

GUARANTEED MAXIMUM PRICE PROPOSAL

January 4, 2017

Palm Coast Community Center



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CGC042112



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SECTION I



EXECUTIVE SUMMARY

Ajax Building Corporation is pleased to present this Guaranteed Maximum Price (GMP) Proposal for the Palm Coast Community Center for consideration by City of Palm Coast. 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 City of Palm Coast, 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 project consists of approximately 21,100 square feet of building on the existing Community Center site. The interior space will be developed into four Multi-purpose rooms, two kitchen and pantry rooms, restrooms, Storage, Electrical Service Rooms and Administrative Office Areas. The building construction is based on 8" CMU block construction with steel roof trusses with standing seam metal roof on the sloped roof and single ply TPO roofing over the flat roof sections. The project also includes new Trail Head facilities to be constructed alongside the playground area.

This report considers only those items that have been identified as to be provided by the Construction Manager. Costs to be borne by the Owner that are related to construction are understood to be funded from a separate source unless specifically included within this Proposal.

Guaranteed Maximum Price (GMP)

Ajax Building Corporation is confident that the GMP Proposal included herein is representative of the proposed scope of work depicted in the GMP Documents. The work included in the GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended by 1) the Clarifications, Qualifications, and Assumptions 2) the accepted Value Engineering and Budget Options, and 3) the Allowance Schedule, all contained in Section III of this proposal.

The Base Bid GMP Proposal for the Palm Coast Community Center totals \$7,830,036.

Project Schedule

The project schedule included within this proposal is based on the information represented in the GMP Documents. The project schedule reflects an overall duration of 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 January 5, 2018
- Final Completion February 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 February 1, 2017
- Top-Out of Building Structure May 22, 2017
- Building Dry-In June 26, 2017
- Permanent Power September 8, 2017
- Owner Occupancy February 16, 2018



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In order for construction activities to commence on February 1, 2017 as scheduled, the following contractual activities will need to be completed as indicated.

- | | |
|----------------------------------|------------------|
| ▪ GMP Negotiations Complete | January 4, 2017 |
| ▪ CM Contract Amendment Executed | January 17, 2017 |
| ▪ All Required Permits Issued | January 17, 2017 |
| ▪ Notice to Proceed Issued | February 1, 2017 |

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

SECTION II



LIST OF DOCUMENTS

The work included in this GMP Proposal is based upon the List of Documents immediately following this narrative subject to amendments by 1) the Clarifications, Qualifications, and Assumptions, 2) the accepted Value Engineering and Budget Options, and 3) the Allowance Schedule, 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 (Pre-Bid RFI's)
- Other Documents (As Listed)
- Bid Packages and Bid Package Addenda



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CONTRACT DRAWINGS

Entitled 100% Construction Documents dated 07/22/2016

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
	Cover and Index Sheets			
G1000	Cover Sheet	07/22/16	9/30/16	11/2/16
G1001	Index of Drawing	07/22/16	9/30/16	
G1002	Abbreviations & Standard Symbols	07/22/16		11/2/16
G1003	Accessibility Standards, Clearances, & Mounting Heights	07/22/16		
G1004	Accessibility Standards, Clearances, & Mounting Heights	07/22/16		
G1005	Accessibility Standards, Clearances, & Mounting Heights	07/22/16		
G1006	Typical Mounting Heights	07/22/16		
GI-007	General Notes	07/22/16		
	Civil			
C0.0	Cover Sheet	7/22/16		
C1.0	Existing Conditions	07/22/16		
C1.1	Existing Conditions	07/22/16		
C1.2	Existing Conditions	07/22/16		
C1.3	Existing Conditions	07/22/16		
C1.4	Existing Conditions	07/22/16		
C2.0	Notes	07/22/16	9/30/16	
C3.0	Erosion Control Plan	07/22/16	9/30/16	
C3.1	Erosion Control Plan	07/22/16	9/30/16	
C3.2	Erosion Control Details	07/22/16	9/30/16	11/2/16
C4.0	Demolition	07/22/16	9/30/16	
C5.0	Site Layout Plan	07/22/16	9/30/16	11/2/16
C6.0	Grading & Drainage Plan	07/22/16	9/30/16	11/2/16
C7.0	Utility Plan	07/22/16	9/30/16	
C8.0	Details	07/22/16	9/30/16	
C8.1	Details	07/22/16	9/30/16	
C8.2	Details	07/22/16	9/30/16	



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C8.3	Details	07/22/16	9/30/16	
C8.4	Details	07/22/16	9/30/16	
C8.5	City Details	07/22/16	9/30/16	
	Hardscape & Landscape			
HS-100	Hardscape Plan	07/22/16	9/30/16	11/2/16
HS-101	Details	07/22/16	9/30/16	
HS-102	Details	07/22/16		
HS-103	Signage	07/22/16		
HS-104	Play Structures	07/22/16		
LA-100	Landscape Plan	07/22/16	9/30/16	
LA-101	Landscape Plan	07/22/16	9/30/16	11/2/16
LA-102	Landscape Plant List	07/22/16	9/30/16	
LA-103	Landscape Details	07/22/16		
LA-104	Landscape Details	07/22/16		
IR-100	Irrigation Plan	07/22/16	9/30/16	11/2/16
SL-100	Site Lighting	07/22/16	9/30/16	
VUA-100	VUA Plan & Calculations	07/22/16	9/30/16	11/2/16
	Structural			
SB101	Foundation Plan - Overall	07/22/16		
SB102	Foundation & Slab Plan - Area "A"	07/22/16		
SB103	Foundation & Slab Plan - Area "B"	07/22/16		
SB104	Foundation & Slab Plan - Area "C"	07/22/16		
SB105	Shower Bldg Foundation & Roof Framing Plans	07/22/16		
SB501	Foundation Sections & Details	07/22/16		
SB502	Foundation Sections & Details	07/22/16		
SF101	Roof Framing Plan - Overall	07/22/16		
SF102	Roof Framing Plan - Area "A"	07/22/16		
SF103	Roof Framing Plan - Area "B"	07/22/16		11/2/16
SF104	Roof Framing Plan - Area "C"	07/22/16		



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<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
SF105	High Roof Framing Plan - Area "B"	07/22/16		
SF501	Sections & Details	07/22/16		
SF502	Sections & Details	07/22/16		
SF503	Sections & Details	07/22/16		
SF504	Sections & Details	07/22/16		
SF601	Schedules & Diagrams	07/22/16		
SG001	Structural Notes & Abbreviations	07/22/16		
SG002	Structural Notes	07/22/16		
	Architectural			
AD101	Overall Floor Plan - Demolition	07/22/16		
AD102	Floor Plan Area "A" - Demolition	07/22/16		
AD103	Floor Plan Area "B" - Demolition	07/22/16		
AD104	Roof Plan - Demolition	07/22/16		
AD200	Building Elevations - Demolition	07/22/16		
LS101	Life Safety	07/22/16		
AE100	Architectural Site Plan	07/22/16		
AE101	Overall Reference Floor Plan	07/22/16		11/2/16
AE102	Floor & Dimension Plan Area "A"	07/22/16	9/30/16	11/2/16
AE103	Floor & Dimension Plan Area "B"	07/22/16	9/30/16	11/2/16
AE104	Floor & Dimension Plan Area "C"	07/22/16	9/30/16	11/2/16
AE105	Overall Reflected Ceiling Plan	07/22/16	9/30/16	11/2/16
AE106	Reflected Ceiling Plan Area "A"	07/22/16		11/2/16
AE107	Reflected Ceiling Plan Area "B"	07/22/16	9/30/16	11/2/16
AE108	Reflected Ceiling Plan Area "C"	07/22/16		11/2/16
AE109	Overall Roof Plan	07/22/16	9/30/16	11/2/16
AE110	Roof Plan Area "A"	07/22/16		11/2/16
AE111	Roof Plan Area "B"	07/22/16	9/30/16	11/2/16
AE112	Roof Plan Area "C"	07/22/16		11/2/16
AE201	Building Elevations	07/22/16		11/2/16



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AE202	Main Entrance Building Elevations	07/22/16		
AE301	Building Sections	07/22/16		11/2/16
AE302	Building Sections	07/22/16		
AE303	Wall Sections	07/22/16		11/2/16
AE304	Wall Sections	07/22/16		
AE401	Shower & Restroom Building Floor, Roof Plans, Elevations & Sections	07/22/16		11/2/16
AE402	Enlarged Restroom Floor Plan	07/22/16		11/2/16
AE501	Perspective Views	07/22/16		
AE502	Plan Details	07/22/16		11/2/16
AE503	Plan Details	07/22/16		11/2/16
AE504	Plan Details	07/22/16		11/2/16
AE505	Plan Details	07/22/16		
AE506	Plan & Gypsum Details	07/22/16		
AE507	Misc. Details	07/22/16		
AE508	Section Details	07/22/16		
AE509	Section Details	07/22/16		
AE511	Soffit Details	07/22/16		
AE521	Roof Details	07/22/16		
AE522	Roof Details	07/22/16		11/2/16
AE523	Roof Details	07/22/16		11/2/16
AE601	Door Schedule	07/22/16	9/30/16	11/2/16
AE602	Window Schedule & Elevations	07/22/16		
AE603	Head, Jamb & Sill/Threshold Details	07/22/16		11/2/16
AE604	Head, Jamb & Sill/Threshold Details	07/22/16		
AE605	Wall Section Details	07/22/16		11/2/16
AE701	Partition Types	07/22/16	9/30/16	
AE702	Partition Types	07/22/16	9/30/16	
	Interiors			
AG101	Overall Signage Plan	07/22/16		



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AG102	Enlarged Signage Plan Area "A" & "C"	07/22/16	9/30/16	
AG103	Enlarged Signage Plan Area "B", Shower & Restroom	07/22/16	9/30/16	
AG601	Signage Schedules & Elevations	07/22/16	9/30/16	
ID101	Overall Finish Floor Plan	07/22/16	9/30/16	11/2/16
ID102	Enlarged Finish Floor Plan Area "A"	07/22/16	9/30/16	11/2/16
ID103	Enlarged Finish Floor Plan Area "B"	07/22/16	9/30/16	11/2/16
ID104	Enlarged Finish Floor Plan Area "C"	07/22/16	9/30/16	11/2/16
ID112	Restrooms & Kitchen Enlarged Floor Plans & Rest. Rm. Elevations	07/22/16		11/2/16
ID113	Restrooms, Janitor & Kitchen Elevations	07/22/16		11/2/16
ID114	Interior Elevations Function Rm 112	07/22/16		11/2/16
ID115	Interior Elevations Function Rm 116	07/22/16		11/2/16
ID116	Interior Elevations Lobby 100	07/22/16		11/2/16
ID117	Interior Elevations Offices 109 & 111	07/22/16	9/30/16	
ID117B				11/2/16
ID118	Millwork Details	07/22/16		11/2/16
ID119	Millwork Details	07/22/16		11/2/16
ID120	Millwork Details	07/22/16	9/30/16	
ID121	Millwork Details	07/22/16		
ID122	Floor Transition Details	07/22/16		11/2/16
ID501	3D Interior Views	07/22/16	9/30/16	
ID601	Room Finish Schedule & Finish Key	07/22/16	9/30/16	11/2/16
IFQ 101	Overall Furniture & Equipment Floor Plan	07/22/16	9/30/16	
IFQ 102	Enlarged Furniture & Equipment Floor Plan Area "A"	07/22/16		
IFQ 103	Enlarged Furniture & Equipment Floor Plan Area "B"	07/22/16	9/30/16	
IFQ 104	Enlarged Furniture & Equipment Floor Plan Area "C"	07/22/16		
	Fire Protection			
F001	Schedules, Notes & Index - Fire Protection	07/22/16	9/30/16	
F102	Floor Plan Area "A" - Fire Protection	07/22/16		
F103	Floor Plan Area "B" - Fire Protection	07/22/16		



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F104	Floor Plan Area "C" - Fire Protection	07/22/16		
F501	Details - Fire Protection	07/22/16		
F502	Details - Fire Protection	07/22/16		
	Plumbing			
P001	Legend, Notes, Schedules & Details - Plumbing	07/22/16	9/30/16	
PD101	Overall Demolition Floor Plan - Plumbing	07/22/16		
PD104	Overall Demolition Floor Plan - Plumbing	07/22/16		
P102	Floor Plan Area "A" - Plumbing	07/22/16		
P103	Floor Plan Area "B" - Plumbing	07/22/16		
P104	Floor Plan Area "C" - Plumbing	07/22/16		
P110	Roof Plan Area "A" - Plumbing	07/22/16		
P111	Roof Plan Area "B" - Plumbing	07/22/16		
P113	Outdoor Shower Building Plan - Plumbing	07/22/16		
P501	Details - Plumbing	07/22/16		
P601	Plumbing Risers	07/22/16		
P602	Plumbing Risers	07/22/16		
P603	Plumbing Risers	07/22/16		
	Mechanical			
M001	Legend & General Notes - HVAC	07/22/16		
MD101	Overall Demolition Floor Plan - HVAC	07/22/16		
MD104	Overall Demolition Roof Plan - HVAC	07/22/16		
M102	Floor Plan Area "A" - HVAC	07/22/16	9/30/16	
M103	Floor Plan Area "B" - HVAC	07/22/16	9/30/16	11/2/16
M104	Floor Plan Area "C" - HVAC	07/22/16	9/30/16	11/2/16
M110	Roof Plan Area "A" - HVAC	07/22/16		
M111	Roof Plan Area "B" - HVAC	07/22/16		11/2/16
M113	Outdoor Shower Building Floor Plan - HVAC	07/22/16		
M501	Details - HVAC	07/22/16		
M502	Details - HVAC	07/22/16		



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<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
M503	Kitchen Hood Details - HVAC			11/2/16
M504	Kitchen Hood Sch/Details - HVAC			11/2/16
M505	Kitchen Hood Sch/Details - HVAC			11/2/16
M601	Schedules - HVAC	07/22/16	9/30/16	11/2/16
M602	Schedules - HVAC	07/22/16	9/30/16	
M701	Control Schematics - HVAC	07/22/16	9/30/16	11/2/16
M702	Control Schematics - HVAC	07/22/16		11/2/16
	Electrical			
E001	Legends & General Notes	07/22/16		
E010	Site Plan - Lighting	07/22/16	9/30/16	
E011	Site Plan - Photometric	07/22/16	9/30/16	
ED101	Overall Demolition Floor Plan - Electrical	07/22/16		
E102	Floor Plan Area "A" Lighting	07/22/16	9/30/16	
E103	Floor Plan Area "B" Lighting	07/22/16	9/30/16	
E104	Floor Plan Area "C" Lighting	07/22/16	9/30/16	
E112	Outdoor Shower Building Floor Plan - Electrical	07/22/16	9/30/16	
E113	Elevations - Lighting	07/22/16		
E114	Elevations - Lighting	07/22/16		
E202	Floor Plan Area "A" - Power	07/22/16		
E203	Floor Plan Area "B" - Power	07/22/16	9/30/16	11/2/16
E204	Floor Plan Area "C" - Power	07/22/16		
E210	Roof Plan Area "A" - Power & Fire Alarm	07/22/16	9/30/16	
E211	Roof Plan Area "BNS" - Power & Fire Alarm	07/22/16	9/30/16	11/2/16
E501	Lighting Fixture Schedule - Electrical	07/22/16	9/30/16	
E502	Details - Electrical	07/22/16		
E503	Details - Electrical	07/22/16	9/30/16	
E601	Riser Diagram - Electrical	07/22/16	9/30/16	
E602	Riser, Fire Alarm & Lighting Controls Diagram	07/22/16	9/30/16	



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E603	Panel Schedules - Electrical	07/22/16	9/30/16	11/2/16
E604	Lighting Control Diagram	07/22/16	9/30/16	
E605	Lighting Control Diagram	07/22/16	9/30/16	
E606	Lighting Control Diagram	07/22/16		
FA202	Floor Plan Area "A" - Fire Alarm	07/22/16		
FA203	Floor Plan Area "B" - Fire Alarm	07/22/16		
FA204	Floor Plan Area "C" - Fire Alarm	07/22/16		
	Technology			
T001	Legend & General Notes - Technology	07/22/16		
T010	Site Plan - Technology Systems	07/22/16	9/30/16	
T102	Floor Plan Area "A" - Technology	07/22/16		
T103	Floor Plan Area "B" - Technology	07/22/16		
T104	Floor Plan Area "C" - Technology	07/22/16		
T301	Enlarged Floor Plans - Technology	07/22/16		
T407	Systems Diagrams - Technology	07/22/16		
T501	Details - Technology	07/22/16		
T502	Details - Technology	07/22/16		
T503	Details - Technology	07/22/16		
	END OF DRAWINGS			



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PROJECT SPECIFICATIONS

Entitled 100% Construction Documents dated 07/22/2016

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Volume 1 of 1 (Divisions 1 through 32)			
TOC	Table of Contents	6	7/22/16	
Division 0	General Requirements			
00100	Qualification Forms	19	7/22/16	
00200	Bid Forms - Lump Sum	11	7/22/16	
00300	Notice of No Bid	1	7/22/16	
00410	To Be Submitted Upon Notice of Award	2	7/22/16	
00500	Contract	12	7/22/16	
00620	Material & Workmanship Bond	8	7/22/16	
00700	Provisions for Contractor's Insurance	8	7/22/16	
00800	TOC Division 0 of The Standard Specifications General Conditions	83	7/22/16	
00841	Notice of Award	2	7/22/16	
00842	Notice To Proceed	2	7/22/16	
00843	Change Order Form - ITB	1	7/22/16	
00844	App & Cert. for Progress Payment	4	7/22/16	
00848	Certificate of Substantial Completion	2	7/22/16	
00849	Certificate of Final Inspection & Completion	1	7/22/16	
00850	Contractor's Waiver & Release of Lien Upon Payment	1	7/22/16	
00851	Waiver & Release of Lien Upon Payment	2	7/22/16	
00852	Contractor's Request for Information	1	7/22/16	
00853	Hydrostatic Test Results	1	7/22/16	
00854	Work Change Directive	2	7/22/16	
00855	Field Order	1	7/22/16	
00860	Subcontractor Waiver & Release - Final	1	7/22/16	
00861	Consent of Surety	1	7/22/16	
00865	Check Out Form	2	7/22/16	
00866	Certificate of Completed Demonstration	2	7/22/16	



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<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
00900	Supplementary Conditions	1	7/22/16	
00901	Additional Supplemental Terms and Conditions	9	7/22/16	
Division 1	General Requirements			
01000	Technical Specifications	1	7/22/16	
01010	Summary of Work	1	7/22/16	
01025	Measurement & Payment	3	7/22/16	
01027	Application for Payment	3	7/22/16	
01050	Field Engineering	2	7/22/16	
01065	Permits & Fees	2	7/22/16	
01070	Codes References & Abbreviations	3	7/22/16	
01100	Special Project Procedures	3	7/22/16	
01310	Administrative Requirements	5	7/22/16	
01390	Color Video-Audio Pre-Construction Record	3	7/22/16	
01400	Quality Control	1	7/22/16	
01500	Temporary Facilities & Controls	5	7/22/16	
01568	Erosion & Sedimentation Control	6	7/22/16	
01570	Traffic Regulation	2	7/22/16	
01600	Material & Equipment	4	7/22/16	
01640	Product Selection & Substitution	2	7/22/16	
01650	Start Up	3	7/22/16	
01700	Contract Closeout	4	7/22/16	
01720	Project Record Documents	5	7/22/16	
01730	Operation & Maintenance	7	7/22/16	
01740	Warranties & Bonds	3	7/22/16	
Division 2	Site Construction			
024116	Demolition	7	7/22/16	
Division 3	Concrete			
034500	Precast Architectural Concrete	6	7/22/16	
Division 4	Masonry - Not Applicable			



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Division 5	Metals			
055000	Metal Fabrications	7	7/22/16	11/2/16
055213	Pipe & Tube Railings	5	7/22/16	
055813	Column Covers	2	7/22/16	
Division 6	Wood & Plastics			
061053	Miscellaneous Rough Carpentry	5	7/22/16	
061600	Sheathing	3	7/22/16	
062023	Interior Finish Carpentry	4	7/22/16	11/2/16
066413	Resin Sheet Paneling	3		11/2/16
064116	Plastic-Laminate-Faced Architectural Cabinets	5	7/22/16	
Division 7	Thermal & Moisture Protection			
072100	Thermal Insulation	4	7/22/16	
072119	Foamed-In-Place Insulation	3	7/22/16	
072726	Fluid-Applied Membrane Air Barriers	5	7/22/16	
07411316	Standing-Seam Metal Roof Panels	9	7/22/16	
07421353	Metal Soffit Panels	5	7/22/16	
075423	Thermoplastic Polyolefin (TPO) Roofing	7	7/22/16	
076200	Sheet Metal Flashing & Trim	7	7/22/16	
077100	Roof Specialties	7	7/22/16	
077200	Roof Accessories	6	7/22/16	
079100	Preformed Joint Seals	2	7/22/16	
079200	Joint Sealants	8	7/22/16	
Division 8	Doors & Windows			
081113	Hollow Metal Doors & Frames	8	7/22/16	
081416	Flush Wood Doors	4	7/22/16	
083113	Access Doors & Frames	3	7/22/16	
084113	Aluminum-Framed Entrances & Storefronts	9	7/22/16	11/2/16
087100	Door Hardware	11	7/22/16	11/2/16
088000	Glazing	8	7/22/16	



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<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
088300	Mirrors	3	7/22/16	
089119	Fixed Louvers	4	7/22/16	
Division 9	Finishes			
092216	Non-Structural Metal Framing	5	7/22/16	
092400	Cement Plastering	4	7/22/16	11/2/16
092900	Gypsum Board	4	7/22/16	11/2/16
093013	Ceramic Tile	6	7/22/16	11/2/16
095113	Acoustical Panel Ceilings	3	7/22/16	
095436	Suspended Decorative Grids	3	7/22/16	
096513	Resilient Base & Accessories	3	7/22/16	
096519	Resilient Tile Flooring	4	7/22/16	
096813	Tile Carpeting	4	7/22/16	
097200	Wall Coverings	4	7/22/16	11/2/16
097723	Fabric-Wrapped Panels	6	7/22/16	
099101	Painting	0	7/22/16	
099113	Exterior Painting	8	7/22/16	
099123	Interior Painting	11	7/22/16	
Division 10	Specialties			
101100	Visual Display Units	4	7/22/16	11/2/16
102113.21	Solid Surface Toilet Compartments	4	7/22/16	
102239	Folding Panel Partitions	6	7/22/16	
102613	Corner Guards	3		11/2/16
102800	Toilet Accessories	5	7/22/16	11/2/16
104413	Fire Protection Cabinets	3	7/22/16	
104416	Fire Extinguishers	2	7/22/16	
105327	Aluminum Trellis	4	7/22/16	
105613	Metal Storage Shelving	3	7/22/16	
Division 11	Equipment - Not Applicable			
Division 12	Furnishings			



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123661.16	Solid Surfacing Countertops	3	7/22/16	
124813	Entrance Floor Mats & Frames	2	7/22/16	
129300	Site Furnishings	4	7/22/16	
Division 21	Fire Suppression			
211000	Fire Protection	8	7/22/16	
Division 22	Plumbing			
220523	Valves, Cocks & Specialties for Plumbing Systems	8	7/22/16	
220553	Identification for Plumbing Piping & Equipment	5	7/22/16	
220700	Insulation for Plumbing Systems	5	7/22/16	
221113	Water Distribution Piping	7	7/22/16	
221116	Plumbing	3	7/22/16	
221119	Domestic Cold & Hot Water Supply & Hot Water Circulation Piping	5	7/22/16	
221316	Sanitary Sewer, Storm Water & Sanitary Vent Piping	6	7/22/16	
221317	Cleanouts & Cleanout Access Covers	2	7/22/16	
221319	Floor Drains & Shower Drains	3	7/22/16	
221321	Drainage & Vent Systems	6	7/22/16	
221426	Roof Drains	2	7/22/16	
223406	Domestic Water Heaters: Commercial Electric	3	7/22/16	
224000	Plumbing Fixtures	5	7/22/16	
224005	Plumbing Fixtures & Trim	3	7/22/16	
Division 23	HVAC			
230100	General Mechanical Provisions	11	7/22/16	
230500	Basic Mechanical Materials & Methods	11	7/22/16	
230513	Electric Motors, Premium Efficiency Type	3	7/22/16	
230516	Housekeeping Pads, Concrete	2	7/22/16	
230518	Piping: Condensate Drian	2	7/22/16	
230529	Hangers & Supports	4	7/22/16	
230548	Vibration Isolation Equipment	9	7/22/16	
250593	Performance Verification, Preliminary	2	7/22/16	



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230594	Performance Verification, Final	8	7/22/16	
230700	Insulation, HVAC	10	7/22/16	
230800	Commissioning, HVAC	5	7/22/16	
230923	Direct Digital Control System	12	7/22/16	
232313	Refrigerant Pipe, Valves & Special Ties	4	7/22/16	
232813	Hood Assembly: Kitchen Exhaust	5		11/2/16
233100	Ductwork	20	7/22/16	
233300	Duct System Accessories	9	7/22/16	
233319	Sound Attenuators	3	7/22/16	
233427	Fans: Centrifugal, Roof Ventilators	3	7/22/16	
233428	Fans: Centrifugal, Roof Upblast	3		11/2/16
233429	Fans: Centrifugal, Ceiling Mounted	2	7/22/16	
233616	Terminal Units: VAV, Single Inlet, Electric Coil	5	7/22/16	
233713	Air Distribution Devices	4	7/22/16	
233725	Louvers	3	7/22/16	
238131	Ductless Split-System Air-Conditioning Units	4	7/22/16	
238144	Air Conditioning Units, Packaged Rooftop, VAV Commercial Grade	9	7/22/16	
Division 26	Electrical			
260100	Basic Electrical Requirements	6	7/22/16	
260519	Low-Voltage Electrical Power Conductors & Cables	4	7/22/16	
260523	Control-Voltage Electrical Power Cables	3	7/22/16	
260526	Grounding & Bonding for Electrical Systems	4	7/22/16	
260529	Hangers & Supports for Electrical Systems	5	7/22/16	
260533	Raceways & Boxes for Electrical Systems	8	7/22/16	
260544	Sleeves & Sleeve Seals for Electrical Raceways & Cabling	4	7/22/16	
260553	Identification for Electrical Systems	7	7/22/16	
260923	Lighting Control Devices	21	7/22/16	
262200	Low-Voltage Transformers	4	7/22/16	
262416	Panelboards	5	7/22/16	



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262726	Wiring Devices	7	7/22/16	
263213	Engine Generators	11	7/22/16	
263600	Transfer Switches	7	7/22/16	
264331	Lightning Protection for Structures	3	7/22/16	
264313	Surge Protection for Low-Voltage Electrical Power Circuits	4	7/22/16	
265100	Interior Lighting	4	7/22/16	
265600	Exterior Lighting	8	7/22/16	
Division 27	Communications			
270000	Communications	9	7/22/16	
270500	Common Work Results for Communications Systems	5	7/22/16	
270526	Grounding & Bonding for Communications Systems	3	7/22/16	
270528	Pathways for Communication Systems	9	7/22/16	
270553	Identification for Communications Systems	3	7/22/16	
270800	Commissioning of Communication Systems	7	7/22/16	
271100	Communications Equipment Room Fittings	6	7/22/16	
271113	Communications Entrance Protection	3	7/22/16	
271116	Communications Cabinets, Racks & Enclosures	3	7/22/16	
271119	Communications Termination Blocks & Patch Panels	4	7/22/16	
271123	Communications Cable Management & Ladder Rack	4	7/22/16	
271126	Communications Rack Mounted Power Distribution	2	7/22/16	
271313	Communications Copper Backbone Cabling	4	7/22/16	
271323	Communications Optical Fiber Backbone Cabling	9	7/22/16	
271513	Communications Copper Backbone Cabling	4	7/22/16	
271523	Communications Optical Fiber Horizontal Cabling	9	7/22/16	
271543	Communications Faceplates & Connectors	3	7/22/16	
271619	Communications Patch Cords & Workstation Cords	4	7/22/16	
272133	Data Communication Wireless Access Points	2	7/22/16	
274133	CATV Video Distribution System	5	7/22/16	
Division 28	Electronic Safety & Security			



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<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
280000	Electronic Safety & Security Systems	11	7/22/16	
280500	Common Work Results for Electronic Safety & Security	4	7/22/16	
280513	Conductors & Cables for Electronic Safety & Security	9	7/22/16	
280800	Commissioning of Electronic Safety & Security Systems	5	7/22/16	
281333	Unified Security Platform	59	7/22/16	
281600	Intrusion Detection	10	7/22/16	
283111	Digital, Addressable Fire-Alarm System	14	7/22/16	
Division 31	Earthwork			
313116	Termite Control	3	7/22/16	
Division 32	Exterior Improvements			
323113	Chain Link Fences	4	7/22/16	
323119	Decorative Metal Fences	3	7/22/16	
328400	Planting Irrigation	13	7/22/16	
329200	Turf & Grasses	6	7/22/16	
329300	Plants	8	7/22/16	
	END OF SPECIFICATIONS			



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ADDENDA ISSUED BY THE ARCHITECT/ENGINEER

<u>Addenda #</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
A	Final 100% Permit Drawings	39	9/30/16	
B *	100% CD Addendum B	60	11/2/16	
	(END OF ADDENDA)			

* Note that Addendum B was received by Ajax after receipt of subcontractor bids. Although some prices have since been received, an allowance is included in this GMP for any unknown costs attributed to this work.



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

<u>PB RFI No.</u>	<u>Description</u>	<u>Issued</u>	<u>Resp</u>	<u>Revised</u>
PB-001	Clarification of T-7a,T-7c & T-8 sizes to meet design.	11/2/16	11/10/16	
PB-002	Typ scale on the SB104 doesn't compute. Please confirm the scale for these drawings. Sheet c5.0 doesn't indicate truncated domes typ at the concrete sidewalks	11/3/16	11/7/16	
PB-003	Specification section 081416.2.2A refers to the species of wood doors: As Scheduled. AE601 identifies the stain/color of the wood doors but not the species.	11/9/16	11/10/16	
PB-004	<ol style="list-style-type: none"> 1. Specification 084113.2.1 doesn't identify if the storefront system should be impact rated. Please confirm the impact rating. 2. Specification 087100 shows dark bronze hardware finish. Specification 04113.2.2.A.4 indicates clear anodized finish. Sheet AE602 indicates LT Bronze finish. Please clarify storefront finish. 3. Sheet AE 601 indicates hardware AL-2 for doors 01, 100k, 010b, 101c, 116f, 112.Specification 084113 set AL-2 with non-electrical locksets. Sheet T102, T103 and T104 indicates electronic card readers at these doors. Please confirm what type of hardware is required. 4. T102, T103 and T104 identifies door contact typ for aluminum and HM openings. Specification 084113 & 087100doesn't indicate typ door contacts for these doors. Please confirm door contacts. 	11/9/16	11/15/16	
PB-005	<ol style="list-style-type: none"> 1. Sheet AE202 Exterior Finish Schedule, Note 10 indicates PTD Aluminum City Logo Signage, but doesn't indicate the dimensions of the logo. Please clarify. 2. HS103 indicates a granite logo but doesn't indicate if any dimensional letters are proposed for this location. Please clarify. 	11/9/16	11/15/16	
PB-006	<ol style="list-style-type: none"> 1. Sheet HS100 typ note 9 indicates ornamental fence adjacent to the playground with concrete walks without gates. Please confirm gate access is not required. If required please identify locations and hardware. 2. HS100 doesn't identify ornamental fence at the highlighted area. Please confirm fence requirements. 	11/9/16	11/15/16	
PB-007	Sheet ID601 doesn't identify if floor tile is required at the outside shower stalls adjacent to the restrooms SR118/119. Please clarify which floor tile is required.	11/9/16	11/15/16	
	(END OF PRE-BID RFI'S)			



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OTHER DOCUMENTS

<u>Reference</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Geotechnical Report(s)			
Appendix A	Prepared by VOA Associates and Terracon Consultants	44	7/28/14	
	Asbestos Survey(s)			
	No Asbestos report was provided with the package			
	(END OF OTHER DOCUMENTS)			



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BID PACKAGES AND BID PACKAGE ADDENDA

<u>BP No.</u>	<u>Description</u>	<u>Date</u>
1.4	Final Cleaning	7/22/16
1.4	Final Cleaning Addendum: 1.4-1	10/31/16
2.1	Demolition	7/22/16
2.1	Demolition Addendum No. 2.1-1	10/31/16
3.1	Concrete	7/22/16
3.1	Concrete Addendum No. 3.1-1	10/31/16
4.1	Masonry	7/22/16
4.1	Masonry Addendum No. 4.1-1	10/31/16
5.1	Structural & Miscellaneous Steel	7/22/16
5.1	Structural & Miscellaneous Steel Addendum No. 5.1-1	10/31/16
6.1	Casework & Millwork	7/22/16
6.1	Casework & Millwork Addendum No. 6.1-1	10/31/16
7.1	Roofing	7/22/16
7.1	Roofing Addendum No. 7.1-1	10/31/16
8.1	Doors, Frames & Hardware	7/22/16
8.1	Doors, Frames & Hardware Addendum No. 8.1-1	10/31/16
8.2	Glass & Glazing	7/22/16
8.2	Glass & Glazing Addendum No. 8.2-1	10/31/16
9.1	Framing, Drywall & Stucco	7/22/16
9.1	Framing, Drywall & Stucco Addendum No. 9.1-1	10/31/16
9.2	Hard Tile	7/22/169
9.2	Hard Tile Addendum No. 9.2-1	10/31/16
9.3	Resilient Flooring & Carpet	7/22/16
9.3	Resilient Flooring & Carpet Addendum No. 9.3-1	10/31/16
9.4	Acoustical Treatment	7/22/16
9.4	Acoustical Treatment Addendum No. 9.4-1	10/31/16
9.6	Painting, Caulking & Sealants	7/22/16
9.6	Painting, Caulking & Sealants Addendum No. 9.6-1	10/31/16



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<u>BP No.</u>	<u>Description</u>	<u>Date</u>
10.1	Miscellaneous Specialties	7/22/16
10.1	Miscellaneous Specialties Addendum No. 10.1-1	10/31/16
10.4	Signage	7/22/16
10.4	Signage Addendum No. 10.4-1	10/31/16
10.5	Operable Partitions	7/22/16
10.5	Operable Partitions Addendum No. 10.5-1	10/31/16
12.1	Aluminum Trellis	7/22/16
12.1	Aluminum Trellis Addendum No. 12.1-1	10/31/16
21.1	Fire Protection	7/22/16
21.1	Fire Protection Addendum No. 21.1-1	10/31/16
22.1	Plumbing	7/22/16
22.1	Plumbing Addendum No. 22.1-1	10/31/16
23.1	HVAC	7/22/16
23.1	HVAC Addendum No. 23.1-1	10/31/16
26.1	Electrical, Data & Fire Alarm	7/22/16
26.1	Electrical, Data & Fire Alarm Addendum No. 26.1-1	10/31/16
31.1	Sitework & Utilities	7/22/16
31.1	Sitework & Utilities Addendum No. 31.1-1	10/31/16
32.1	Landscape & Irrigation	7/22/16
32.1	Landscape & Irrigation Addendum No. 32.1-1	10/31/16
32.2	Fencing & Gates (This work is included as allowance)	7/22/16
32.2	Fencing & Gates Addendum No. 32.2-1	10/31/16
	(END OF BID PACKAGES AND BID PACKAGE ADDENDA)	

END OF DOCUMENT LIST

SECTION III



CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled "100% Construction Documents" dated 07/22/2016 as prepared by VOA Associates, Incorporated. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled "100% Construction Documents" dated 07/22/2016 as prepared by VOA Associates, Incorporated. Refer to Document List included in Section II of this proposal.
 - Addendum No. A prepared by VOA Associates, Incorporated and their consultants, dated 09/30/16, to the extent that the addendum was made available and issued to bidders by Ajax Building Corporation as part of a bid package addenda prior to their bid date.
 - Addendum No. B prepared by Stantec and their consultants, dated 11/2/16 (received on 11/11/16). Note that Addendum B was received after subcontractor bids were received. An allowance of 5,000 is included for miscellaneous items not verified in Addendum B.
 - Pre-Bid Requests for Information (Pre-Bid RFI's) No. 1-7.
 - The Construction Manager's GMP Cost Sort dated December 21, 2016.
 - The Construction Manager's Project Schedule dated December 16, 2016.
 - The Bid Packages and Bid Package Addenda issued to bidders by the Construction Manager.
- It is understood that various allowances are included in this GMP Proposal as indicated in Section III-C of this proposal. It is further understood that the Construction Manager's Contract will require adjustments by change order (either additive or deductive) for reconciling the difference between each allowance and the actual costs and/or savings realized on each allowance.
- 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.

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.
 - Value Engineering and Budget Options – Various value engineering and/or budget option ideas, suggestions, pricing requests, etc. have been priced and are offered for consideration in Section III-B of this proposal. Those items noted as "Accepted" have been incorporated into this GMP Proposal. Those items noted as "Pending" are available for consideration for up to 120 days from the date of the GMP. Those items noted as "Rejected" have previously been considered by the project team and were rejected.

Division 01 – General Requirements

- Clarifications, qualifications and assumptions related to Division 01:
 - This GMP Proposal includes the Construction Manager's general conditions and general requirements for a period of eleven (11) months. Should construction be delayed due to no fault of the Construction Manager, the General Conditions and CM Services shall be added to the contract value at actual costs plus markup as defined in the Agreement.
 - Travel expenses consistent with the Construction Manager's normal reimbursement policy shall be considered allowable costs and reimbursable under the terms of the Contract.



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- We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project telephones, and jobsite communications.
 - We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.
 - Temporary utility services (water, sewer and electric) are included in the proposal. 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.
 - Aerial photographs have been included in the proposal.
 - Costs related to a threshold inspector are not included in the proposal.
 - 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.
 - All Building permits, environmental permits, impact fees, tap fees, connection charges, system charges, meter fees or other regulatory requirements / fees will be paid directly by the City of Palm Coast.
 - Reproduction and distribution of Contract Documents for the purpose of construction are included.
 - One (1) each standard 4' x 8' project sign is included in the proposal.
 - A site survey is included in the proposal.
 - An as-built survey is included in the proposal for the final documentation of the location and elevation of the proposed new construction.
 - Jobsite cleanup, rubbish removal and rubbish disposal are included in the proposal.
 - The final project cleaning is included in the proposal.
 - An allowance of \$15,000.00 is included in the proposal for lab testing.
 - Temporary jobsite fencing and gates are included in the proposal as 6'-0" high chain link fencing.
 - Silt fencing is included in the proposal for areas where construction runoff and/or erosion may occur.
 - Temporary gravel, limerock, crushed concrete or asphalt millings is included in the proposal for the stabilization of the construction entrances.
 - This proposal does not include any provisions for enhanced hurricane protection (EHPA).
 - Labor burden multiplier is included as a fixed rate of 40%. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P.
 - Performance and Payment Bonds are included in the proposal.
 - We have included this project's portion of our Umbrella / General Liability Insurance Policy within the GMP. The charge for this coverage shall be \$72,173 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
 - Costs for procuring Builder's Risk Insurance are included in the proposal.
 - The standard deductible for this policy is \$10,000.
 - The Earth Movement, flood deductible, and named storm deductibles for the policy are \$25,000 per event.
 - Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change in scope to be funded via 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.
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- 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 \$3,569.00 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- A Construction Manager's Contingency is included in the proposal. This contingency is to be utilized by Ajax Building Corporation in executing the work described in this GMP Proposal. Ajax will notify and provide full accounting to the City of Palm Coast on any contingency expenditures. Acceptable uses of this contingency include, but are not limited to, the following:
 - Buy-out of work not included in previously awarded bid packages.
 - Repair of damages caused by an unknown source or contractor (not including Builder's Risk claims).
 - To improve and/or accelerate the progress of the work.
 - To improve the conditions of the work.
 - For modification of the work resulting from an unknown ambiguity (not an error or omission) in the contract documents.
 - To increase and/or supplement staff as necessary to effectively manage the project.
 - To adjust the reimbursable general conditions in excess of the budget.
- Architectural and/or Engineering Fees are not included in the proposal.
- As it is the City's intent to utilize any savings produced by the Owner Direct Purchase Order process for an Owner's Contingency, no negative allowances for this anticipated savings has been included in the proposal. It is understood that if purchase orders from the City are not issued timely, then the Subcontractor will purchase material to ensure timely delivery and sales tax savings will not be available on those items.
- Should the Owner elect to utilize the Direct Purchase Order process to save sales tax, the tax for actual purchases will be credited to the Owner. At the end of the Project, any refund for materials not purchased or surplus materials returned to suppliers plus the applicable sales tax amount shall be credited with an additive Change Order to the Agreement with the Construction Manager and Subcontractor's Agreement. Surplus materials shall be the property of the Subcontractor and no refund or materials shall be due to the Owner. The net actual sales tax saved on paid invoices shall accrue to Owner's Contingency line item for use by City of Palm Coast.
- \$925,000 of allowances are included within the GMP for FFE, AV, Cabling, Security, Playground Equipment and Government Fees. This amount does not have any CM Fee applied to it and will be removed via deductive change order upon execution of GMP and procured directly from City of Palm Coast and are not responsibility of the Construction Manager. These items will not be run through the Direct Purchase process associated with the construction items noted in the above item.
- It is understood that retainage shall not be held on 'soft cost' portions of the work (General Conditions, General Requirements, Insurance, Bonds, Fees, etc.)
- Fee is established as a lump sum amount of \$328,811. Change increases shall be established as the cost of the work (direct and indirect) plus a fee of 7%. Reductions shall include complete direct cost of the work.
- As referenced in Article 5.2.1, shared savings is included at an agreed upon split of 80% to Palm Coast, 20% to Ajax Building Corporation.
- As referenced in Article 8.3.4, Liquidated Damages shall be established at \$500 per calendar day.
- Preparation of this GMP Proposal using the various categories herein does not constitute guaranty by each category (or line item) and is included in this GMP Proposal as a reference for estimated costs only. The Construction Manager shall have the ability to modify line items as needed within this GMP Proposal (fee withstanding) to accommodate actual costs so long as the total amount does not exceed the overall GMP value as stated herein.

Division 02 – Existing Conditions

- Demolition work is included per Bid Package 2.1 – Demolition dated 7/22/16, and Addendum 2.1-1 dated 10/31/16.



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- We specifically exclude any asbestos abatement, lead paint abatement or removal, PCB abatement or removal, and related surveys, air monitoring, clearances, testing services, etc.
 - Demolition / Selective Demolition
 - It is understood that all utilities are as identified on the Contract Documents. If any unforeseen conditions are encountered, they will be considered the basis of a changed condition.
 - It is assumed that abandoned utilities, if encountered, will be disconnected and capped (not removed or filled) unless directed to otherwise and noted as such on the documents.
 - The removal or replacement of unsuitable soils is not included or anticipated. Should unsuitable soil conditions be encountered soil conditions be encountered, it will be addressed via appropriate change order. It is assumed soil from pond will be suitable to be used as fill on site.
 - The salvage and removal of any materials, equipment, furniture, etc. is specifically excluded. It is assumed that all salvage operations by the Owner will have already been completed prior to the mobilization of the Construction Manager.
 - It is understood that the existing structure to remain is structurally capable of accepting work as outlined in the Contract Documents. Other than the Div 4 allowance for potential grouting of existing CMU, no funds are included to upgrade or enhance the existing structure.

Division 03 – Concrete

- Concrete work is included per Bid Package 3.1 – Concrete dated 7/22/16, and Addendum 3.1-1 dated 10/31/16.
 - No colored concrete, special mixes, special finishes, or admixtures are included as none are identified on the Contract Documents.
 - The proposal includes visqueen vapor barrier and subsoil termite treatment under all new building concrete slabs. As none is indicated treatment or visqueen is not included beneath footing or sidewalks.

Division 04 – Masonry

- Masonry work is included per Bid Package 4.1 – Masonry dated 7/22/16, and Addendum 4.1-1 dated 10/31/16.
 - An allowance of \$5,900 is included to accommodate any missing cell fill at the existing building to remain. Stantec / City of Palm Coast shall investigate and provide written directive to Ajax on any required corrective work to existing walls no later than 5/1/17.

Division 05 – Metals

- Structural and Miscellaneous Steel work is included per Bid Package 5.1 – Structural & Misc. Steel dated 7/22/16, and Addendum 5.1-1 dated 10/31/16.

Division 06 – Wood and Plastics

- Casework and Millwork is included per Bid Package 6.1 – Casework & Millwork dated 7/22/16, and Addendum 6.1-1 dated 10/31/16.
 - FSC lumber has been excluded from this proposal.

Division 07 – Thermal and Moisture Protection

- Roofing work is included per Bid Package 7.1 – Roofing dated 7/22/16, and Addendum 7.1-1 dated 10/31/16.
 - Panels shall be fabricated either onsite or in the factory at subcontractor discretion.

Division 08 – Doors and Windows



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- Doors, Frames, and Hardware work is included per Bid Package 8.1 – Doors, Frames & Hardware, dated 07/22/16, and Addendum 8.1-1 dated 10/31/16.
 - Accepted VE 8.1-01 to reduce STC rating to 30 is included. See VE Section IIIB for details.
- Aluminum Entrances, Storefront, and Glass and Glazing work is included per Bid Package 8.2 – Glass & Glazing, dated 07/15/16, and Addendum 8.2-1 dated 10/31/16.
 - As indicated in the Contract Documents, exterior glazing will be non-impact rated.
 - Note that double doors are not waterproof; therefore, if driving rain occurs, it should be anticipated that some water penetration may occur during an event.

Division 09 – Finishes

- Drywall, Framing and Insulation work is included per Bid Package 09.1 – Framing, Drywall & Rough Carpentry, dated 07/22/16, and Addendum 9.1-1 dated 10/31/16.
 - An allowance of \$15,000 is included to address aesthetic concerns with the existing structure to remain as exposed.
 - Accepted VE 9.1-01 to use Level 4 finish in lieu of Level 5 is included at a deductive amount (\$4,504).
- Acoustical Ceilings and Treatment work is included per Bid Package 09.4 – Acoustic Ceilings & Treatment, dated 07/15/16, and Addendum 9.4-1 dated 10/31/16.
 - An allowance of \$80,000 is included to accommodate the decorative acoustic panels as shown on the ID drawings.
- Hard Tile work is included per Bid Package 09.2 – Hard Tile, dated 07/22/16, and Addendum 9.2-1 dated 10/31/16.
 - Accepted VE 9.0-02 and 9.3-03 to modify tile. See VE Section IIIB for details.
- Carpet and Resilient Flooring work is included per Bid Package 09.3 – Carpet, Resilient Flooring & Base, dated 07/15/16, and Addendum 9.6-1 dated 10/31/16.
 - Accepted VE 9.3-04 for substitute vinyl flooring. See VE Section IIIB for details.
 - Accepted VE 9.3-01 to install rubber base in lieu of specified is included at a deductive amount of (\$5,098).
- Painting and Coating work is included per Bid Package 09.6 – Painting, Caulking & Sealants, dated 07/22/16, and Addendum 9.6-1 dated 10/31/16.
 - No painting is included for concealed areas or areas otherwise not exposed to view.

Division 10 – Specialties

- Miscellaneous Building Specialties, Toilet Partitions, Fire Protection Accessories, Visual Display Unit work, etc. is included per Bid Package 10.1 – Miscellaneous Specialties, dated 07/22/16, and Addendum 10.1-1 dated 10/31/16.
 - Accepted VE 10.1-01 Delete Walk Off Mats.
- Building Signage per Bid Package 10.4 – Signage, dated 07/22/16, and Addendum 10.4-1 dated 10/31/16. Adequate information was not available bid so allowances are included for signage as noted below.
 - An allowance of \$5,000 is included for the interpretive Trailhead signage and an allowance of \$20,000 is included for interior/exterior signage.
- Operable Partition per Bid Package 10.5 – Operable Partition, dated 07/22/16, and Addendum 10.5-1 dated 10/31/16.
- An allowance of \$10,000 is included for the fountain. It is understood the fountain specified in Addendum B is substantially more than this allowance. Stantec / City of Palm Coast will provide a revised spec that can be bought within this allowance amount.

Division 12 – Furnishings



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- Aluminum Trellis per Bid Package 12.1 has been deleted per accepted VE 12.1-01.

Division 21 – Fire Protection

- Fire Protection work is included per Bid Package 21.1 – Fire Protection, dated 07/22/16, and Addendum 21.1-1 dated 10/31/16.
 - The fire protection system, including all required calculations, pipe sizes, head locations, and routing of the system, will be provided by the Fire Protection Subcontractor. These drawings / calculations will NOT be signed and sealed by the CM or their Fire Protection Subcontractor.
 - The fire protection subcontractor will provide all required calculations and shop drawings required by statute.

Division 22 – Plumbing

- Plumbing work is included per Bid Package 21.1 – Plumbing, dated 07/22/16, and Addendum 21.1-1 dated 10/31/16.
 - Accepted VE 22.1-01 to eliminate cold water pipe insulation is included at a deductive (\$5,074).
 - Accepted VE 22.1-02 to change all water piping to CPVC is included. It is verified that any locations where the piping comes out of the wall will transition to copper.
 - Accepted VE 22.1-03 to change grease waste from cast iron to PVC at a deductive (\$1,959).
 - Accepted VE 22.1-12 to change MS-1 mop faucet to B-0665BSTR rough chrome at a deductive (\$51.00)
 - Accepted VE 22.1-15 to change SC-1 lambs tongue to Zurn ZARB199 at a deductive (\$273.00)
 - Accepted VE 22.1-17 to change FS-1 floor sink to Zurn Z-1900 at a deductive (\$273.00).
 - Accepted VE 22.1-18 to change WH-1 wall hydrants to Zurn 1350 at a deductive (\$1,013).

Division 23 – HVAC

- HVAC work is included per Bid Package 23.1 – HVAC, dated 07/22/16, and Addendum 23.1-1 dated 10/31/16.
 - Support for fundamental (not enhanced) commissioning performed by others is included.

Division 26 – Electrical, Data & Fire Alarm

- Electrical, Data & Fire Alarm work is included per Bid Package 26.1 – Electrical, Data & Fire Alarm, dated 07/22/16, and Addendum 26.1-1 dated 10/31/16.
 - 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 transformer, including furnishing and installing the primary transformer and related housekeeping pad.
 - As none is indicated, the proposal does not include any jacking, boring, or directional drilling for new utilities.
 - VE 26.1-01 change 9 of 14 Site Light Poles to direct burial in lieu of Concrete bases.
 - The Generator/ATS switch and associated wire/equipment have been deleted from GMP proposal per VE 26.1-02. An allowance of \$10,000 is included to accommodate a connection point for a temporary Generator (by other) to be connected in future.
 - Accepted VE 26.1-03 to delete the building power study is included at a deductive (\$2,500).
 - Accepted VE 26.1-04 to delete the webcam is included at a deductive (\$2,500).
 - Accepted VE 26.1-05 to use MC cable for branch circuits is included at a deductive (\$8,735).
 - Accepted VE 26.1-09 to utilize aluminum conductors 1/0 and larger at a deductive (15,386).
 - Accepted VE 26.1-10 to delete voice, data cable and hardware at a deductive (\$63,935). Construction Manager will install conduit only. All other component for these items will be by City of Palm Coast.



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- Accepted VE 26.1-11 to delete CCTV cabling at a deductive (\$2,168). Construction Manager will install conduit only. All other component for these equipment items will be by City of Palm Coast.
 - Accepted VE 26.1-12 to delete access control cabling and hardware at a deductive (\$4,023). Construction Manager will install conduit only. All other component for these equipment items will be by City of Palm Coast.
 - Accepted VE 26.1-13 to delete sound cabling and hardware at a deductive (\$10,286). Construction Manager will install conduit only. All other component for these equipment items will be by City of Palm Coast.

Division 31 – Sitework & Utilities

- Sitework & Utilities work is included per Bid Package 31.1 – Sitework & Utilities, dated 07/22/16, and Addendum 31.1-1 dated 10/31/16.
- Accepted VE 31.1-01 to change 2 ½” asphalt to 2” at a deductive (\$13,125).
- It is assumed that the existing soils are of an acceptable material and that compaction can be achieved under normal means and methods, and that over-excavation and/or replacement of unsuitable soils will not be required in the performance of the work.

Division 32 – Landscape & Irrigation

- Landscape & Irrigation work is included per Bid Package 32.1 – Landscape & Irrigation, dated 07/22/16, and Addendum 32.1-1 dated 10/31/16.
 - Accepted VE 32.1-01 to use 1ga Muhly grass in lieu of 3ga is included at (\$5,515).
- An allowance of 48,000 is included, for all Fencing and temporary fencing. Was discussed that fencing on Addendum B is not included in price and Ajax, Stantec and City of Palm Coast will coordinate to install fencing for this allowance.
- Accepted VE10.2-01 to remove Playground / Exercise equipment from scope of GMP.
- Nothing is included in this GMP for connection to the City's path connection.

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
 - Electronic, CAD or BIM “As-Builts” 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) as determined necessary in the execution of the CM Contract.
 - Various unforeseen conditions and discrepancies may arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.

END OF CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE GMP PROPOSAL



VALUE ENGINEERING and BUDGET OPTIONS

The following Value Engineering and Budget Option ideas, suggestions, pricing requests, etc. have been priced and are offered for consideration by City of Palm Coast. Those items noted as "Accepted" have been incorporated into this GMP Proposal. Those items noted as "Pending" are available for consideration for a period of 120 days from the date of GMP. Those items noted as "Rejected" have previously been considered by the project team and were rejected.



Value Engineering Log

City of Palm Coast Community Center
Project 201418
12/20/2016

FINAL GMP LOG FOR GMP DATED 12/23/2016

ITEM	DESCRIPTION	PROPOSED AMOUNT (+ / -)	STATUS	AMOUNT ACCEPTED	AMOUNT PENDING	AMOUNT REJECTED	DATE ADDED TO ESTIMATE	ACTION	NOTES
01.1-01	Owner FFE package								Will be carried as owner allowance of \$235,000 in GMP to be deducted via Change Order upon execution of GMP to be purchased by CoPC
03.1-04	Utilize stamped, integral color concrete in lieu of pavers at all paver locations	TBD	PENDING		TBD				This item to be researched further and options submitted to CoPC for review
08.1-01	Reduce the STC ratings of the doors	(37,341.00)	ACCEPTED	(37,341.00)					Stantec Reviewed and accepted. Ajax verified STC of 30 and the Veneer will be 5 ply factory stained and finished, AA grade, plain sliced white maple per PB RFI 003
09.1-01	Use Level 4 Finish in lieu of Level 5 Finish in required locations	(4,504.00)	ACCEPTED	(4,504.00)					Paint will be coordinated to be flat.
09.2-02	Change lobby pattern to a 12X24 running bond with 6X24 accent band	(7,241.00)	ACCEPTED	(7,241.00)					Will keep as wish list to include back in if budget allows
09.2-03	Delete decorative 3X3 accents at Bathrooms.	(2,183.00)	ACCEPTED	(2,183.00)					Will keep as wish list to include back in if budget allows
09.3-01	Install rubber base in lieu of Johnsonite Millwork Reveal	(5,098.00)	ACCEPTED	(5,098.00)					Information provided for Johnsonite rubber base to Stantec for review on 12/7. Stantec Approved
09.3-04	Install Mannington's Natures Path or Amtico Spacia in lieu of Amtico Woods. Vinyl flooring	(38,461.00)	ACCEPTED	(38,461.00)					Approved. As substitute produce standard colors. Will request same colors as previous selected if available.
09.3-05	Provide substitution in lieu of water jet pattern rubber tiles	TBD	PENDING		TBD				Will provide more options for consideration
10.1-01	Delete aluminum walk off mats	(10,935.00)	ACCEPTED	(10,935.00)					
10.1-02	Include Allowance to stain or treat concrete floor where walkoff mats were removed	1,500.00	ACCEPTED	1,500.00					
10.2-01	Remove playground equipment and exercise equipment		ACCEPTED						Will be carried as owner allowance of \$150,000 in GMP to be deducted via Change Order upon execution of GMP to be purchased by CoPC
12.1-01	Delete aluminum trellis	(44,080.00)	ACCEPTED	(44,080.00)					Wish List. Will add if budget allows during project
22.1-01	Eliminate cold water pipe insulation	(5,074.00)	ACCEPTED	(5,074.00)					
22.1-02	Change water pipe to CPVC	(3,202.00)	ACCEPTED	(3,202.00)					
22.1-03	Change grease waste from cast iron to PVC	(1,959.00)	ACCEPTED	(1,959.00)					accepted by team changing all to PVC for this system
22.1-12	Change MS-1 mop faucet to B-0665BSTR rough chrome	(51.00)	ACCEPTED	(51.00)					Stantec reviewed and approved
22.1-15	Change SC-1 lambs tongue to Zurn ZARB199	(157.00)	ACCEPTED	(157.00)					Stantec reviewed and approved
22.1-17	Change FS-1 floor sink to Zurn Z-1900	(273.00)	ACCEPTED	(273.00)					Stantec reviewed and approved
22.1-18	Change WH-1 wall hydrants to Zurn 1350	(1,013.00)	ACCEPTED	(1,013.00)					Stantec reviewed and approved
22.1-19	Change PCTV-1 to solenoid valve with timer	(752.00)	PENDING		(752.00)				Pending Final OCI review

ITEM	DESCRIPTION	PROPOSED AMOUNT (+ / -)	STATUS	AMOUNT ACCEPTED	AMOUNT PENDING	AMOUNT REJECTED	DATE ADDED TO ESTIMATE	ACTION	NOTES
26.1-01	Delete light pole bases and provide direct bury poles outside the parking area. Five poles will require concrete pole bases.	(12,000.00)	ACCEPTED	(12,000.00)					Stantec reviewed and approved. Ajax will confirm overall quantity. Ajax confirmed the price reduction as follows: 5ea lights in the parking aea will maintain concrete bases, the 9ea site lights will be direct bury poles.
26.1-02	Delete generator, wire, ATS. Conduit remains in place.	(126,300.00)	ACCEPTED	(126,300.00)					Stantec verified Generator not required for code. If accepted conduit would still remain for future placement of Generator. Will also carry a \$10,000 allowance to enable connection capabilities of a portable generator. Details to be provided by OCI
26.1-03	Delete building power study in B.3.74	(2,500.00)	ACCEPTED	(2,500.00)					
26.1-04	Delete Web Camera	(2,500.00)	ACCEPTED	(2,500.00)					
26.1-05	Use MC cable for branch circuits	(8,735.00)	ACCEPTED	(8,735.00)					
26.1-06	Revise lighting package.	(40,000.00)	PENDING		(40,000.00)				Will continue to provide alternatives thru Submittal process and maximize any savings available.
26.1-07	Delete Owner AV Allowance		ACCEPTED						Will be carried as owner allowance of \$150,000 in GMP to be deducted via Change Order upon execution of GMP to be purchased by CoPC
26.1-09	Utilize aluminum conductors 1/0 and larger	(15,386.00)	ACCEPTED	(15,386.00)					Stantec reviewed and approved
26.1-10	Delete voice & data cable & hardware	(69,935.00)	ACCEPTED	(69,935.00)					All requirements of this system will be removed from CM scope. Will remain for CM to install conduit for this system. The owner is carrying an allowance within GMP to be deducted via change upon execution of GMP
26.1-11	Delete CCTV cabling	(2,168.00)	ACCEPTED	(2,168.00)					All requirements of this system will be removed from CM scope. Will remain for CM to install conduit for this system. The owner is carrying an allowance within GMP to be deducted via change upon execution of GMP
26.1-12	Delete access control cabling & hardware	(4,023.00)	ACCEPTED	(4,023.00)					All requirements of this system will be removed from CM scope. Will remain for CM to install conduit for this system. The owner is carrying an allowance within GMP to be deducted via change upon execution of GMP
26.1-13	Delete sound cabling & hardware	(10,286.00)	ACCEPTED	(10,286.00)					All requirements of this system will be removed from CM scope. Will remain for CM to install conduit for this system. The owner is carrying an allowance within GMP to be deducted via change upon execution of GMP
31.1-01	Change Heavy Duty Asphalt from 2 1/2" to 2"	(13,125.00)	ACCEPTED	(13,125.00)					
32.1-01	Use 1 gal in lieu of 3 gal Muhly Grass	(5,515.00)	ACCEPTED	(5,515.00)					Accepted per CoPC
32.1-03	Utilize minimum code compliant landscaping in lieu of shown	0.00			0.00			CoPC	Carl Cote is reviewing with City officials and will get Ajax list to price

ITEM	DESCRIPTION	PROPOSED AMOUNT (+ / -)	STATUS	AMOUNT ACCEPTED	AMOUNT PENDING	AMOUNT REJECTED	DATE ADDED TO ESTIMATE	ACTION	NOTES
32.2-01	Delete Path Connection Allowance	(10,000.00)	ACCEPTED	(10,000.00)					
TOTALS		(\$483,297.00)		(\$442,545.00)	(\$40,752.00)	\$0.00			



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ALLOWANCE SCHEDULE

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

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

<u>Proposal Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 01 – General Requirements	
01900.000	Testing	15,000.00
01900.000	Addendum B	5,000.00
	Division 04 – Masonry	
04220.000	Existing building fill cell	5,900.00
	Division 09 – Finishes	
09110.000	Exposed framing	15,000.00
09510.000	Decorative Acoustical Panels	80,000.00
09600.000	Treat exposed concrete floors where walk off mates were deleted	1,500.00
	Division 10 – Specialties	
10430.000	Interior/Exterior Signage	20,000.00
10430.000	Interpretive Trailhead Signage	5,000.00
	Division 13	
13150.000	Fountain	10,000.00
	Division 26 – Electrical	
26320.000	Connection for Portable Generator	10,000.00
	Division 32 – Site Improvements	
32310.000	Fencing	48,000.00

END OF ALLOWANCE SCHEDULE

SECTION IV



PROPOSAL NARRATIVE

Ajax Building Corporation is confident that the GMP Proposal included herein is representative of the proposed scope of work depicted in the GMP Documents. The work included in the GMP Proposal is based upon the List of Documents included in Section II of this proposal as amended by 1) the Clarifications, Qualifications, and Assumptions, 2) the accepted Value Engineering and Budget Options, and 3) the Allowance Schedule, all contained in Section III of this proposal.

The Base Bid GMP Proposal for the City of Palm Coast Community Center totals \$7,830,036. The project consists of approximately 21,100 square feet of building on the existing Community Center site. The interior space will be developed into four Multi-purpose rooms, two kitchen and pantry rooms, restrooms, Storage, Electrical Service Rooms and Administrative Office Areas. The building construction is based on 8" CMU block construction with steel roof trusses with standing seam metal roof on the sloped roof and single ply TPO roofing over the flat roof sections. The project also includes new Trail Head facilities to be constructed alongside the playground area.

In addition to the Base Bid GMP Proposal, Ajax Building Corporation has provided pricing for various "Value Engineering and Budget Options" and "Alternates" for consideration by City of Palm Coast, included in Sections III-B. At this time, only those Value Engineering and Budget Options noted as accepted have been incorporated into the GMP Proposal, and no Alternates have been incorporated into the GMP Proposal.



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: :16083 Palm Coast CC GMP_ADD B.est - City of Palm Coast Community Center, Palr
 Coast, Florida
 Estimator:
 Primary Project Qty:18330 SF
 Secondary Project Qty: 1 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

7:32:17AM

12/22/2016

Description	Unit\$	Total \$
Total Division 01 GENERAL REQUIREMENTS		\$566,823
Total Division 02 SITEWORK		\$63,930
Total Division 03 CONCRETE		\$492,861
Total Division 04 MASONRY		\$278,038
Total Division 05 METALS		\$231,076
Total Division 07 THERMAL & MOISTURE PROTECTION		\$479,740
Total Division 08 DOORS & WINDOWS		\$320,238
Total Division 09 FINISHES		\$1,056,254
Total Division 10 SPECIALTIES		\$157,249
Total Division 12 FURNISHINGS		\$84,541
Total Division 13 SPECIAL CONSTRUCTION		\$10,000
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$58,323
Total Division 22 PLUMBING		\$179,810
Total Division 23 HVAC WORK		\$516,157
Total Division 26 ELECTRICAL WORK		\$905,720
Total Division 27 COMMUNICATIONS SYSTEMS		-\$84,412
Total Division 31 SITEWORK		\$642,980
Total Division 32 SITE IMPROVEMENTS		\$248,095
Total Division 36 BONDS & INSURANCE		\$173,692
Total Division 37 WARRANTY		\$3,569
Total Division 70 OWNER/OPERATOR F,F,& E		\$925,000
Total Division 80 CONTINGENCY		\$191,541
Total Division 90 OVERHEAD & FEE		\$328,811
Total Sec BB BASE BID		\$7,830,036



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: :16083 Palm Coast CC GMP_ADD B.est - City of Palm Coast Community Center, Palm Coast, Florida
 Estimator:
 Primary Project Qty:18330 SF
 Secondary Project Qty:1 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:33:28PM

12/21/2016

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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 !!!				
Sec BB BASE BID				
Major Item Code 01300.000 GENERAL CONDITIONS				
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS				
General Conditions	11.00	MO	32,880.91	19.732
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$361,690	\$19.73
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$361,690	\$19.73
Major Item Code 01300.300 GENERAL REQUIREMENTS				
Minor Item Code 01310.000 GENERAL REQUIREMENTS				
General Requirements	11.00	MO	15,157.55	9.096
Total Minor Item Code 01310.000 GENERAL REQUIREMENTS			\$166,733	\$9.10
Total Major Item Code 01300.300 GENERAL REQUIREMENTS			\$166,733	\$9.10
Major Item Code 01900.000 MISCELLANEOUS ITEMS				
Minor Item Code 01900.000 MISCELLANEOUS ITEMS				
Laboratory Testing Allowance	1.00	ALLW	15,000.00	0.818
Permit & Impact Fees	1.00	NIC		
Air Barrier Testing	1.00	LS	5,900.00	0.322
Utility Locates (GPR)	1.00	LS	4,000.00	0.218
Bid Package 01.4 Final Cleaning	1.00	LS	8,500.00	0.464
Architect's Addendum 'B' Allowance	1.00	ALLW	5,000.00	0.273
Total Minor Item Code 01900.000 MISCELLANEOUS ITEMS			\$38,400	\$2.09
Total Major Item Code 01900.000 MISCELLANEOUS ITEMS			\$38,400	\$2.09
Major Item Code 02100.000 REMEDIATION & DEMOLITION				
Minor Item Code 02100.000 DEMOLITION WORK				
Bid Package 02.1 Demolition	1.00	LS	63,930.00	3.488
Total Minor Item Code 02100.000 DEMOLITION WORK			\$63,930	\$3.49
Total Major Item Code 02100.000 REMEDIATION & DEMOLITION			\$63,930	\$3.49
Major Item Code 03000.000 CONCRETE WORK				
Minor Item Code 03000.000 BUILDING EARTHWORK				
Bid Package 03.1 Concrete	1.00	LS	489,061.00	26.681
Lobby Floor Protection	1.00	LS	3,800.00	0.207

Sort Sequences:

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

Estimate File: :16083 Palm Coast CC GMP_ADD B.est - City of Palm Coast Community Center, Palm Coast, Florida

Estimator:
 Primary Project Qty:18330 SF
 Secondary Project Qty:1 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:33:28PM

12/21/2016

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
<u>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 !!!</u>				
Total Minor Item Code 03000.000 BUILDING EARTHWORK			\$492,861	\$26.89
Total Major Item Code 03000.000 CONCRETE WORK			\$492,861	\$26.89
Major Item Code 04000.000 MASONRY WORK				
Minor Item Code 04220.000 CONCRETE MASONRY UNITS				
Bid Package 04.1 Masonry	1.00	LS	272,138.00	14.847
Cell Fill at Existing Building Allowance	1.00	ALLW	5,900.00	0.322
Total Minor Item Code 04220.000 CONCRETE MASONRY UNITS			\$278,038	\$15.17
Total Major Item Code 04000.000 MASONRY WORK			\$278,038	\$15.17
Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK				
Minor Item Code 05120.000 STRUCTURAL STEEL				
Bid Package 05.1 Structural & Miscellaneous Steel	1.00	LS	231,076.00	12.606
Total Minor Item Code 05120.000 STRUCTURAL STEEL			\$231,076	\$12.61
Total Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK			\$231,076	\$12.61
Major Item Code 07400.000 ROOFING & SIDING PANELS				
Minor Item Code 07460.000 SIDING				
Bid Package 07.1 Roofing	1.00	LS	472,590.00	25.782
Protect Existing Roof	1.00	LS	7,150.00	0.390
Total Minor Item Code 07460.000 SIDING			\$479,740	\$26.17
Total Major Item Code 07400.000 ROOFING & SIDING PANELS			\$479,740	\$26.17
Major Item Code 08100.000 METAL DOORS & FRAMES				
Minor Item Code 08110.000 STEEL DOORS & FRAMES				
- Accepted VE 08.1-01 Use STC 30	1.00	LS	-37,341.00	-2.037
Bid Package 08.1 Doors, Frames, & Hardware	1.00	LS	111,947.00	6.107
Total Minor Item Code 08110.000 STEEL DOORS & FRAMES			\$74,606	\$4.07
Total Major Item Code 08100.000 METAL DOORS & FRAMES			\$74,606	\$4.07
Major Item Code 08400.000 ENTRANCES & STOREFRONTS				
Minor Item Code 08410.000 METAL FRAMED STOREFRONTS				
Bid Package 08.2 Glass & Glazing (Non-Impact Glass)	1.00	LS	245,632.00	13.401
Total Minor Item Code 08410.000 METAL FRAMED STOREFRONTS			\$245,632	\$13.40
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS			\$245,632	\$13.40
Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS				
Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING				
Bid Package 09.1 Framing, Drywall, & Stucco	1.00	LS	645,178.00	35.198
- Accepted VE 09.1-01 Use Level 4 Finish in Lieu of Level 5	1.00	LS	-4,504.00	-0.246

Sort Sequences:

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

Estimate File: :16083 Palm Coast CC GMP_ADD B.est - City of Palm Coast Community Center, Palm Coast, Florida

Estimator:
 Primary Project Qty:18330 SF
 Secondary Project Qty:1 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

3:33:28PM

12/21/2016

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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 !!!				
Exposed Framing Allowance	1.00	ALLW	15,000.00	15,000 0.818
Total Minor Item Code 09110.000			\$655,674	\$35.77
NON-LOADBEARING WALL FRAMING				
Total Major Item Code 09100.000 GYP			\$655,674	\$35.77
BOARD, PLASTER, & STUCCO SYSTEMS				
Major Item Code 09300.000 TILE				
Minor Item Code 09310.000 CERAMIC TILE				
Bid Package 09.2 Hard Tile	1.00	LS	75,893.00	75,893 4.140
- Accepted VE 09.2-01 Change Lobby Tile Pattern to a 12x24 Running Bond with a 6x24 Accent Band Per Substitution Submittal	1.00	LS	-7,241.00	-7,241 -0.395
- Accepted VE 09.2-03 Delete 3x3 Decorative Accent Tile in Bathrooms	1.00	LS	-2,183.00	-2,183 -0.119
Total Minor Item Code 09310.000 CERAMIC TILE			\$66,469	\$3.63
Total Major Item Code 09300.000 TILE			\$66,469	\$3.63
Major Item Code 09500.000 CEILINGS				
Minor Item Code 09510.000 ACOUSTICAL CEILINGS				
Bid Package 09.4 Acoustical Treatment	1.00	LS	62,393.00	62,393 3.404
Decorative Acoustic Panel Allowance	1.00	ALLW	80,000.00	80,000 4.364
Total Minor Item Code 09510.000 ACOUSTICAL CEILINGS			\$142,393	\$7.77
Total Major Item Code 09500.000 CEILINGS			\$142,393	\$7.77
Major Item Code 09600.000 FINISHED FLOORING				
Minor Item Code 09650.000 RESILIENT FLOORS				
Bid Package 09.3 Finished Flooring	1.00	LS	132,988.00	132,988 7.255
- Accepted VE 09.3-01 Install Rubber Base in Lieu of Johnsonite Millwork Reveal	1.00	LS	-5,098.00	-5,098 -0.278
- Accepted VE 09.3-04 Substitute Amitco Woods to Either Amitco Spacia or Mannington Natures Path	1.00	LS	-38,461.00	-38,461 -2.098
Treat Floors Where Walk-off Mats Were Removed	1.00	ALLW	1,500.00	1,500 0.082
Total Minor Item Code 09650.000 RESILIENT FLOORS			\$90,929	\$4.96
Total Major Item Code 09600.000 FINISHED FLOORING			\$90,929	\$4.96
Major Item Code 09900.000 PAINTS & COATINGS				
Minor Item Code 09910.000 PAINT				
Bid Package 09.6 Paintings & Sealants	1.00	LS	100,789.00	100,789 5.499
Total Minor Item Code 09910.000 PAINT			\$100,789	\$5.50
Total Major Item Code 09900.000 PAINTS & COATINGS			\$100,789	\$5.50
Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES				
Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES				
Bid Package 10.1 Miscellaneous Specialties	1.00	LS	131,209.00	131,209 7.158
- Accepted VE 10.1-01 Delete Walkoff Mat	1.00	LS	-10,935.00	-10,935 -0.597
Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES			\$120,274	\$6.56
Minor Item Code 10430.000 EXTERIOR SIGNAGE				
Bid Package 10.4 Signage Allowance	1.00	ALLW	20,000.00	20,000 1.091

Sort Sequences:

1. Sec
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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty	
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Interpretive Trailhead Signage Allowance	1.00	ALLW	5,000.00	5,000	0.273
Total Minor Item Code 10430.000			\$25,000	\$1.36	
EXTERIOR SIGNAGE					
Minor Item Code 10650.000 OPERABLE PARTITIONS					
Bid Package 10.5 Operable Partition	1.00	LS	11,975.00	11,975	0.653
Total Minor Item Code 10650.000			\$11,975	\$0.65	
OPERABLE PARTITIONS					
Total Major Item Code 10000.000			\$157,249	\$8.58	
MISCELLANEOUS BUILDING SPECIALTIES					
Major Item Code 12000.000 BUILDING FURNISHINGS					
Minor Item Code 12300.000 MANUFACTURED CABINETS & CASEWORK					
Bid Package 06.1 Casework & Millwork	1.00	LS	84,541.00	84,541	4.612
Total Minor Item Code 12300.000			\$84,541	\$4.61	
MANUFACTURED CABINETS & CASEWORK					
Total Major Item Code 12000.000 BUILDING FURNISHINGS			\$84,541	\$4.61	
Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES					
Minor Item Code 13120.000 PRE-ENGINEERED STRUCTURES					
Bid Package 12.1 Aluminum Trellis	1.00	NIC			
Total Minor Item Code 13120.000					
PRE-ENGINEERED STRUCTURES					
Total Major Item Code 13120.000					
PRE-ENGINEERED STRUCTURES					
Major Item Code 13150.000 FOUNTAINS					
Minor Item Code 13150.000 FOUNTAINS					
Fountain Allowance	1.00	ALLW	10,000.00	10,000	0.546
Total Minor Item Code 13150.000			\$10,000	\$0.55	
AQUATICS					
Total Major Item Code 13150.000			\$10,000	\$0.55	
FOUNTAINS					
Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS					
Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS					
Bid Package 21.1 Fire Protection	1.00	LS	58,323.00	58,323	3.182
Total Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS			\$58,323	\$3.18	
PIPE SPRINKLER SYSTEMS					
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS			\$58,323	\$3.18	
Major Item Code 22000.000 PLUMBING WORK					
Minor Item Code 22070.000 PLUMBING					
Bid Package 22.1 Plumbing	1.00	LS	191,539.00	191,539	10.449
- Accepted VE 22.1-01 Eliminate Cold Water Pipe Insulation	1.00	LS	-5,074.00	-5,074	-0.277
- Accepted VE 22.1-02 Change Water Piping to CPVC	1.00	LS	-3,202.00	-3,202	-0.175
- Accepted VE 22.1-03 Change Grease Waste from Cast Iron to PVC	1.00	LS	-1,959.00	-1,959	-0.107
- Accepted VE 22.1-12 Mop Faucet	1.00	LS	-51.00	-51	-0.003
- Accepted VE 22.1-15 Change SC-1 to Zurn	1.00	LS	-157.00	-157	-0.009

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 Primary Project Qty:18330 SF
 Secondary Project Qty:1 FLRS
 Estimate UM: Imperial

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12/21/2016

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
<u>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 !!!</u>				
- Accepted VE 22.1-17 Change FS-1 to Zurn	1.00	LS	-273.00	-0.015
- Accepted VE 22.1-18 Change WH-1 to Zurn	1.00	LS	-1,013.00	-0.055
Total Minor Item Code 22070.000			\$179,810	\$9.81
PLUMBING				
Total Major Item Code 22000.000 PLUMBING WORK			\$179,810	\$9.81
Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING				
Minor Item Code 23070.000 DUCT INSULATION				
Bid Package 23.1 HVAC	1.00	LS	516,157.00	28.159
Total Minor Item Code 23070.000 DUCT INSULATION			\$516,157	\$28.16
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING			\$516,157	\$28.16
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL				
Bid Package 26.1 Electrical Work	1.00	LS	1,063,141.00	58.000
- Accepted VE 26.1-01 Ditect Bury 9 each Light Poles	1.00	LS	-12,000.00	-0.655
- Accepted VE 26.1-02 Delete Generator, ATS and Associated Wire/Equipment. Underground Conduit Will Remain.	1.00	LS	-126,300.00	-6.890
- Accepted VE 26.1-03 Delete Power Supply	1.00	LS	-2,500.00	-0.136
- Accepted VE 26.1-04 Delete Webcam	1.00	LS	-2,500.00	-0.136
- Accepted VE 26.1-05 Use MC Cable for Branch Circuits	1.00	LS	-8,735.00	-0.477
- Accepted VE 26.1-10 Use Aluminum for Feeders 1/0 and Larger	1.00	LS	-15,386.00	-0.839
Allowance for Portable Generator Docking Station, Generator Provided by Others	1.00	ALLW	10,000.00	0.546
Total Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL			\$905,720	\$49.41
Total Major Item Code 26000.000 ELECTRICAL WORK			\$905,720	\$49.41
Major Item Code 27000.000 COMMUNICATIONS SYSTEMS				
Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS				
- Accepted VE 27.1-10 thru 13 Delete All Requirement of Voice/Data, CCTV, Access Control Cabling/Hardware, and Sound Cabling/Hardware from Scope of CM Services (Conduit will be Provided/Installed by CM)	1.00	LS	-84,412.00	-4.605
Total Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS			-\$84,412	-\$4.61
Total Major Item Code 27000.000 COMMUNICATIONS SYSTEMS			-\$84,412	-\$4.61
Major Item Code 31000.000 SITEWORK				
Minor Item Code 31100.000 SITE CLEARING & EARTHWORK				
Bid Package 31.1 Sitework & Utilities	1.00	LS	656,105.00	35.794
- Accepted VE 31.1-01 Change 2-1/2" Asphalt to 2" Unsuitable Soil Allowance	1.00	LS	-13,125.00	-0.716
Unsuitable Soil Allowance	1.00	NIC		

Sort Sequences:

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12/21/2016

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
<u>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 !!!</u>				
Total Minor Item Code 31100.000 SITE CLEARING & EARTHWORK			\$642,980	\$35.08
Total Major Item Code 31000.000 SITEWORK			\$642,980	\$35.08
Major Item Code 32000.000 SITE IMPROVEMENTS				
Minor Item Code 32200.000 SITE AMENITIES				
Playground Equipment & Walkway Exercise Equipment	1.00	NIC		
Relocation of Existing Playground Equipment Allowance	1.00	NIC		
Total Minor Item Code 32200.000 SITE AMENITIES				
Minor Item Code 32310.000 FENCES & GATES				
Bid Package 32.2 Fencing	1.00	ALLW	48,000.00	2.619
Total Minor Item Code 32310.000 FENCES & GATES			\$48,000	\$2.62
Minor Item Code 32900.000 LANDSCAPING				
Bid Package 32.1 Landscaping & Irrigation	1.00	LS	205,610.00	11.217
- Accepted VE 32.1-01 Use 1ga Muhly Grass in Lieu of 3gal	1.00	LS	-5,515.00	-0.301
Total Minor Item Code 32900.000 LANDSCAPING			\$200,095	\$10.92
Total Major Item Code 32000.000 SITE IMPROVEMENTS			\$248,095	\$13.53
Major Item Code 36000.000 BONDS & INSURANCE				
Minor Item Code 36000.000 BONDS & INSURANCE				
Performance & Payment Bond	1.00	LS	63,449.00	3.461
General Liability Insurance	1.00	LS	72,173.00	3.937
Builder's Risk Insurance Allowance	1.00	LS	38,070.00	2.077
Total Minor Item Code 36000.000 BONDS & INSURANCE			\$173,692	\$9.48
Total Major Item Code 36000.000 BONDS & INSURANCE			\$173,692	\$9.48
Major Item Code 37000.000 WARRANTIES				
Minor Item Code 37000.000 WARRANTY				
Warranty Allocation	1.00	LS	3,569.00	0.195
Total Minor Item Code 37000.000 WARRANTY			\$3,569	\$0.19
Total Major Item Code 37000.000 WARRANTIES			\$3,569	\$0.19
Major Item Code 70000.000 OWNER'S F,F,& E				
Minor Item Code 70000.000 OWNER/OPERATOR'S F.,F., & E.				
FF&E Package Allowance	1.00	ALLW	235,000.00	12.821
Playground Equipment & Surfacing	1.00	ALLW	150,000.00	8.183
AV Allowance	1.00	ALLW	150,000.00	8.183
Cabling Allowance	1.00	ALLW	75,000.00	4.092
Security Allowance	1.00	ALLW	100,000.00	5.456
Governmental Fees Allowance	1.00	ALLW	215,000.00	11.729
Total Minor Item Code 70000.000 OWNER/OPERATOR'S F.,F., & E.			\$925,000	\$50.46
Total Major Item Code 70000.000 OWNER'S F,F,& E			\$925,000	\$50.46

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

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Major Item Code 80000.000 CONTINGENCY				
Minor Item Code 80000.000 CONTINGENCY				
Construction Manager's Contingency	1.00	LS	191,541.00	10.450
Total Minor Item Code 80000.000 CONTINGENCY			\$191,541	\$10.45
Total Major Item Code 80000.000 CONTINGENCY			\$191,541	\$10.45
Major Item Code 90000.000 OVERHEAD & FEE				
Minor Item Code 90000.000 OVERHEAD & FEE				
Construction Manager's Fee	1.00	LS	328,811.00	17.938
Total Minor Item Code 90000.000 OVERHEAD & FEE			\$328,811	\$17.94
Total Major Item Code 90000.000 OVERHEAD & FEE			\$328,811	\$17.94
Total Sec BB BASE BID			\$7,830,036	\$427.17

SECTION V



SITE UTILIZATION PLAN NARRATIVE

Refer to the attached Site Utilization Plan dated November 28, 2016 as prepared by Ajax Building Corporation and included in Section V-B of this proposal 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 near the NE corner of the property at the driveway entrance. A 24' wide vehicle gate will be located at this entrance.
- Secondary Construction Entrances: Secondary entrances to the project site will be located on Palm Coast Parkway near the NW corner of the property. 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, vehicle and pedestrian, 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

- 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 the 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 January 2017 with the start of mobilization activities.
- Temporary Power:
 - Temporary electrical service for the jobsite office trailer and construction site will be obtained from FP&L. The temporary electrical service is being provided by FP&L and will be installed by the project electrician.
- Temporary Water:
 - Temporary water service for the jobsite office trailer and construction site will be obtained from City of Palm Coast. The temporary water service is being provided by City of Palm Coast and will be installed by the project plumber.
- Temporary Sanitary Sewer:
 - The temporary sanitary sewer service for the jobsite office trailer 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 supplying portable toilet facilities (port-o-lets).
 - Those facilities will be serviced two (2) times per week or as otherwise necessary when they are in use.
- Temporary Telephone and Internet Services:
 - Temporary telephone and internet service for the jobsite office trailer will be obtained from Century Link. The temporary telephone service is being provided by Central Link and will be installed by the project electrician.

Construction Traffic, Parking and Deliveries



GMP PROPOSAL

January 4, 2017

- Ajax Office Staff: Ajax office staff will utilize the primary 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 primary 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 Entrance gate and drive for access to the project site.

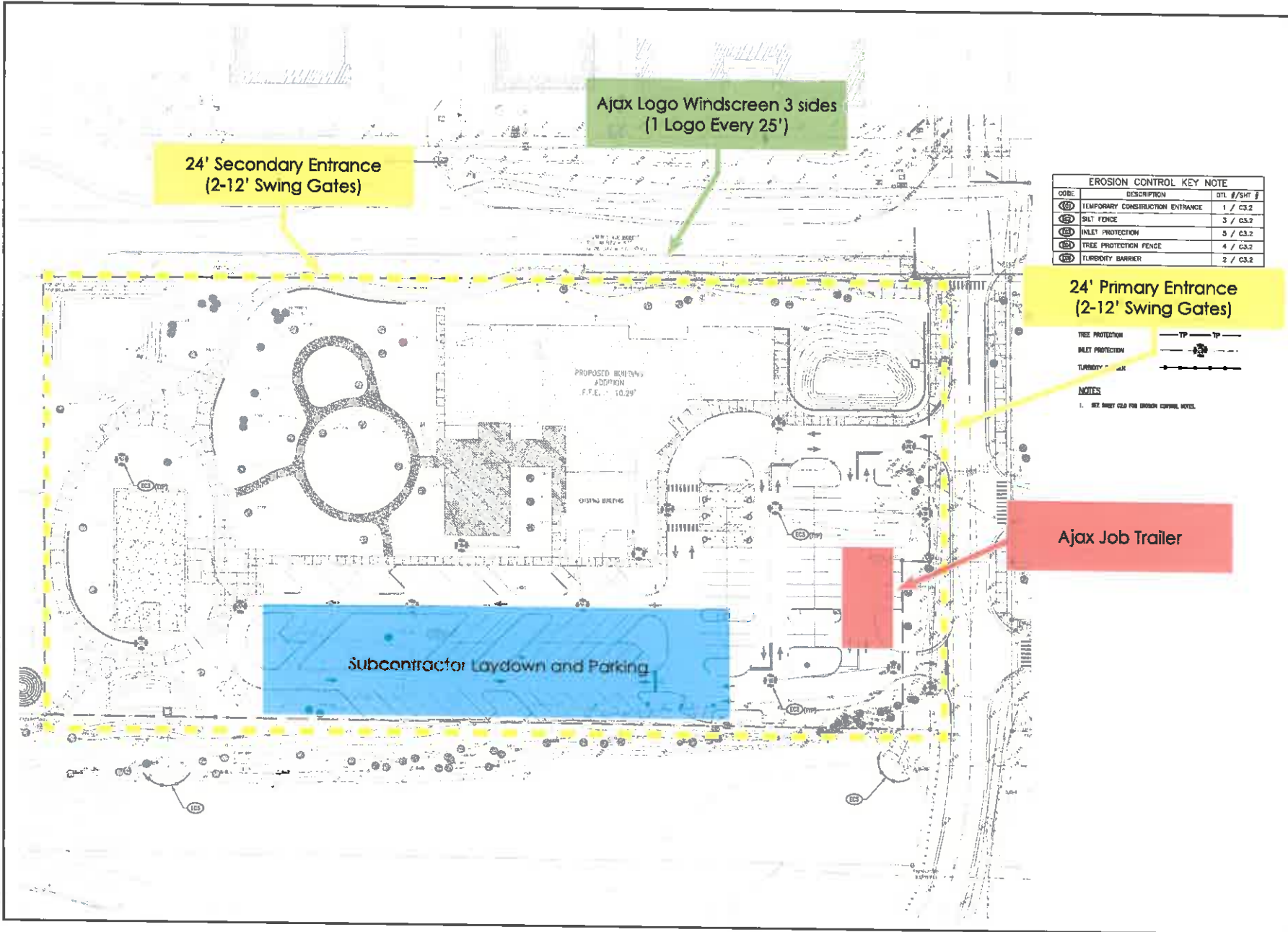
Maintenance of Site

- 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>
Lon Neuman	Project Executive	904-262-8660 / 904-509-3312
Jeremy Cox	Operations Manager	407-732-7335 / 352-409-8997
Fred Rounsaville	Project Manager	407-732-7335 / 813-924-7712
Scott Reeves	Project Superintendent	407-732-7335 / 813-245-5654
TBD	Assistant Project Manager	407-732-7335



24' Secondary Entrance
(2-12' Swing Gates)

Ajax Logo Windscreen 3 sides
(1 Logo Every 25')

24' Primary Entrance
(2-12' Swing Gates)

Ajax Job Trailer

Subcontractor Laydown and Parking

EROSION CONTROL KEY NOTE		
CODE	DESCRIPTION	QTY. #/SHT. #
Ⓢ	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.2
Ⓣ	SILT FENCE	3 / C3.2
Ⓤ	INLET PROTECTION	5 / C3.2
Ⓦ	TREE PROTECTION FENCE	4 / C3.2
Ⓧ	TURBIDITY BARRIER	2 / C3.2



NOTES
1. SEE SHEET C3.0 FOR EROSION CONTROL NOTES.

DATE	REVISIONS
7/22/2018	20140112

SECTION VI



SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated January 5, 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 January 4, 2017.

The project schedule included within this proposal is based on the information represented in the GMP Documents. The project schedule reflects an overall duration of 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 January 5, 2018
- Final Completion February 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 February 1, 2017
- Top-Out of Building Structure May 22, 2017
- Building Dry-In June 26, 2017
- Permanent Power September 8, 2017
- Owner Occupancy February 16, 2018

In order for construction activities to commence on February 1, 2017 as scheduled, the following contractual activities will need to be completed as indicated.

- GMP Negotiations Complete January 4, 2017
- CM Contract Amendment Executed January 17, 2017
- All Required Permits Issued January 17, 2017
- Notice to Proceed Issued February 1, 2017

Should any of the above listed dates not be met and therefore delay the commencement and/or progress of construction, the contractual substantial and final completion dates noted above will require extension on a day for day basis.

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

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

Ajax Building Corporation will continue to work closely with the Project Team throughout the remaining Preconstruction Phase and upcoming Construction Phase of the project to ensure that all critical dates are maintained.

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	RESP	2014												2015												2016												2017												2018																							
							JUL	SEP	OCT	NOV	DEC	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	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN																									
Preconstruction Phase																																																																														
Schematic																																																																														
10	Kick-off Meeting	1d	0	18AUG14	18AUG14	ALL	Kick-off Meeting																																																																							
20	Concept A, B, C Development	5d	0	19AUG14	25AUG14	ARCH	■ Concept A, B, C Development																																																																							
30	Schematic Review	3d	0	26AUG14	29AUG14	ALL	! Schematic Review																																																																							
40	Schematic Estimate	6d	0	25AUG14	22SEP14	AJAX	■ Schematic Estimate																																																																							
45	City Scheme Evaluation	10d	0	08SEP14	19SEP14	CITY	■ City Scheme Evaluation																																																																							
50	Schematic Report	7d	0	22SEP14	30SEP14	AJAX	■ Schematic Report																																																																							
60	City Workshop Presentation	0	0	07OCT14		ALL	◆ City Workshop Presentation																																																																							
Design Development																																																																														
100	Develop Design Development Documents	25d	0	29JUN16 A	24APR15	ARCH	! Develop Design Development Documents																																																																							
110	DD Evaluation	5d	0*	27APR15	27APR15	ALL	DD Evaluation																																																																							
120	DD Estimate	15d	0	24APR15	18MAY15	AJAX	■ DD Estimate																																																																							
130	DD Report	5d	0	18MAY15	22MAY15	AJAX	■ DD Report																																																																							
Construction Documents																																																																														
200	Develop 75% Documents	25d	0	08SEP16	14AUG15	ARCH	! Develop 75% Documents																																																																							
210	75% Evaluation	15d	0	17AUG15	28AUG15	ALL	■ 75% Evaluation																																																																							
300	Develop 90% Documents	10d	0	16MAY16	10SEP15	ARCH	! Develop 90% Documents																																																																							
310	90% Evaluation	15d	0	09OCT15	09OCT15	ALL	90% Evaluation																																																																							
320	VOA submit 100% design presubmission	0	0		20MAY16	ARCH	◆ VOA submit 100% design presubmission																																																																							
330	Team review Presubmission set	17d	0	16MAY16	24JUN16 A	ALL	■ Team review Presubmission set																																																																							
340	VOA submit 100% CD permit/review set	6d	0*	27JUN16 A	25JUL16 A	ARCH	■ VOA submit 100% CD permit/review set																																																																							
460	Submit for Permit Review / Comments	1d	0	25JUL16 A	25JUL16 A	ARCH	Submit for Permit Review / Comments																																																																							
470	Palm Coast Permitting comments	15d	0	15SEP16	15SEP16	CITY	Palm Coast Permitting comments																																																																							
480	Ajax/end user final comments	15d	0	01AUG16	15SEP16	ALL	■ Ajax/end user final comments																																																																							
490	VOA submit final addendum/bid docs	10d	0	16SEP16	11NOV16	ARCH	■ VOA submit final addendum/bid docs																																																																							
491	Submit for SJRWMD Permit	40d	2d	10OCT16	05JAN17	ARCH	Submit for SJRWMD Permit																																																																							
500	Receive Building Permit	15d	10d	10OCT16	17JAN17	CITY	■ Receive Building Permit																																																																							
Bid Phase																																																																														
800	advertise for bidders	30d	0	22SEP16	18OCT16	AJAX	■ advertise for bidders																																																																							
805	Finalize Bid Packages	14d	0	10OCT16	14OCT16	AJAX	! Finalize Bid Packages																																																																							
810	Pre bid meetings for subcontractors	1d	0	29AUG16	29AUG16	AJAX	! Pre bid meetings for subcontractors																																																																							
820	Bid Subcontractor Packages	20d	0	17OCT16	11NOV16	AJAX	■ Bid Subcontractor Packages																																																																							
825	Scope/pre award trade packages	5d	0	14NOV16	28NOV16	AJAX	■ Scope/pre award trade packages																																																																							
830	Prepare 1st Draft GMP for review	5d	0	21NOV16	28NOV16	AJAX	■ Prepare 1st Draft GMP for review																																																																							
832	Prepare 2nd Draft GMP for review	1d	0	29NOV16	13DEC16	AJAX	■ Prepare 2nd Draft GMP for review																																																																							
833	Prepare Final GMP and Amendment	7d	1d	14DEC16	04JAN17	AJAX	■ Prepare Final GMP and Amendment																																																																							
835	Submit Final GMP and Amendment	1d	1d	05JAN17	05JAN17	AJAX	Submit Final GMP and Amendment																																																																							
840	Council Approve GMP	8d	8d	06JAN17	17JAN17	CITY	■ Council Approve GMP																																																																							
880	Notice To Proceed	0	0	01FEB17 *		CITY	◆ Notice To Proceed																																																																							
Construction Phase																																																																														
Sitework																																																																														
1000	Install Temporary Fencing	5d	5d	01FEB17	07FEB17	FENC	■ Install Temporary Fencing																																																																							
1010	Set Up Jobsite Office	5d	5d	01FEB17	07FEB17	AJAX	■ Set Up Jobsite Office																																																																							
1020	Selective Demolition	15d	15d	08FEB17	28FEB17	DEMO	■ Selective Demolition																																																																							
1030	Clear & Grub	5d	5d	08FEB17	14FEB17	SITE	■ Clear & Grub																																																																							
1040	Install Building Pad	3d	3d	01MAR17	03MAR17	SITE	! Install Building Pad																																																																							
1050	Install Site Storm	3d	3d	15FEB17	17FEB17	SITE	! Install Site Storm																																																																							
1060	Install Site Sanitary	3d	3d	20FEB17	22FEB17	SITE	! Install Site Sanitary																																																																							
1070	Excavate Retention Ponds	5d	5d	15FEB17	21FEB17	SITE	■ Excavate Retention Ponds																																																																							
1080	Infill Swale	5d	5d	22FEB17	28FEB17	SITE	■ Infill Swale																																																																							
1090	Demo Playground / Equipment	3d	3d	01MAR17	03MAR17	DEMO	! Demo Playground / Equipment																																																																							
1120	Install New Playground Equipment	5d	5d	27JUN17	03JUL17	PLAY	■ Install New Playground Equipment																																																																							
1130	Prep New Basketball Court	0	0*	27JUN17	26JUN17	SITE	Prep New Basketball Court																																																																							
1140	Install New BB Goals	4d	4d	27JUN17	30JUN17	CONC	■ Install New BB Goals																																																																							
1150	Install BB Lights	3d	3d	03JUL17	06JUL17	ELEC	■ Install BB Lights																																																																							
1160	Place BB Court Concrete	4d	4d	07JUL17	12JUL17	CONC	■ Place BB Court Concrete																																																																							
1500	Place Exterior Sidewalks	5d	5d	13JUL17	19JUL17	CONC	■ Place Exterior Sidewalks																																																																							
1510	Install Irrigation	5d	5d	20JUL17	26JUL17	LAND	■ Install Irrigation																																																																							

Start date 18AUG14
 Finish date 15FEB18
 Data date 04JAN17
 Run date 05JAN17
 Page number 1A
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**Ajax Building Corporation
 Palm Coast Community Center**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone poi

