHEREAS**, on July 19, 2018, the City and Skanska executed the Third Amendment to increase the GMP by an additional \$581,611 for installation of the piles procured for the Doc Ford's Restaurant; and

**WHEREAS**, on August 2, 2018, the City and Skanska executed the Fourth Amendment for Skanska to provide additional preconstruction phase services related to the Janet Echelman net sculpture for an amount not to exceed \$20,000; and

**WHEREAS**, on September 7, 2018, the City and Skanska executed the Fifth Amendment to increase the GMP by an additional \$1,085,737 for the installation of the structural system for the Doc Ford's Restaurant and to revise the project schedule; and

**WHEREAS**, on October 4, 2018, the City and Skanska executed the Sixth Amendment to increase the GMP by an additional \$2,964,769 for the construction of the new North Yacht Basin Seawall adjacent to the New St. Pete Pier™; and

**WHEREAS**, on January 3, 2019, the City and Skanska executed the Seventh Amendment to increase the GMP by an additional \$1,835,532 for completion of the construction of the Doc Ford's Full Core & Shell and to revise the project schedule; and

**WHEREAS**, the City and Skanska desire to execute the Eighth Amendment to increase the GMP by an additional \$1,866,103 for (i) fabrication and installation of the market kiosks, (ii) an increase in the amount of the City's contingency, and (iv) construction of the City infrastructure required to support, install and illuminate Janet Echelman Inc. (JEI) net sculpture (for a total GMP for the Pier Approach Project not to exceed \$23,549,601).

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida, that Addendum No. 6 in an amount not to exceed \$262,612 submitted by Skanska USA Building, Inc. ("Skanska") to the Guaranteed Maximum Price ("GMP") proposal dated April 3, 2018 for fabrication and installation of the Market Kiosks is hereby accepted.

**BE IT FURTHER RESOLVED** that Addendum No. 8 in the amount of \$200,000 submitted by Skanska to the GMP proposal dated April 3, 2018 to increase the owner's contingency is hereby accepted.

**BE IT FURTHER RESOLVED** that the total GMP for the Pier Approach Project (which includes the above referenced addendums and Addendum No. 7 for construction of the City infrastructure required to support, install and illuminate Janet Echelman Inc. (JEI) net sculpture) shall not exceed \$23,549,601.

**BE IT FURTHER RESOLVED** that the Mayor or his designee is authorized to execute the Eighth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated January 10, 2017, as amended, to incorporate the above referenced addendums and Addendum No. 7 for construction of the City infrastructure required to support, install and illuminate Janet Echelman Inc. (JEI) net sculpture into the GMP proposal.

**BE IT FURTHER RESOLVED** that the City Attorney's Office is authorized to make non-substantive changes to the Eighth Amendment.

**BE IT FURTHER RESOLVED** that there is hereby approved the following transfer for FY19:

Downtown Redevelopment District Fund (1105)

Transfer to: General Capital Improvement Fund (3001)	\$350,000
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**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 FY19:

General Capital Improvement Fund (3001)

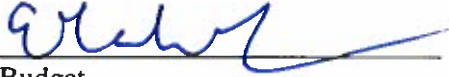
Pier Approach Project (15377)	\$350,000
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This resolution shall become effective immediately upon its adoption.

APPROVALS:



City Attorney (Designee)




Budget

00432972 FINAL



Brejesh Prayman, P.E., ENV SP

Engineering and Capital Improvements Director



City of St. Petersburg

# St. Petersburg Market Stalls

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**SKANSKA**

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**1**

**Pier Approach GMP  
Addendum No. 6 for  
the Market Kiosks  
Estimate Summary**

- Executive Summary
- Cost Summary

1

Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate

Executive Summary

Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate is based upon the documents prepared by Wannemacher Jensen Architects, Inc. and their respective consultants (A/E Team) which are itemized in the Document List of this proposal. Further project scope definition has been developed by Skanska USA Building Inc., and various assumptions that are attached to this proposal.

Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate is \$262,612

Pier Approach GMP Addendum No. 6 for the Market Kiosks

- Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate: \$262,612

Project Description

Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate includes the furnishing and installing of one prototype market stall, once accepted, six additional units will be fabricated. Seven total market stalls will be furnished and installed. Three add alternate areas will include thickened slab and conduit. Four galvanized steel tie down anchors for each temporary tent locations have been included. Two hose bibs have been included.

Skanska has developed and enclosed a Project Schedule, which indicates the schedule objectives for the project.

- Market Stalls Installation Target September 2019
- Substantial Completion For Pier Approach Project December 20<sup>th</sup>, 2019

The following additional milestone dates are anticipated within the Project Schedule in order to achieve the dates above.

- NTP by City March 20<sup>th</sup>, 2019
- Permit Issued July 1<sup>st</sup>, 2019

**Cost Summary**

Following is the Cost Summary breakdown.

2/15/2019

Description

Pier Approach  
GMP Addendum  
No. 6 for the  
Market Kiosks  
Totals

## Target Estimate Summary

1	Market Stalls 7 Total	209,900
2	Electric	In Pier Approach
3	Water Service (2 Stall Locations Only)	3,350
4	Thickened Slab	2,500
5	SS Pole Sockets and Galvanized "D" Rings	5,672
6	General Requirements	2,000
<b>Direct Cost</b>		<b>223,422</b>
BUILDING PERMIT		NIC
CONSTRUCTION CONTINGENCY		7,820
SUBCONTRACTOR DEFULT INSURANCE		3,284
CCIP % OF		6,775
Sub Total		241,301
GENERAL CONDITIONS		
	General Conditions (Lump Sum)	6,868
CM FEES		
	Construction Management Fees	9,191
INSURANCES & BOND		
	Builders risk insurance	2,626
	Performance & Payment Bond	2,626
<b>SUBTOTAL</b>		<b>262,612</b>
OWNER'S CONTINGENCY FOR UNFORSEEN CONDITIONS		Excluded
<b>CONTRACT TOTALS</b>		<b>262,612</b>

## **2 Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate**

- Introduction
- Insurances and Bonds
- Standard Qualifications
- Scope Specific Qualifications
- Allowances

**2**

## Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate

### Introduction

This section of the Pier Approach GMP Addendum No. 6 for the Market Kiosks describes modifications, conceptualizations, and exclusions.

No cost or time has been accounted for in the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate to address the issue of any items identified as “excluded”. For those items that are clarified, qualified and/or based upon an assumption, the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate reflects only the cost and time of the element as assumed or clarified.

Skanska’s Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate is based upon the following:

1. Document log provided in Section 3.
2. Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate dated February 15<sup>th</sup>, 2019.
3. The qualifications mentioned in this proposal.

### Insurances and Bonds

#### Insurances:

- 1 Builders Risk Insurance is carried as an allowance.
- 2 Skanska shall furnish a Contractor Controlled Insurance Program ("CCIP") providing for the insurance coverages identified below. The cost of the CCIP is included in the Cost of the Work included in the Guaranteed Maximum Price calculation. The CCIP shall only cover on-site exposures and enrolled participants. Owner shall pay Skanska for CCIP premiums calculated as 2.58% of the Guaranteed Maximum Price:
  - On-Site General Liability, including Products & Completed Operations coverage for ten (10) years;
  - On-Site Workers Compensation and Employers Liability, including USL&H and Jones Act coverage;
  - \$100M in Excess Liability Limits Contractor Controlled Insurance Program (CCIP) Insurance is included at 2.58%.

## Bonds:

1. Payment and Performance Bond is carried as an allowance.
2. In lieu of bonding its Subcontractors, Skanska shall maintain subcontractor default insurance ("SDI") for the protection of the Skanska and the Owner against the default of Subcontractors. The cost of the SDI program will be included in the Cost of the Work included in the Guaranteed Maximum Price calculation. Owner shall pay Skanska for SDI premiums calculated as 1.42% of the Cost of the Work less General Conditions Costs for SDI.

## Coordination with other Contractors

This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate is based on the assumption that the Owner's contractors and all other parties performing construction work at the project site, not under direct contract with Skanska will:

- 1 Comply with Skanska's site specific safety program and maintain an injury free environment.
- 2 This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate is based on the expectation that all pre-purchased items to be provided by the Owner will be provided without delay or disruption per Skanska's schedule attached.
- 3 This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate assumes any separate contractors hired by the Owner will not interfere with the operation of Skanska.
- 4 This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate relies on and assumes Owner's other contractors working according to Skanska's project schedule, and will achieve system and area completion dates according to that schedule.
- 5 This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate relies on and assumes Owner's other contractors will perform work so as to not impact Skanska's ability to perform its work in accordance with its project logistics plan.
- 6 This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate relies on and assumes Owner's other contractors will provide detailed schedule, logistics, and technical information, when and as requested by Skanska so as to enable Skanska to maintain or accelerate elements of its schedule, maintain its overall schedule and achieve necessary milestone completion dates.
- 7 This Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate relies on and assumes Owner's other contractors will provide and maintain insurance as required by the city, consistent with the requirements in Skanska's agreement with the City and providing Skanska the same protections as the City requires themselves such as insurance coverages, coverage limits, indemnify and hold Skanska harmless, waivers of subrogation, listing Skanska as an additional insured party of all policies, etc.

## Standard Qualifications

The following are the Standard Qualifications for the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate project:

- 1** We have included Lump Sum GCs & GRs.
- 2** In preparing the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate and the project schedule, Skanska relies on the construction documents to be fully designed, fully coordinated, code compliant, and accepted by the appropriate agencies and other applicable parties.
- 3** The cost of changes to the construction documents due to permit comments or conditions issued to Skanska following the delivery and acceptance of the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate are excluded.
- 4** Property, business operations and other taxes related to the Project Site and the operation of the project have not been included.
- 5** All sales tax on material is included.
- 6** All extended warranties included in the specifications, including the material/labor warranties, shall be assigned to Owner following the Skanska's one year repair/replacement obligation under the Contract. Thereafter, Skanska shall only be responsible for assisting reasonably the Owner in enforcing those warranties provided by the manufacturers, suppliers and subcontractors.
- 7** All fees including utility company, public agency reviews or approvals and associated fees are not included.
- 8** The Owner shall be responsible for obtaining permits as set forth in Contract. Building permit costs are not included.
- 9** Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate Schedule is based on the City's issuance of NTP (Notice to Proceed) on March 20<sup>th</sup>, 2019.
- 10** Use of union labor/prevailing wage is not included.
- 11** Delegated design is not included.
- 12** Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate assumes the Architect/Engineers design complies with all requirements prescribed in Owner standards or guidelines.
- 13** Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate does not include any costs associated with reviews by insurance underwriters such as IRI or FM.
- 14** "Time is of the essence" clauses are only applicable to the entire project's Substantial Completion date.
- 15** Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate assumes there are no working hour restrictions.



## Scope Specific Qualifications

### 1. Market Stalls

1. Benches, shown on sheet A2.20 and called out on sheet A2.10, are under a separate permit and not included in this estimate. Benches to be part of owner's FF&E.
2. Permit costs are not included.
3. Awning fabric is made to break in high wind. Awning frames are engineered.
4. Engineering for flood loading has not been included per Wannemacher Jensen's Bulletin (2019,01,03).
5. Alternate Roof Cover, SIPS structurally insulated panel system noted on sheet A2.10, is not included.
6. Market Stall Fabricator / Installer per the construction documents, Creative Arts, Inc.
7. New materials include power coated aluminum frame and HDPE sheeting – color white.
8. Market stalls do not meet flood-proofing requirement, proposed structures are not habitable.
9. Sole course market stall designer and fabricator requires customary monthly progress payments upon commencement.
10. Locking mechanisms to be provided by city.

### 2. Electric

1. Conduit will be stubbed up and capped at three add-alt stall locations.
2. Electric to each location as per note 5/E2.20 is included as part of the Pier Approach project base scope of work. Any extension within the market stall beyond the outlet such as lighting etc. is excluded.

### 3. Water Service

1. Two hose bibs have been included.

### 4. Thickened Edge/ Slab

1. 9" thickened slab is included at three add-alt stall locations, in addition to the seven market stalls included.

### 5. SS Pole Sockets and Galvanized "D" Rings

1. SS Pole Sockets are included at seven locations, the three alternates do not include SS Pole Sockets.
2. Four galvanized steel tie down anchors for each temporary 10'x10' tent location shown has been included, 18 locations.

### 6. General Requirements

1. Temporary protection and final cleaning has been included.

## ALLOWANCES

In order to provide the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate per Owner's requested delivery date, a number of cost allowances had to be established. These allowances are intended to provide for all direct construction costs associated with each of these items. Indirect costs are not included in allowances.

- 1 Builders Risk Allowance: \$2,626
- 2 Bond: \$2,626
- 3 Add-Alt Stall Location: \$26,132/ EA or \$78,396 For 3 Total (Alternate locations do not include hose bibs or water feeds, this alternate can only be accepted during fabrication and installation of the base bid Market Stalls, does not include color core panel or diebond art panel).
- 4 Color Core Panel: \$350/ EA or \$2,450 For 7 Total
- 5 Diebond Art Panels: \$250/ EA or \$1,750 For 7 Total

## **EXHIBIT “B”**

Attachment to **Subcontract/Purchase Order No. xxxxxx-xxx** dated **mm dd, year**, by and between **[insert full legal name of subcontractor/seller]** and **SKANSKA USA BUILDING INC.** for **[insert trade work/goods and services]** at **[insert project name and location]**.

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### **MARKET KIOSKS – DRAWINGS**

<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Revision No.</b>	<b>Date</b>	<b>Set Name</b>
A-2.10	SHADE STRUCTURE PLANS	1	01/30/2019	BULLETIN 3
A-2.20	MARKET STALLS & BENCHES	2	01/30/2019	BULLETIN 3

## **EXHIBIT “B”**

Attachment to **Subcontract/Purchase Order No. xxxxxx-xxx** dated **mm dd, year**, by and between **[insert full legal name of subcontractor/seller]** and **SKANSKA USA BUILDING INC.** for **[insert trade work/goods and services]** at **[insert project name and location]**.

### **FOR REFERENCE: PIER APPROACH DRAWINGS – BULLETIN 02**

<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Revision No.</b>	<b>Date</b>	<b>Set Name</b>
G-0.10	DRAWING INDEX	3	12/14/2018	BULLETIN 2
C-1.00	COVER SHEET	2	02/01/2017	ADDENDUM 3
C-1.01	GENERAL NOTES	0	11/01/2017	100% CD
C-1.05	GFY SURVEY – PIER APPROACH	0	11/01/2017	100% CD
C-1.06	GFY SURVEY – THE PIER	0	11/01/2017	100% CD
C-1.07	GFY SURVEY – SPA BEACH	0	11/01/2017	100% CD
C-1.08	GFY SURVEY – THE LENS	0	11/01/2017	100% CD
C-2.00	SWPPP PHASE I	1	03/21/2018	ADDENDUM 3
C-2.01	SWPPP PHASE II	1	03/21/2018	ADDENDUM 3
C-2.02	SWPPP DETAILS	0	11/01/2017	100% CD
C-2.10	PAVEMENT PLAN	1	03/21/2018	ADDENDUM 3
C-3.00	MASTER KEY SITE PLAN		01/05/2018	VE PRICING
		1		ADDENDUM
C-3.01	DEMOLITION PLAN		01/05/2018	VE PRICING
		1		ADDENDUM
C-3.02	DEMOLITION PLAN		01/05/2018	VE PRICING
		1		ADDENDUM
C-3.03	DEMOLITION PLAN		01/05/2018	VE PRICING
		1		ADDENDUM
C-3.04	DEMOLITION PLAN		01/05/2018	VE PRICING
		1		ADDENDUM
C-3.05	DEMOLITION PLAN		01/05/2018	VE PRICING
		1		ADDENDUM
C-4.00	MASTER KEY GRADING PLAN	1	03/21/2018	ADDENDUM 3
C-4.01	SITE PLAN	2	03/21/2018	ADDENDUM 3
C-4.02	SITE PLAN	3	03/21/2018	BULLETIN 2
C-4.03	SITE PLAN	2	03/21/2018	BULLETIN 2
C-4.04	SITE PLAN	2	03/21/2018	ADDENDUM 3
C-4.05	SITE PLAN	2	03/21/2018	ADDENDUM 3
C-4.06	INTERSECTION PLAN	0	11/01/2017	100% CD
C-5.00	MASTER KEY GRADING PLAN	1	03/21/2018	ADDENDUM 3
C-5.01	GRADING PLAN	2	03/21/2018	ADDENDUM 3
C-5.02	GRADING PLAN	3	03/21/2018	BULLETIN 2
C-5.03	GRADING PLAN	3	03/21/2018	BULLETIN 2
C-5.04	GRADING PLAN	4	09/07/2018	BULLETIN 1
C-5.05	GRADING PLAN	4	12/14/2018	BULLETIN 2
C-5.06	GRADING PLAN	2	03/21/2018	ADDENDUM 3
C-5.10	STORM DRAINAGE SCHEDULE	3	12/14/2018	BULLETIN 2

## **EXHIBIT “B”**

Attachment to **Subcontract/Purchase Order No. xxxxxx-xxx** dated **mm dd, year**, by and between **[insert full legal name of subcontractor/seller]** and **SKANSKA USA BUILDING INC. for [insert trade work/goods and services] at [insert project name and location].**

C-5.11	STORM DRAINAGE DETAILS	2	12/14/2018	BULLETIN 2
C-5.12	CITY OF ST. PETER DRAINAGE DETAILS	0	02/23/2018	ADDENDUM 2
C-5.13	CITY OF ST. PETER DRAINAGE DETAILS 2	0	02/23/2018	ADDENDUM 2
C-6.00	MASTER KEY UTILITY PLAN	2	02/23/2018	ADDENDUM 3
C-6.00	MASTER KEY UTILITY PLAN	2	02/23/2018	ADDENDUM 3
C-6.01	UTILITY PLAN	3	02/23/2018	ADDENDUM 3
C-6.02	UTILITY PLAN	5	12/14/2018	BULLETIN 2
C-6.03	UTILITY PLAN	5	12/14/2018	BULLETIN 2
C-6.04	UTILITY PLAN	4	09/07/2018	BULLETIN 1
C-6.05	UTILITY PLAN	5	12/14/2018	BULLETIN 2
C-7.00	CITY OF ST. PETER DETAILS	1	01/05/2018	ADDENDUM 1
C-7.01	CITY OF ST. PETER DETAILS	1	01/05/2018	ADDENDUM 1
EX-2	PROPOSED UTILITY COLOR MAP	2	02/23/2018	ADDENDUM 3
L-0.01	SITE LANDSCAPE NOTES	2	02/23/2018	ADDENDUM 3
L-1.00	KEY PLAN – LAYOUT & MATERIAL PLAN	4	12/14/2018	BULLETIN 2
L-1.10	KEY PLAN – LAYOUT & MATERIAL PLAN	4	12/14/2018	BULLETIN 2
L-1.20	KEY PLAN – LAYOUT & MATERIAL PLAN	4	12/14/2018	BULLETIN 2
L-1.30	KEY PLAN – LAYOUT & MATERIAL PLAN	5	12/14/2018	BULLETIN 2
L-1.40	KEY PLAN – LAYOUT & MATERIAL PLAN	5	12/14/2018	BULLETIN 2
L-1.50	KEY PLAN – LAYOUT & MATERIAL PLAN	5	12/14/2018	BULLETIN 2
TM-1.00	TREE MITIGATION INDEX	0	11/01/2017	100% CD
TM-1.01	TREE MITIGATION PLAN	1	01/05/2018	VE PRICING ADDENDUM
TM-1.02	TREE MITIGATION PLAN	0	11/01/2017	100% CD
TM-1.03	TREE MITIGATION PLAN	2	11/01/2017	BULLETIN 2
TM-1.04	TREE MITIGATION PLAN	0	11/01/2017	100% CD
TM-1.05	TREE MITIGATION PLAN	2	09/07/2018	BULLETIN 1
TM-1.06	TREE MITIGATION PLAN	3	09/07/2018	BULLETIN 2
TM-1.07	TREE MITIGATION PLAN	1	01/05/2018	VE PRICING ADDENDUM
L-2.00	LANDSCAPE INDEX PLAN	0	11/01/2017	100% CD
L-2.01.0	LANDSCAPE PLAN-TREE LAYOUT	1	01/05/2018	VE PRICING ADDENDUM
L-2.01.1	LANDSCAPE PLAN – UNDERSTORY	1	01/05/2018	VE PRICING ADDENDUM
L-2.02.0	LANDSCAPE PLAN- TREE LAYOUT	2	12/14/2018	BULLETIN 2
L-2.02.1	LANDSCAPE PLAN-UNDERSTORY	2	12/14/2018	BULLETIN 2
L-2.03.0	LANDSCAPE PLAN –TREE LAYOUT	2	12/14/2018	BULLETIN 2

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L-2.03.1	LANDSCAPE PLAN – UNDERSTORY	1	12/14/2018	BULLETIN 2
L-2.04.0	LANDSCAPE PLAN- TREE LAYOUT	3	09/07/2018	BULLETIN 1
L-2.04.1	LANDSCAPE PLAN – UNDERSTORY	3	09/07/2018	BULLETIN 1
L-2.05.0	LANDSCAPE PLAN- TREE LAYOUT	3	09/07/2018	BULLETIN 1
L-2.05.1	LANDSCAPE PLAN – UNDERSTORY	3	09/07/2018	BULLETIN 1
L-2.06	LANDSCAPE SCHEDULE	4	12/14/2018	BULLETIN 2
L-2.50	LANDSCAPE NOTES	0	11/01/2017	100%CD
L-2.51	LANDSCAPE DETAILS	0	11/01/2017	100%CD
L-3.00	KEY PLAN-CONCRETE LAYOUT PLAN	4	12/14/2018	BULLETIN 2
L-3.10	CONCRETE LAYOUT PLAN	4	12/14/2018	BULLETIN 2
L-3.20	CONCRETE LAYOUT PLAN	4	12/14/2018	BULLETIN 2
L-3.30	CONCRETE LAYOUT PLAN	4	12/14/2018	BULLETIN 2
L-3.40	CONCRETE LAYOUT PLAN	4	12/14/2018	BULLETIN 2
L-3.50	CONCRETE LAYOUT PLAN	4	12/14/2018	BULLETIN 2
L-4.00	SITE SECTIONS	3	12/14/2018	BULLETIN 2
L-5.20	KEY PLAN –FURNITURE PLAN	4	12/14/2018	BULLETIN 2
L-5.21	FURNITURE PLAN	3	12/14/2018	BULLETIN 2
L-5.22	FURNITURE PLAN	3	12/14/2018	BULLETIN 2
L-5.23	FURNITURE PLAN	4	12/14/2018	BULLETIN 2
L-5.24	FURNITURE PLAN	4	12/14/2018	BULLETIN 2
L-5.25	FURNITURE PLAN	4	12/14/2018	BULLETIN 2
L-6.00	ENLARGEMENT PLAN – THE LINK NORTH	2	12/14/2018	BULLETIN 2
L-6.10	ENLARGEMENT PLAN – THE LINK SOUTH	2	01/05/2018	ADDENDUM 1
L-6.20	ENLARGEMENT PLAN – GARDEN	1	12/14/2018	BULLETIN 2
L-6.21	ENLARGEMENT PLAN – PLAYGROUND	1	12/14/2018	BULLETIN 2
L-6.22	ENLARGEMENT PLAN – PLAYGROUND 2	0	12/14/2018	BULLETIN 2
L-6.30	ENLARGEMENT PLAN – VIEW EDGE AND TREE RING PRECAST	2	12/14/2018	BULLETIN 2
L-6.31	ELEVATIONS – VIEW EDGE	2	12/14/2018	BULLETIN 2
L-6.40	ENLARGEMENT PLAN – OVERLOOK	3	09/07/2018	BULLETIN 1
L-6.50	OVERLOOK – SECTIONS + ELEVATIONS	3	09/07/2018	BULLETIN 1
L-6.60	SUNDECK + BRIDGE - ENLARGEMENT PLAN	3	12/14/2018	BULLETIN 2
L-6.61	BRIDGE ENLARGEMENT PLAN	1	12/14/2018	BULLETIN 2
L-6.62	WETPOND BRIDGE ENLARGEMENT PLAN	1	12/14/2018	BULLETIN 2
L-7.00	TYPICAL SITE PAVEMENT DETAILS	3	12/14/2018	BULLETIN 2
L-7.01	TYPICAL PLAYGROUND DETAILS	0	12/14/2018	BULLETIN 2
L-7.10	TYPICAL STAIR DETAILS	3	12/14/2018	BULLETIN 2
L-7.11	TYPICAL CAST IN PLACE VIEW EDGE DETAILS	1	01/05/2018	ADDENDUM 1

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L-7.12	TYPICAL PRECAST DETAILS	0	01/05/2018	ADDENDUM 1
L-7.20	TYPICAL OVERLOOK DETAILS	3	12/14/2018	BULLETIN 2
L-7.21	TYPICAL SUNDECK+REMOVABLE TREE PIT DETAILS	2	12/14/2018	BULLETIN 2
L-7.30	TYPICAL FURNITURE DETAILS	2	12/14/2018	BULLETIN 2
I-2.00	IRRIGATION INDEX PLAN	2	09/07/2018	BULLETIN 1
I-2.01	IRRIGATION PLAN	2	09/07/2018	BULLETIN 1
I-2.02	IRRIGATION PLAN	3	12/14/2018	BULLETIN 2
I-2.03	IRRIGATION PLAN	3	12/14/2018	BULLETIN 2
I-2.04	IRRIGATION PLAN	3	09/07/2018	BULLETIN 1
I-2.05	IRRIGATION PLAN	3	09/07/2018	BULLETIN 1
I-2.50	IRRIGATION NOTES	4	12/14/2018	BULLETIN 2
A-0.1	DRAWING LEGEND, BUILDING DATA AND INDEX	1	02/23/2018	ADDENDUM 3
A-1.10	MARKET PROMENADE SITE PLAN	0	11/01/2017	100% CD
A-2.10	SHADE STRCUTURE PLANS	1	1/30/2019	BULLETIN 03
A-2.20	MARKET STALLS & BENCHES	2	1/30/2019	BULLETIN 03
A-3.0	SHADE STRUCTURE ELEVATIONS	1	02/23/2018	ADDENDUM 3
A-3.1	SHADE STRUCTURE SECTIONS	0	11/01/2017	100% CD
A-3.10	MARKET SHADE STRUCTURE SOLAR STUDY	0	11/01/2017	100% CD
A-3.11	SHADE STRUCTURE DETAILS	0	02/23/2018	ADDENDUM 3
A-3.20	MARKET PROMENADE MARKET STALL PERSPECTIVE	1	02/23/2018	ADDENDUM 3
A-4.1	COLUMN SET OUT	0	11/01/2017	100% CD
A-4.2	PV RAIL SET OUT	0	11/01/2017	100% CD
A-4.3	PV PANEL SET OUT	0	11/01/2017	100% CD
S-0.01	ABBREVIATIONS AND DRAWING LIST	0	11/01/2017	100% CD
S-0.02	GENERAL NOTES	0	11/01/2017	100% CD
S-1.01	KEY PERSPECTIVE AND FOUNDATION PLAN	3	02/23/2018	ADDENDUM 3
S-1.02	CANOPY ROOF PLAN	2	02/23/2018	ADDENDUM 2
S-2.00	ELEVATIONS	0	11/01/2017	100% CDS
L-5.00	SITE LIGHTING PLAN	2	12/14/2018	BULLETIN 2
L-5.01	LIGHTING CALCULATION PAN	0	11/01/2017	100% CD
L5.02	L POLE SCHEDULE	2	12/14/2018	BULLETIN 2
L-5.03	L LUMINARE SCHEDULE	3	12/14/2018	BULLETIN 2
L-5.10	L LIGHTING DETAILS	0	11/01/2017	100% CD
L-5.11	L LIGHTING DETAILS	0	11/01/2017	100% CD
L-5.12	L CATENARY LIGHTING DETAILS	1	01/05/2018	ADDENDUM 1
L-5.20	LIGHTING PLAN FAMILY PARK	0	12/14/2018	BULLETIN 2
L-5.30	L LIGHTING PLAN PARKING & OVERLOOK	1	12/14/2018	BULLETIN 2
E-0.00	ELECTRICAL LEGEND	0	11/01/2017	100% CD
E-1-00	OVERALL SITE PLAN - ELECTRICAL	3	12/14/2018	BULLETIN 2

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E-1.10	ENLARGED SITE PLAN – ELECTRICAL DEMOLITION	1	01/05/2018	ADDENDUM 1
E-1.20	ENLARGED SITE PLAN – ELECTRICAL DEMOLITION	1	01/05/2018	ADDENDUM 1
E-1.30	ENLARGED SITE PLAN – ELECTRICAL DEMOLITION	1	01/05/2018	ADDENDUM 1
E-1.40	ENLARGED SITE PLAN – ELECTRICAL DEMOLITION	0	11/01/2017	100% CD
E-1.50	ENLARGED SITE PLAN – ELECTRICAL DEMOLITION	0	11/01/2017	100% CD
E-2.10	ENLARGED SITE PLAN – ELECTRICAL RENOVATION	2	12/14/2018	BULLETIN 2
E-2.20	ENLARGED SITE PLAN – ELECTRICAL RENOVATION	2	12/14/2018	BULLETIN 2
E-2.30	ENLARGED SITE PLAN – ELECTRICAL RENOVATION	3	12/14/2018	BULLETIN 2
E-2.40	ENLARGED SITE PLAN – ELECTRICAL RENOVATION	2	09/07/2018	BULLETIN 1
E-2.50	ENLARGED SITE PLAN – ELECTRICAL RENOVATION	4	12/14/2018	BULLETIN 2
E-3.01	POWER RISER DIAGRAM AND SCHEDULE	1	12/14/2018	BULLETIN 2
E-3.02	POWER RISER DIAGRAM AND SCHEDULE	2	12/14/2018	BULLETIN 2
E-3.03	POWER RISER DIAGRAM AND SCHEDULE	2	12/14/2018	BULLETIN 2
E-3.04	POWER RISER DIAGRAM AND SCHEDULE	1	12/14/2018	BULLETIN 2
E-3.05	POWER RISER DIAGRAM AND SCHEDULE	2	09/07/2018	BULLETIN 1
E-4.00	MARKET STRUCTURE PV ARRAY	0	11/01/2017	100% CD



## **EXHIBIT “B”**

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### **FOR REFERENCE: PIER APPROACH SPECIFICATIONS**

<b>Specification</b>	<b>Description</b>	<b>Issued Date</b>
01 23 00	ALTERNATES	11/01/2017
01 25 00	SUBSTITUTION PROCEDURES	11/01/2017
01 31 00	PROJECT MANAGEMENT AND CORDINATION	11/01/2017
01 33 00	SUBMITTAL PROCEDURES	11/01/2017
01 40 00	QUALITY REQUIREMENTS	11/01/2017
01 50 00	TEMPORARY FACILITIES AND CONTROLS	11/01/2017
01 56 39	TREE AND PLANT PROTECTION	11/01/2017
01 60 00	PRODUCT REQUIREMENTS	11/01/2017
01 73 00	EXECUTION	11/01/2017
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	11/01/2017
01 77 00	CLOSEOUT PROCEDURES	11/01/2017
01 78 23	OPEATION AND MAINTENANCE DATA	11/01/2017
01 78 39	PROJECT RECORD DOCUMENTS	11/01/2017
01 79 00	DEMONSTRATION AND TRAINING	11/01/2017
02 41 19	SELECTIVE DEMOLITION	11/01/2017
03 30 00	CAST-IN-PLACE CONCRETE AWARDED SPO	11/01/2017
03 33 00.01	MARKET CONCRETE FOOTING	11/01/2017
03 45 00	PRECAST ARCHITECTURAL CONCRETE	11/01/2017
03 45 00.01	MARKET PRECAST ARCHITECTURAL CONCRETE	11/01/2017
04 21 00	CONCRETE UNIT MASONRY	11/01/2017
05 05 13	FACTORY-APPLIED METAL COATINGS	11/01/2017
05 12 00	STRUCTURAL STEEL	11/01/2017
05 50 00	METAL FABRICATIONS	11/01/2017
05 52 13	PIPE AND TUBE RAILINGS	11/01/2017
06.10.00	ROUGH CARPENTRY	11/01/2017
06 15 00	EXTERIOT WOOD DECKING	11/01/2017
09 96 00	HIGH PERFORMANCE PAINTING AND COATING	03/21/2018
09 96 23	GRAFFITI RESISTANT COATINGS	03/21/2018
10 80 00	SPECIALITIES	11/01/2017
26 01 00	BASIC ELECTRICAL REQUIREMENTS	11/01/2017
26 05 00	COMMON WORK RESULTS FOR ELECTRICAL	11/01/2017
26 05 19	CONDUCTORS AND CABLES	11/01/2017
26 05 26	GROUNDING AND BONDING	11/01/2017
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	11/01/2017
26 05 33	RACEWAYS AND BOXES	11/01/2017
26 05 53	ELECTRICAL IDENTIFICATION	11/01/2017

## **EXHIBIT “B”**

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26 22 00	LOW-VOLTAGE TRANSFORMERS	11/01/2017
26 24 16	PANELBOARDS	11/01/2017
26 27 26	WIRING DEVICES	11/01/2017
26 28 16	ENCLOSED SWITCHES AND CIRCUIT BREAKER	11/01/2017
26 43 13	SURGE PROTECTION DEVICES	11/01/2017
26 56 00	EXTERIOR LIGHTING	11/01/2017
26 56 00	EXTERIOR LIGHTING LUMINAIRE SPECIFICATIONS SHEETS	11/01/2017
31 00 00	EARTHWORK	11/01/2017
31 11 00	CLEARING AND GRUBBING	11/01/2017
32 13 16	DECORATIVE CONCRETE PAVING	11/01/2017
32 13 15	CONCRETE JOINT SEALERS	11/01/2017
32 31 13	CUSTOM FENCES AND GATES	11/01/2017
32 91 13	STRUCTURAL SOIL	11/01/2017

## **3** Document Log

The Document Log that follows represents the information that forms the Pier Approach GMP Addendum No. 6 for the Market Kiosks Estimate and associated clarifications defined herein.

## **4** Site Logistics Plan (N/A)

## 5 Project Schedule





March 1, 2019

**Mr. Brejesh Prayman, PE**  
Engineering and Capital Improvements Director  
City of St. Petersburg  
One 4<sup>th</sup> Street N.  
St. Petersburg, FL 33701

Re: **Pier Approach**  
**Pier Approach GMP Addendum # 8 – Additional Owner’s Contingency Allowance**

Dear Mr. Prayman:

We are pleased to provide you with this proposal to increase the Owner's Contingency Allowance for the Pier Approach Project.

- **Additional Owners Contingency Allowance** **\$ 200,000.00**

If you have questions please do not hesitate to contact us.

Sincerely,

SKANSKA USA BUILDING INC.

  
Kenneth E. Duty  
Project Executive

Kenneth E. Duty  
Project Executive

Cc: Chuck Jablon – Account Manager  
Johnathan Meese – Preconstruction Director

Pier Approach GMP Addendum  
8 To Increase The Owners  
Contingency

3/1/2019

Description

Pier Approach  
GMP Addendum  
No. 8 To  
Increase The  
Owners  
Contingency  
Totals

Direct Cost	-
BUILDING PERMIT	NIC
CONSTRUCTION CONTINGENCY	N/A
SUBGUARD	N/A
CCIP % OF	N/A
Sub Total	N/A
GENERAL CONDITIONS	
General Conditions (Lump Sum)	N/A
CM FEES	
Construction Management Fees	N/A
INSURANCES & BOND	
Builders risk insurance	N/A
Performance & Payment Bond	N/A
SUBTOTAL	N/A
ADDITIONAL OWNER'S CONTINGENCY ALLOWANCE (Soft Costs Contained Within Allowance)	200,000
CONTRACT TOTALS	200,000