

**PHASE 2 CONSTRUCTION MANAGEMENT AT RISK (CMAR) CONSTRUCTION  
AGREEMENT FOR PUBLIC SAFETY FACILITIES –  
CLAY COUNTY FIRE STATION 20**

This Phase 2 Construction Management at Risk (CMAR) Construction Agreement for Public Safety Facilities – Clay County Fire Station 20 (“Agreement”) is entered into this 9th day of April, 2024 (“Effective Date”) and is between Ajax Building Company, LLC, a Florida Limited Liability Company, a Florida Profit Corporation (“Contractor”), and Clay County, a political subdivision of the State of Florida (the “County”).

**RECITALS**

**WHEREAS**, the County previously entered into an agreement with Dasher Hurst Architects, P.A. (“Consultant”) wherein the Consultant agreed to provide professional architectural and engineering design and construction administration services related to the design of public safety facilities and fire stations in Clay County, including, but not limited to the design of a new Fire Station 20 for the County; and

**WHEREAS**, the County issued a Request for Qualifications, RFQ No. 22/23-47 (“RFQ”), to solicit and engage a contractor to serve as the Construction Manager at Risk (“CMAR”) to provide design phase assistance, develop an open book Guaranteed Maximum Price (“GMP”) for the construction of individual public safety facilities, and complete construction of each public safety facility wherein the GMP is accepted by the County; and

**WHEREAS**, the Contractor responded to the RFQ with a proposal to offer the requested services (“Contractor’s Response”); and

**WHEREAS**, the County evaluated and ranked the proposals submitted, and the County awarded the RFQ to the Contractor based on the Contractor’s Response and approved ranking; and

**WHEREAS**, on September 12, 2023, the County and the Contractor entered into the Preconstruction Master Agreement for Construction Management at Risk (CMAR) Services for Public Safety Facilities, Clay County Agreement/Contract No.: 2022/2023-306 (“Phase 1 Agreement”), wherein the Contractor agreed to serve as the CMAR for individual public safety facility projects which are assigned by the County to the Contractor on an as needed and as requested basis upon execution of a Task Order during the term of the Phase 1 Agreement; and

**WHEREAS**, in accordance with the Phase 1 Agreement, a separate Phase 2 Construction agreement will be issued by the County to the Contractor for each open book GMP and contract time accepted by the County for an assigned project; and

**WHEREAS**, on January 19, 2024, the County and the Contractor entered into a Task Order in accordance with the Phase 1 Agreement to secure Phase 1 preconstruction CMAR services for the Fire Station 20 Project to include the Contractor’s design phase assistance and

collaboration with the Consultant to develop an open book GMP proposal and contract time for the construction of Fire Station 20; and

**WHEREAS**, the Consultant has prepared a set of contract documents/plans including 100% design plans, specifications, supporting engineering analysis, calculations, and other technical documents for the construction of Fire Station 20 (“Contract Plans”); and

**WHEREAS**, the Contractor has collaborated with the Consultant to develop an open book GMP proposal tied to a completion date for the construction of Fire Station 20 which has been submitted to the County for review and approval; and

**WHEREAS**, the County has accepted the open book GMP developed by the Contractor and hereby awards Phase 2 construction of Fire Station 20 to the Contractor by entry into this Agreement; and

**WHEREAS**, the parties hereby acknowledge and expressly agree that the terms and conditions of the RFQ, the Contractor’s Response, and the Contract Plans apply to this Agreement and are incorporated herein by reference; and

**WHEREAS**, the parties desire to enter into this Agreement, and the Contractor desires to provide the requested services to the County subject to the terms and conditions contained in this Agreement.

**NOW THEREFORE**, in consideration of the foregoing recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged and all objections to the sufficiency and adequacy of which are hereby waived, the parties agree as follows:

**SECTION 1. THE PROJECT**

- (a) The above recitals are true and correct and are incorporated herein by reference.
- (b) This Agreement will address Phase 2 construction to be performed by the Contractor for the new Clay County Fire Station 20. The Contractor shall furnish and deliver all material and equipment and perform all the work and labor required to construct the new Clay County Fire Station 20 located at the intersection of Idlewood Avenue and South West Street in Green Cove Springs, Florida in accordance with the Contract Plans to include associated site work and utilities (the “Project”).
- (c) For purposes of the Project, the County Representative shall be Howard Wanamaker, County Manager, and the Project Manager shall be Daniel Loos, Construction Manager for the County, or designee.

**SECTION 2. SCOPE OF WORK**

- (a) The scope of work to be performed and provided by the Contractor for the Project is set forth in the RFQ Scope of Work attached hereto as **Attachment A**, the Contractor’s GMP

Proposal, dated 04/01/2024, attached hereto as **Attachment B**, and the Contract Plans prepared by the Consultant which are incorporated herein by reference. The term “Work” means the scope of work to be provided and services rendered, whether completed or partially completed, or labor, supplies, materials, equipment and the like constructed, delivered or installed under this Agreement.

(b) In providing the Work, the Contractor must:

1. Be familiar with the Work, deadlines, requirements, and the conditions under which the Work is to be completed.
2. As further defined by the GMP Proposal dated 04/01/2024, manage all costs associated with the Project to ensure that the total project cost does not exceed the approved GMP Amount and approved modifications as allowed by this Agreement. This includes, but is not limited to, direct labor costs, materials, subcontractor costs, and any other expenses directly related to the performance of the Work identified in this Agreement.
3. Coordinate the receipt of all authorizations, licenses, permits and approvals from all local, state and federal agencies, and their respective governing bodies and regulatory agencies, necessary to proceed with the Project.
4. Coordinate work days and hours with the Project Manager.
5. Coordinate all necessary inspections with the Project Manager.
6. Conduct business in a manner that reflects favorably at all times on the Work and the goodwill and reputation of the County.

(c) The GMP Proposal includes a project schedule prepared by the Contractor which provides a detailed critical path method project schedule showing the Contractor’s plan and strategy for the construction and completion of the Project by the Substantial and Final Completion Dates (“Project Schedule”). The Project Schedule shall be maintained by the Contractor with input from the County. The Project Schedule may otherwise be updated as necessary, but the Contractor shall not make material changes which increase the Substantial Completion Date. The approval of the Project Schedule by the Project Manager in no way attests to the validity of the assumptions, logic constraints, dependency relationships, resource allocations, manpower and equipment, and any other aspect of the proposed schedule. The Contractor is and shall remain responsible for the planning and execution of the Work in order to meet the Substantial and Final Completion Dates.

(d) The Contractor must meet with the Project Manager on a regular basis as arranged by the parties to review the status of the Work, the progress of the Project, upcoming critical activities, and overall performance. In addition to the regular meetings, the Contractor must also provide to the Project Manager thorough and accurate monthly progress reports or as otherwise agreed by the parties detailing the status of the Project and overall progress of the Work in accordance with the Project Schedule, identifying forecasted Work to be performed, and timeframe of the Work.

(e) Punch List. Promptly upon the achievement of Substantial Completion of the Project, the Contractor shall submit written notice thereof to the Project Manager with a copy of said notice to the Consultant. Within approximately 5 business days following the service of such notice or as otherwise agreed to by the parties, the Contractor, the Project Manager and the Consultant, as may be requested by the County, shall meet to inspect the Project for the purpose of developing a single written list of items and the estimated cost to complete each item on the list required to render the Project complete, satisfactory, and acceptable in accordance with Section 218.735(7), Florida Statutes (“Punch List”). The Contractor shall prepare the Punch List and, within approximately 5 business days following the inspection, shall deliver a copy to the Project Manager and Consultant. The Project Manager shall have approximately 5 business days to review the Punch List as submitted by the Contractor and to notify the Contractor in writing whether the Punch List is approved or disputed. Any disputed items shall be identified with reasonable specificity. If items are disputed, within approximately 5 business days thereafter, the Contractor, the Project Manager and the Consultant, as may be requested by the County, shall meet for the purpose of working in good faith to resolve such dispute. Within approximately 2 business days thereafter, the Contractor shall deliver to the Project Manager and the Consultant a revised Punch List reflecting the resolution of the disputed items. Within approximately 2 business days following receipt thereof, the Project Manager shall review the revised Punch List and notify the Contractor in writing whether such revised Punch List is approved. The process for completing and approving the Punch List and any revision thereto shall be completed within 30 calendar days after Substantial Completion has been achieved. Upon receipt of the County’s notice approving the Punch List, as the same may be revised, the Contractor shall have 30 calendar days, or as otherwise agreed to by the parties, to complete the items identified therein. The failure to include any corrective work or pending items not yet completed on the Punch List does not alter the responsibility of the Contractor to complete all of the Work under the Agreement. All items that require correction under the Agreement which are identified after the preparation and delivery of the Punch List remain the obligation of the Contractor.

(f) In entering into this Agreement, the Contractor represents that it now has or will secure all equipment and personnel required to perform all Work under this Agreement. The Contractor shall assign such personnel as are necessary to assure faithful prosecution and timely delivery of the Work pursuant to the requirements of this Agreement. The Contractor shall ensure that the personnel assigned to perform the Work comply with the terms of this Agreement, have current licenses and permits required to perform the Work, and are fully qualified and capable to perform their assigned tasks. The Contractor shall submit in writing to the Project Manager the names of key personnel assigned to the Project.

(g) The Contractor shall perform the Work using the degree of care and skill ordinarily exercised by similarly practicing professionals performing similar services under similar conditions in the same or similar geographic area and in compliance with all applicable laws (“Standard of Care”).

(h) The Contractor acknowledges that it is bound by and shall comply with and require its subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws, statutes, and regulations applicable to the Work performed under this Agreement. Any reference in this Agreement to a particular law, statute, rule, or regulation in no

way implies that no other law, statute, rule, or regulation applies. Any related material violation of these laws, statutes, rules, or regulations shall constitute a material breach of this Agreement and shall entitle the County to terminate this Agreement upon delivery of written notice of termination to the Contractor as outlined herein.

(i) The parties agree that the County shall retain the absolute right to eliminate any or all Work associated with the Project without penalty or liability for any claims for unearned or for anticipated overhead or profits related to Contractor's unperformed Work at the time of elimination. Costs incurred by Contractor or its subcontractors for Work performed in preparation for such Work prior to notice of elimination will be paid by the County in accordance with this Agreement.

(j) The County may conduct performance evaluations at any time during performance of the Work or soon after the completion of any Work to ensure compliance with the Agreement. One or more evaluations may be conducted solely at the discretion of the County.

### **SECTION 3. ADDITIONAL WORK AND FEES**

(a) If the County identifies or the Contractor recommends any additional work, materials, or services to be provided by the Contractor that are not covered under the Agreement but are beneficial to the County, such additional work, materials, or services, including scope, timing, and fees must be mutually agreeable between the County and the Contractor and authorized in writing by the County.

### **SECTION 4. TERM AND TIMELY PERFORMANCE**

(a) The parties hereto mutually understand and agree that time is of the essence in the performance and completion of the Project. The Contractor agrees to timely perform all Work as provided for in this Agreement.

(b) The Contractor shall achieve Substantial Completion of the Project no later than May 30, 2025 ("Substantial Completion Date"). As used herein, Substantial Completion shall mean the achievement of beneficial occupancy or use of the Project. The Contractor shall achieve Final Completion of the Project no later than 30 calendar days from receipt of the County's notice approving the Punch List as described in Section 2 (e) ("Final Completion Date"). As used herein, Final Completion shall mean when all Work has been completed and the Contractor has fulfilled all contractual obligations under this Agreement, including the Punch List items, final inspections, and completion of the items addressed under final payment. The Substantial and Final Completion Dates shall be extended only upon subsequent written agreement of the parties.

(c) Upon the effective date of termination or expiration of the Agreement, the Contractor shall provide to the County all documents, including, but not limited to, notes, files, evaluations, reports, studies, estimates, data, specifications, surveys, calculations, drawings, artwork files, plans, maps, and summaries relating to this Agreement (other than working papers) that have been accumulated by the Contractor, provided to the Contractor by the County, and/or prepared or developed by the Contractor or by any subconsultant or subcontractor on behalf of the County

and for which the Contractor has been paid to provide and perform the Work required to produce such documents. The Contractor agrees to provide these documents to the County within 10 business days of the County's request in such format and/or arrangement as requested by the County, including, but not limited to, electronic and/or physical copies. The Contractor shall also require that all subconsultants or subcontractors hired or otherwise engaged by the Contractor to provide Work in connection with this Agreement agree in writing to be bound by this provision.

## **SECTION 5. PAYMENT FOR WORK**

(a) The County agrees to pay the Contractor for the Work performed for the Project in accordance with the terms of this Agreement. This Agreement establishes a GMP of **11,648,151.00** ("GMP Amount") for all Work performed under the scope of this Agreement. The Contractor agrees to complete all Work in accordance with this Agreement without exceeding the established GMP Amount. The GMP Amount includes the Work performed by the Contractor and its subcontractors, travel, overtime, man-hours, materials, equipment, supplies, labor, overhead, profit, costs, and any other expenses associated with the Contractor's performance of the Work to complete the Project. Contractor's overhead, profit, General Conditions wages, labor burden, insurances, bonds, and other items identified as lump-sum within the GMP Proposal shall be billed as lump-sum. Subcontracts, materials, equipment, supplies, permits, and all other costs associated with Contractor's performance of the Work shall be billed as reimbursable cost of the work, but within the limitations of the GMP Proposal and GMP Amount, subject to modification as allowed by this Agreement.

(b) Should the Contractor anticipate that the Project costs may exceed the GMP Amount, the Contractor must immediately notify the Project Manager in writing. This notification must include a detailed explanation of the potential cost overrun, including the reasons for such overrun and proposed measures to mitigate additional costs. Any requested changes to the GMP Amount must be submitted by the Contractor to the County in accordance with Section 6 Change Orders. No additional costs exceeding the GMP Amount will be incurred without the prior written approval of the County. Any approved additional costs will be made a part of this Agreement by a written amendment.

(c) Payments are to be made by the County to the Contractor on a monthly basis upon presentation of an Invoice submitted to the County on a monthly basis in accordance with Section 6.

(d) Whenever any change or combination of changes in the Work results in an increase or decrease in the original descriptions or quantities set forth in the GMP Proposal, and the work added or eliminated is of the same general character and quantity as that shown on the original scope of work, the Contractor shall accept payment in full at the original description prices for the actual quantities of Work performed.

(e) The Contractor acknowledges that the County is exempt from sales tax and may wish to generate sales tax savings for the Project. The County reserves the right to make Owner Direct Purchases (ODP) of various construction materials and equipment. The Contractor agrees to fully cooperate with the County to maximize ODP and identify such potential cost and sales tax

savings to the County and shall provide such potential savings opportunities to the Project Manager. The GMP Amount shall be adjusted to account for any direct purchases by the County and credited to reflect the amount of tax savings. Before final payment, a final reconciliation of the County's direct purchases against the GMP Amount will be performed, and the Contractor will prepare any related deductive Change Orders for the County's review and execution.

(f) The alternate services identified in the GMP Proposal are not included in the GMP Amount. If the County wishes to add any of the alternate services to the Project, such alternate service(s) must be mutually agreeable between the parties and be made a part of this Agreement by a written amendment at the rates/fees reflected in the GMP Proposal.

(g) The GMP Amount includes Allowances and Contingency fees. The Contractor agrees that utilization of any such Allowances or Contingencies in connection with this Agreement requires PRIOR WRITTEN CONSENT from the Project Manager.

## **SECTION 6. PAYMENT PROCEDURES**

(a) As used in this Section, the term "Act" means the Local Government Prompt Payment Act set forth in Part VII of Chapter 218, Florida Statutes; the term "Invoice" means a statement, invoice, bill, draw request or payment request submitted by the Contractor under the Agreement; and the term "Submittal Date" means, with respect to an Invoice, the submittal date thereof to the Paying Agent. Invoices shall be submitted to Clay County Comptroller's office ("Paying Agent") by Email at [invoices@clayclerk.com](mailto:invoices@clayclerk.com) or U.S. Mail at Clay County BOCC, PO Box 988, Green Cove Springs, FL 32043 ATTN: Accounts Payable with a copy to the Project Manager. All payments will be governed by the Act, which provides for payment of a proper invoice within 25 business days after the date the Invoice is stamped as received.

(b) The Contractor shall submit an Invoice to the Paying Agent no more than once per month based on the amount of the Work done or completed for the Project. All partial Invoices/estimates and payments shall be subject to correction when submitted, and/or, in the subsequent estimates and payments, and the final estimate and payment.

(c) The amount of the monthly payment shall be the total value of the Work rendered for the Project to the date of the Invoice based on the lump sum allocations set forth in the GMP Proposal less an amount retained, less requests previously submitted and payments made, and in no event shall payment exceed the GMP Amount. The amount retained shall be determined in accordance with Section 218.735, Florida Statutes, as follows:

1. The County may withhold from each monthly and/or progress payment due to be made to the Contractor under the Agreement an amount not to exceed 5 percent of said payment.
2. Within 20 business days after the Punch List is created, the Contractor may submit a payment request for all retainage previously withheld by the County less an amount equal to 150 percent of the estimated cost to complete the items on the Punch List.

3. Upon completion of all items on the Punch List, the Contractor may submit a payment request for all remaining retainage withheld by the County. If a good faith dispute exists as to whether one or more items identified on the Punch List have been completed pursuant to the Agreement, the County may continue to withhold an amount not to exceed 150 percent of the total costs to complete such items.

(d) Invoices shall be signed by the Contractor and must include the following information and items:

1. The Contractor's name, address and phone number, including payment remittance address.
2. The Invoice number and date.
3. Reference to the Agreement by its title and number as designated by the County and Purchase Order number, if applicable.
4. The period of the Work covered by the Invoice.
5. The total amount of payment requested, the total amount previously requested, and the total amount paid to date.
6. Supporting documentation necessary to satisfy auditing requirements (both pre-audits and post-audits), for cost and Work completion.
7. The Contractor must provide any additional documents, certificates, or information as needed to support or document the Invoice as may be requested by the County.

(e) Upon receipt of an Invoice submitted under this Section, the Paying Agent and/or Project Manager shall date stamp the Invoice as received. Thereafter, the Paying Agent and/or Project Manager shall review the Invoice and may also review the Work as delivered, installed, performed or to be performed to determine whether the quantity and quality of the Work is as represented in the Invoice and is as required by this Agreement. If the Paying Agent and/or Project Manager determines that the Invoice does not conform with the applicable requirements of this Agreement or that the Work within the scope of the Invoice has not been properly delivered, installed, performed or to be performed in full accordance with this Agreement, the Paying Agent and/or Project Manager shall notify the Contractor in writing within 20 business days after the improper Invoice is received that the Invoice is improper and indicate what corrective action on the part of the Contractor is needed to make the Invoice proper. If an Invoice is rejected by the County as set forth herein and the Contractor submits an Invoice that corrects the deficiency, the corrected Invoice must be paid or rejected within 10 business days after the date the corrected Invoice is stamped as received.

(f) By the submittal of an Invoice hereunder, the Contractor shall have been deemed to have warranted to the County that all Work for which payments have been previously received from



the County shall be free and clear of liens, claims, security interests or other encumbrances in favor of the Contractor or any other person or entity for failure to make payment.

(g) The parties will attempt to settle any payment dispute arising under this Section through consultation and a spirit of mutual cooperation. The dispute will be escalated to appropriate higher-level managers of the parties, if necessary. If the dispute concerning payment of an Invoice remains unresolved within 30 calendar days following the Submittal Date, then the Project Manager shall schedule a meeting between the Contractor's representative and the Project Manager with the County Manager, to be held no later than 45 calendar days following the Submittal Date, and shall provide written notice to the Contractor regarding the date, time and place of the meeting no less than 7 calendar days prior thereto. At the meeting, the Contractor's representative and the Project Manager shall submit to the County Manager their respective positions regarding the dispute, including any testimony and documents in support thereof. The County Manager shall issue a written decision resolving the dispute within 60 calendar days following the Submittal Date, and serve copies thereof on the Contractor's representative and the Project Manager. Any undisputed payments shall be paid in accordance with the Act.

(h) Prior to submitting an Invoice, the Contractor shall certify that all subcontractors and suppliers having any interest or performing any of the Work have received their pro rata share of previous periodic payments to the Contractor for all Work completed and materials supplied. This certification shall be in the form designated by the County and in conformance with Florida Statutes. The Contractor shall within 10 days of receipt of payment, including progress payments, pay all subcontractors and suppliers performing any of the Work or supplying any of the materials with respect to the Work their pro rata shares of the payment for all Work completed and materials supplied. The term "subcontractor", as used herein, shall mean a person(s) or firm(s) that enters into a contract with the Contractor for the performance of any part of the Agreement and also includes persons or firms supplying materials or equipment incorporated into the Work for which partial payment has been made by the County, and work done under equipment rental contracts.

(i) Final Payment. Subsequent to completion of the Work and prior to final payment, final accounting of the total amount of all payments shall be provided by the Contractor. Utilizing the final accounting of costs and the Contractor's records as needed, the County shall, within a reasonable time, conduct a review of all costs presented. The amount of final payment is to be made subject to the County agreeing with the final accounting of cost and payment of Work of the Contractor. Neither the acceptance of the Work nor payment by the County shall be deemed to be a waiver of the County's right to enforce any obligations of the Contractor hereunder or to the recovery of damages for defective Work not discovered by the County at the time of final inspection. The County retains the right to recover damages for the recovery of defective or deficient Work not discovered by County at the time of final inspection. It is understood and agreed to by the parties that final payment is not due and payable and the County shall not be obligated to remit final payment under the Agreement until the following items have been completed and/or submitted to and approved by the County in proper form and substance:

1. Final accounting addressed above;
2. Completion of the Punch List;
3. Final acceptance by the County of the Project;
4. As-Built plans (if applicable);
5. Releases of Liens or equivalent proof of payments to subcontractors and suppliers;
6. Contractor's warranty and any warranties from third parties; and
7. Certificate of Final Payment.

(j) It is agreed and understood that the acceptance of the final payment by the Contractor shall be considered as a release in full of all claims against the County or any of its officers, principals, employees, members or agents arising out of, or by reason of, Work done or material furnished under this Agreement.

## **SECTION 7. CHANGE ORDERS**

(a) As used herein, a "Change Order" means a written change, amendment, or modification to the Agreement that must be approved by the County in writing. Change Orders shall be used when necessary to clarify the Work, to provide for a change in the Work, to provide for an adjustment to the GMP Amount, to provide for a time extension, to settle contract claims, to provide for unforeseen circumstances, and to make the Project functionally operational in accordance with the intent of the Agreement. Prior to requesting approval of a Change Order, the Contractor shall review the costs of any proposals and negotiate in good faith with any affected subcontractors in order to advise the County of the validity and reasonableness of such Change Order request. The Change Order shall set forth the prices or amount to be agreed upon and/or the amount of time to be granted for an extension and any other pertinent information. No work or services covered by a Change Order shall be performed nor payment made unless the County has executed an approval of the Change Order. If such authorization is not previously given, the Contractor hereby agrees to waive the claim for such extra compensation. However, such notice or accounting shall not in any way be construed as proving the validity of the claim by either party. Approved Change Orders will be made a part of this Agreement by a written amendment.

(b) Change Orders must set forth the basis for the change or requested adjustment supported by sufficient substantiating data to permit evaluation by the County. Additionally, if a Change Order requests a time extension, the Change Order must set forth the circumstances justifying a time extension supported by sufficient substantiating data to permit evaluation by the County. Change Orders shall not be used for time extensions requested by the Contractor under circumstances or conditions attributable to the Contractor.

## **SECTION 8. INSURANCE AND BONDS**

(a) The Contractor shall maintain throughout the term of this Agreement and completion of any Work and during any renewal or extension term(s) of this Agreement or as required herein insurance of the following types and with such terms and limits:

1. Commercial General Liability

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- \$1,000,000 each occurrence and \$2,000,000 aggregate for Products and Completed Operations
- \$50,000 each occurrence for Damage to Rented Premises
- \$5,000 Medical Expenses (any one person)

Commercial and General Liability policy must include coverage for contractual liability and independent contractors.

2. Business Automobile Liability

Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than \$1,000,000 combined single limit each accident. If the Contractor does not own vehicles, the Contractor shall maintain coverage for Hired and Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

3. Workers' Compensation and Employer's Liability

Any person or entity performing work for or on behalf of the County must provide Workers' Compensation and Employer's Liability insurance in limits not less than:

- Workers Compensation      Statutory limits
- Employers Liability      \$100,000 Each Accident  
   \$500,000 Disease Policy  
   \$100,000 Disease-Each Employee

Exceptions and exemptions may be allowed by the County Manager, if they are in accordance with Florida Statutes.

The Contractor waives, and the Contractor shall ensure that its insurance carrier waives, all subrogation rights against the County, its employees, agents, boards, and commissions, for all losses or damages. The County requires the policy to be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or equivalent.

The Contractor must be in compliance with all applicable State and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable.

For any Contractor who has exempt status as an individual, the County requires proof of Workers' Compensation insurance coverage for that Contractor's employees, leased employees, volunteers, and any workers performing work.

4. Property Coverage (Builder's Risk)

Coverage must be afforded in an amount not less than 100% of the total Project value, including soft costs, with a deductible of no more than \$25,000 each claim. Named Windstorm Deductibles, if any, must be disclosed to the County. Coverage form shall include, but not be limited to:

- All Risk Coverage including Flood and Windstorm with no coinsurance clause
- Waiver of Occupancy Clause Endorsement, which will enable the County to occupy the property/structure under construction/renovation during the activity
- Storage and transport of materials, equipment, supplies of any kind whatsoever to be used on or incidental to the project
- Equipment Breakdown for cold testing of all mechanized, pressurized, or electrical equipment
- LEG2 Coverage or equivalent

For installation of property and/or equipment, Builder's Risk Installation insurance must be provided to include coverage for materials or equipment stored at the Project site, while in transit, or while stored at a temporary location. Coverage limit must be no less than replacement cost.

The Property Coverage (Builder's Risk) policy shall insure the interests of the owner, contractor, and subcontractors in the property against all risk of physical loss and damage, and name the County as a loss payee. Additionally, the County shall be named as an Additional Insured for its interest in the property/structure and for any materials purchased directly by the County. This insurance shall remain in effect until the work is completed and the property has been accepted by the County.

5. Professional Liability and/or Errors and Omissions

Coverage must be afforded for Wrongful Acts in an amount not less than \$1,000,000 each claim and \$1,000,000 aggregate. Insurance must be kept in force until the third anniversary of the expiration or termination of the Agreement.

6. Umbrella/Excess Insurance

If the Contractor's primary insurance policy/policies do not meet the minimum requirements, the Contractor may provide an Umbrella/Excess insurance policy to comply with the insurance requirements.

(b) Providing and maintaining adequate insurance coverage is a material obligation of the Contractor. Prior to commencement of the Work, the Contractor must deliver valid certificates of insurance for the required insurance coverage to the County's Purchasing Department.

(c) The certificates of insurance for the required coverages, with the exception of Workers' Compensation, Professional and Employer's Liability, shall name "**Clay County, a political subdivision of the State of Florida, and The Board of County Commissioners, Clay County, Florida, its employees, agents, boards and commissions, as their interests may appear**" as "**Additional Insureds.**" The coverage shall contain no special limitation on the scope of protection afforded to the County, its employees, agents, officials, boards, and commissions. The

certificates of insurance shall indicate if coverage is provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the certificates of insurance will show a retroactive date, which should be the same date of the initial Agreement or prior. The Agreement number, event dates, and/or other identifying reference must be listed on the certificates of insurance.

(d) The Certificate Holder on the certificates of insurance should read as follows: “**Clay County Board of County Commissioners, P.O. Box 1366, Green Cove Springs, FL 32043**” or as otherwise designated by the County’s Purchasing Department.

(e) The certificates of insurance shall be provided to the County with a thirty (30) day notice of cancellation; ten (10) days’ notice if cancellation is for nonpayment of premium. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Contractor to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the Certificate Holder. In the event the Agreement term goes beyond the expiration date of any insurance policy, the Contractor shall provide the County’s Purchasing Department with an updated certificate of insurance no later than ten (10) days prior to the expiration of the insurance currently in effect. The County reserves the right to suspend the Agreement until this requirement is met. If any required insurance coverage is canceled, terminated, or revoked, the Contractor agrees to immediately suspend its operations until replacement insurance is obtained and verified.

(f) Any exclusions or provisions in the insurance maintained by the Contractor that excludes coverage for work or services contemplated under this Agreement shall be deemed unacceptable, a material violation of the County’s bidding requirements, and shall be considered a breach of the Agreement.

(g) It is the Contractor’s responsibility to ensure that all independent contractors and subcontractors comply with the insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the requirements stated herein, excepting Professional Liability Coverage. Any and all deficiencies are the responsibility of the Contractor.

(h) The Contractor agrees to furnish a sufficient and satisfactory Performance Bond and Payment Bond in the sum of not less than 100% of the GMP Amount as security for the faithful performance and payment of all of the Contractor’s obligations under the Agreement. These Bonds shall remain in effect until one year after the date when final payment hereunder becomes due, except as provided otherwise by laws or regulations, or by specific provisions of the Agreement. All Bonds shall be in compliance with, and in the form prescribed by, Section 255.05, Florida Statutes. Within ten (10) business days following the Effective Date of this Agreement, and prior to the Contractor commencing any Work, the Contractor shall cause the Bonds required herein to be recorded in the public records of the County with the Clay County Clerk of Court and Comptroller at the Contractor’s sole expense, and shall deliver a certified copy of the recorded Bonds to the County’s Purchasing Department. Performance and Payment Bonds must be increased in accordance with any Change Order increases on the Project.

(i) In addition to all other rights and remedies which the County may have under this Agreement, under the Bonds, and under applicable principles of law or equity, the County shall have the right to recover the full amount of the Bond(s) in the event the Contractor shall at any time abandon any of the Work, or otherwise default in its performance obligations under this Agreement, regardless of whether the default occurs prior to, on or after the Final Completion Date. The provisions of the sentence immediately preceding are supplemental to all other rights and remedies of the County arising under this Agreement, under the Bonds, and under applicable principles of law or equity, and shall not be deemed to be or construed as any limitation on or in derogation of the same, with the exception that the County may not be reimbursed more than once for the same claim.

## **SECTION 9. INDEMNIFICATION; SOVEREIGN IMMUNITY**

(a) To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the County including its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this Agreement.

(b) The County does not agree to and shall not indemnify the Contractor or any other person or entity, for any purpose whatsoever. To the extent any indemnification by the County may be construed under this Agreement, any such indemnification shall be subject to and within the limitations set forth in Section 768.28, Florida Statutes, and to any other limitations, restrictions and prohibitions that may be provided by law, and shall not be deemed to operate as a waiver of, or modification to, the County's sovereign immunity protections.

(c) The provisions in this Section shall survive the termination or expiration of this Agreement.

## **SECTION 10. DEFAULT AND TERMINATION**

(a) Default by Contractor. If the Contractor breaches any covenant made by it hereunder; fails to satisfactorily perform any condition, provision, or obligation of this Agreement; fails to make progress so as to endanger performance under the terms and conditions of this Agreement; fails to perform or begin Work on time or as directed by the Project Manager; fails to comply with the Project Schedule; fails to perform the Work with sufficient and/or properly skilled workmen or with sufficient materials or equipment; performs the Work unsuitably or neglects or refuses to remove materials or to perform anew such Work as may be rejected as unacceptable and unsuitable, or discontinues the prosecution of the Work, or fails to resume Work which has been discontinued within a reasonable time after notice to do so; fails to make payment to subcontractors or suppliers in accordance with the Agreement or in accordance with the respective agreements between the Contractor and the subcontractors or suppliers; fails to comply with applicable rules, laws and regulations; or whenever the Contractor ceases operation, dissolves its corporation, or otherwise no longer provides the required Work under the terms of this Agreement, the County may consider the Contractor to be in default and may assert a default claim by giving the Contractor a written notice of default. Except for a default by the Contractor

for failing to comply with applicable laws, rules, and regulations, which must be cured immediately, the Contractor shall have 10 calendar days after receipt of the notice of default to either cure the default or, if the default is not curable within 10 calendar days, provide a written cure plan to the County describing how and when the default will be cured, which the County in its sole discretion may approve or disapprove. The Contractor will begin implementing the cure plan immediately after receipt of notice by the County that it approves the plan. If the Contractor fails to cure or the County does not approve the cure plan, then the County may terminate this Agreement for cause.

(b) Termination for Cause. Upon the failure or inability of the Contractor to cure the default as provided above, unless otherwise agreed in writing, the County may, at its option, without releasing or waiving its rights and remedies against the Contractor's sureties and without prejudice to any other right or remedy it may be entitled to hereunder or by law, terminate this Agreement, in whole or in part, for cause immediately upon written notice of termination by the County Representative to the Contractor. In the event the County terminates the Agreement, in whole or in part, because of default by Contractor, the County may procure goods, services, materials, and/or work similar to those terminated, and the Contractor shall be liable for any damages, costs, and any other expenses incurred due to this action. If it is determined that the Contractor was not in default or that the default was excusable (e.g. failure due to causes beyond the control of, or without the fault or negligence of the Contractor), the rights and obligations of the parties shall be those as provided in the provision for Termination for Convenience.

(c) Termination for Convenience. The County may whenever the interests of the County so require, terminate the Agreement, in whole or in part, for the convenience of the County. The County Representative shall give 30 calendar days prior written notice of termination to the Contractor, specifying when the termination is to become effective. In the event of any such termination, the Contractor shall be paid by the County for all Work satisfactorily performed up to receipt of the notice of termination, together with any retainage withheld, and including reasonable costs to demobilize and any costs to terminate agreements in place for the work, and thereafter until the date of termination, the Contractor shall be paid only for such Work as is specifically authorized in writing by the County.

(d) Unless directed differently in the notice of termination, the Contractor shall incur no further obligations in connection with the terminated work and shall stop work to the extent specified and on the date given in the notice of termination. Additionally, unless directed differently, the Contractor shall terminate outstanding orders and/or subcontractor agreements related to the terminated work and shall transfer all services/work in progress, completed work, and other materials related to the terminated work to the County. The Contractor must also deliver to the County all documents as set forth above in the Term Section.

(e) The parties may agree to terminate this Agreement for their mutual convenience through a written amendment of this Agreement. The amendment will state the effective date of the termination and the procedures for proper close-out of this Agreement.

(f) Termination of this Agreement or a portion hereof under the provisions incorporated herein shall not relieve the Contractor of its responsibilities for the completed portion or concerning any just claims arising out of the Work performed.

(g) Force Majeure. Neither party shall be liable for any failure of or delay in performance of its obligations under this Agreement to the extent such failure or delay is due to a "Force Majeure". For purposes of this Agreement, the term "Force Majeure" means any cause, action or agency delaying or preventing the performance of a party's obligation(s) under this Agreement which is beyond the reasonable control or foreseeability of such party including, but not limited to, natural disasters, wars, power failures, fires, floods, explosion, pandemic, epidemic, government mandated shutdowns, internet outages and other acts of God. Upon notice of a force majeure event, the party whose performance under this Agreement is affected thereby shall: (i) promptly notify the other party by the quickest means available, explaining the nature and expected duration thereof; and (ii) use reasonable efforts to diligently remedy the interruption or delay, provided that the interruption or delay is reasonably capable of being remedied by that party. In the event that any event of Force Majeure occurs, the Contractor may request a reasonable extension of time for performance of its Work.

## **SECTION 11. LIQUIDATED DAMAGES**

(a) The Contractor must adhere to the Substantial Completion Date for the Project as provided herein. In the event the Project is not fully completed by the Substantial Completion Date, a liquidated damage amount will be enforced as further defined below. The parties agree that such liquidated damages are not a penalty.

(b) The parties hereto mutually understand and agree that time is of the essence in the performance of this Agreement and that the County will incur damages if the Contractor's Work is not completed on time. The Contractor shall at all times carry out its duties and responsibilities as expeditiously as possible and shall begin, perform, and complete its Work so the Project is completed by the Substantial Completion Date. The parties agree that the total amount of the County's damages, in whole or in part, due to the Contractor's failure to complete the Project, will be difficult, if not impossible, to definitely ascertain and quantify, because this is a public construction project that will, when completed, benefit the public and enhance the delivery of valuable services to the public.

(c) Should the Contractor fail to complete the Project by the Substantial Completion Date, it is mutually agreed to and understood by both parties that the Contractor shall pay to the County, not as a penalty but as liquidated damages, the sum of \$500 per calendar day for each and every day after the scheduled Substantial Completion Date for the Project until substantial completion is achieved. This liquidated damages provision shall apply and remain in full force and effect in the event that the Contractor is terminated by the County for default and shall apply until substantial completion has been achieved by any completing contractor or County forces. The County shall have the right to apply as payment on such liquidated damages any money that is due to the Contractor by the County. Notwithstanding the foregoing, the Contractor shall have no liability for any liquidated damages due to or arising from (a) any County delay, for which the Contractor has delivered to the County prior written notice describing the delay and its cause,



unless such delay is due to the Contractor's breach hereunder; (b) the withholding on the part of the County through the Project Manager of any consent, direction or approval required by the County hereunder which causes delay on the part of the Contractor and for which the Contractor has delivered to the County prior written notice describing the delay and its cause; and (c) delays caused by and directly attributable to any event of Force Majeure for which the Contractor has delivered to the County prior written notice describing the delay and its cause. The Substantial Completion Date for the Project shall be tolled for a period of time equal to the aggregate of all delays arising under the sentence immediately preceding, including any extensions authorized by an approved Change Order.

(d) Permitting the Contractor to continue and to finish the Project after the expiration of the time allowed, shall in no way act as a waiver on the part of the County of the liquidated damages due under the Agreement.

(e) The parties agree that, although such liquidated damages are difficult to ascertain, the above amount has been agreed upon by the parties as the reasonable approximation of the amount of damages the County would suffer due to the Contractor's breach as addressed above. The County's decision to recover liquidated damages shall not be construed as a waiver of any legal remedies the County may have as to any subsequent default or breach under this Agreement.

(f) The provisions in this Section shall survive the termination or expiration of this Agreement.

## **SECTION 12. AUTHORITY TO SUSPEND WORK**

(a) The County Representative and/or Project Manager shall have the authority to suspend the Work, wholly or in part, for such period or periods as may be deemed necessary, due to unsuitable weather, budgetary constraints, conditions which are considered unfavorable for the prosecution of the Work, or if the County is prevented or enjoined from proceeding with the Work either before or after the start of any Work by reason of any litigation or other reason beyond the control of the County. In the event of any such suspension, the Contractor shall not be entitled to make or assert a claim for damage by reason of said delay, but time for completion of the Project will be extended to such reasonable time as the County may determine and will be set forth in writing. The Contractor shall be paid for all Work rendered up to the date of suspension and for all Work so rendered after cessation of the suspension and resumption of the Work. The suspension or delay of Work, regardless of whether caused by the actions or inactions of the County, does not give rise to any claim by the Contractor against the County.

## **SECTION 13. SAFEGUARDS, PRESERVATION OF PROPERTY, AND FAILURE TO RESTORE DAMAGED PROPERTY**

(a) The Contractor shall maintain a safe and secure worksite for the duration of the Work. The Contractor shall maintain all areas in a neat and presentable condition. The Contractor shall also maintain sufficient safeguards against the occurrence of accidents, injuries or damage to any person or property around the Work to include establishing barricades, fencing, or any other

means necessary to protect the public during the Work and secure all equipment, tools, and related materials.

(b) The Contractor shall preserve from damage all property, structures, utilities, services, roads, trees, and shrubbery along the line of the Work, or which is in the vicinity of or is in any way affected by the Work, the removal or destruction of which is not called for by the scope of work. This applies to public and private property. The Contractor shall be held responsible for immediately repairing or replacing, at its own expense, such property to the satisfaction of the County which is damaged by reason of the Contractor's Work on or around such property. When adjacent property is affected or endangered by any Work done under this Agreement, it shall be the responsibility of the Contractor to take whatever steps are necessary for the protection of the adjacent property.

(c) In case of failure on the part of the Contractor to restore and/or replace such property, or to make good such damage or injury, the County Representative and/or Project Manager may upon 48 hours' notice, proceed to repair, rebuild or otherwise restore such property, as may be deemed necessary, and the cost thereof will be deducted from any monies due or which may become due to the Contractor under the Agreement. Nothing in this provision shall prevent the Contractor from receiving proper compensation for the removal, damage or replacement of any public or private property as long as such work is authorized by the County Representative and/or Project Manager, provided that such property has not been damaged as a result from the performance of the Work or through fault of the Contractor, its employees or agents.

#### **SECTION 14. AUDIT OF CONTRACTOR'S RECORDS**

(a) All records, expenditures, and payments under this Agreement are subject to examination and/or audit by the County. The Contractor and any of its subcontractors shall maintain all books, documents, papers, financial/accounting records and other evidence pertaining to costs incurred in the performance of the Work, and the Contractor must make the records available upon request. Any costs identified in the GMP Proposal as lump sum or stipulated rates (including, but not limited to, wage, labor burden, bonds, insurances, OH&P, etc.) shall not be subject to audit provided no statutory requirement provides for audit verification.

(b) All records connected with this Agreement must be retained for a period of at least 5 years following the date of final payment and close-out of all pending matters. All records shall be kept in such a way as will permit their inspection pursuant to Chapter 119, Florida Statutes.

(c) Failure of the Contractor or any of its subcontractors to comply with these requirements may result in disqualification or suspension from quoting and bidding on future projects/contracts or disapproval as a subcontractor at the option of the County.

(d) The Contractor must require that each of its subcontractors will provide access to the subcontractor's records pertaining to the Work upon request by the County.

(e) The provisions in this Section shall survive the termination or expiration of this Agreement.

**SECTION 15. TAXES**

(a) In that the County is a governmental agency exempt from sales and use taxes, the County shall pay no such taxes, any other provisions of this Agreement to the contrary notwithstanding. The County shall provide proof of its exempt status upon reasonable request.

**SECTION 16. APPROPRIATED FUNDS**

(a) The Contractor acknowledges that in the budget for each fiscal year of the County during which the term of the Agreement is in effect a limited amount of funds are appropriated which are available to make payments arising under the Agreement. Any other provisions of the Agreement to the contrary notwithstanding, and pursuant to the provisions of Section 129.07, Florida Statutes, the maximum payment that the County is obligated to make under the Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.

**SECTION 17. SCRUTINIZED COMPANIES CERTIFICATION**

(a) In compliance with Section 287.135(5), Florida Statutes, the undersigned hereby certifies that the Contractor is not participating in a boycott of Israel as defined in Section 287.135(1), Florida Statutes; is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List as referred to in Section 287.135(2), Florida Statutes; and does not have business operations in Cuba or Syria as defined in Section 287.135(1), Florida Statutes. In accordance with Section 287.135(3), Florida Statutes, the County shall have the option of terminating this Agreement if the Contractor is found to have submitted a false certification as provided under Section 287.135(5), Florida Statutes, or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria, or to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel as defined in Section 287.135(1), Florida Statutes.

**SECTION 18. E-VERIFY REQUIREMENT**

(a) Pursuant to Section 448.095, Florida Statutes, the Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees hired by the Contractor during the term of the Agreement, and shall expressly require any subcontractors performing work or providing services pursuant to the Agreement to likewise register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees hired by the subcontractor during the term of the subcontractor agreement. Subcontractors shall provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as set forth in Section

448.095(2)(b)1, Florida Statutes. Upon request, the Contractor must provide evidence of compliance with this provision. Failure to comply with this Section is a material breach of the Agreement, and the County shall have the option of terminating this Agreement at its discretion.

**SECTION 19. NOTICE**

(a) All notices given under this Agreement (excluding day-to-day communication in the administration of this Agreement in the ordinary course) shall be in writing and shall be deemed to have been duly given (1) when delivered by hand, (2) two days after having been delivered to Federal Express, UPS, Airborne or another recognized overnight courier or delivery service, or (3) five days after having been deposited into the United States mail, by registered or certified mail, return receipt requested, postage prepaid, to the respective parties at their respective addresses set forth below:

If to Contractor:

Ajax Building Company, LLC  
1080 Commerce Boulevard  
Midway, FL 32343  
Attention: Appling Wells, Vice President of  
Operations  
Copy to: Lon Neuman, Operations Manager

If to the County:

Clay County  
P.O. Box 1366  
477 Houston Street  
Green Cove Springs, FL 32043  
Attention: Howard Wanamaker, County  
Manager  
Copy to: Daniel Loos, Project Manager

In the event that different addresses or representatives are designated by either party after execution of this Agreement, notice of the name, title, and address of the respective party will be provided to the other party.

**SECTION 20. PUBLIC RECORDS**

(a) The Contractor acknowledges the County's obligation under Art. 1, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. The Contractor acknowledges that the County is required to comply with the Public Records Laws in the handling of the materials created under the Agreement and that the Public Records Laws control over any contrary terms in the Agreement. In accordance with the requirements of Section 119.0701, Florida Statutes, the Contractor covenants to comply with the Public Records Laws, and in particular to:

1. Keep and maintain public records required by the County to perform the Work required under the Agreement;
2. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the

duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the County; and,

4. Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the Contractor or keep and maintain public records required by the County to perform the Work. If the Contractor transfers all public records to the County upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

(b) The Contractor's failure to comply with the requirements of this Section shall be deemed a material breach of this Agreement, for which the County may terminate the Agreement immediately upon written notice to the Contractor.

(c) The Contractor acknowledges the provisions of Section 119.0701(3)(a), Florida Statutes, which, as applicable to the County and the Contractor, require as follows:

1. A request to inspect or copy public records relating to the Agreement must be made directly to the County. If the County does not possess the requested records, the County shall immediately notify the Contractor of the request, and the Contractor must provide the records to the County or allow the records to be inspected or copied within a reasonable time.
2. If the Contractor does not comply with the County's request for records, the County shall enforce the contract provisions in accordance with the Agreement.
3. If the Contractor fails to provide the public records to the County within a reasonable time, the Contractor may be subject to penalties under Section 119.10, Florida Statutes.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 529-3604, [publicrecords@claycountygov.com](mailto:publicrecords@claycountygov.com), POST OFFICE BOX 1366, GREEN COVE SPRINGS, FLORIDA 32043.**

## **SECTION 21. SUBCONTRACTORS**

(a) The Contractor shall obtain prior written authorization from the County for the utilization of any subcontractors in connection with the Work to be performed under this Agreement. Such written authorization may be obtained from the Project Manager on behalf of the County. Should the County object to the use of any subcontractor, the Contractor shall replace the subcontractor with an approved subcontractor. Any cost associated with the replacement can be submitted as a Change Order.

(b) Any subcontractor utilized by the Contractor shall be supervised and compensated by the Contractor.

(c) The Contractor shall be fully responsible to the County for the (i) acts and omissions (ii) satisfactory performance and (iii) timeliness of Work of its subcontractors and of persons directly or indirectly employed by them.

(d) The Contractor shall cause appropriate provisions under this Agreement to be inserted in all subcontractor agreements relative to the Work giving the Contractor the same powers that the County may exercise over the Contractor under any provision of this Agreement.

(e) Nothing in the Agreement shall be construed as providing any subcontractor with any rights or remedies against the County or any of its employees, principals, officers, or agents for nonpayment or otherwise.

## **SECTION 22. WARRANTIES AND REPRESENTATIONS**

(a) The Contractor represents that it is experienced, competent and qualified to perform the Work, services, duties, and obligations contemplated by this Agreement. The Contractor has and shall maintain at all times during the term of this Agreement sufficient expertise and other resources to perform its Work, services, duties and obligations under this Agreement. The Contractor holds and shall maintain at all times during the term of this Agreement all certifications as may be necessary to perform its work, services, duties and obligations under this Agreement.

(b) BY ENTRY INTO THIS AGREEMENT, THE CONTRACTOR SHALL BE DEEMED TO HAVE WARRANTED TO THE COUNTY, WITHOUT ASSUMING ANY ARCHITECTURAL OR ENGINEERING RESPONSIBILITY, THAT THE CONSTRUCTION DOCUMENTS ARE CONSISTENT WITH EACH OTHER, PRACTICAL, FEASIBLE AND CONSTRUCTABLE. FURTHER, THE CONTRACTOR SHALL BE DEEMED TO HAVE WARRANTED TO THE COUNTY THAT THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS FOR THE VARIOUS BIDDING PACKAGES IS CONSTRUCTABLE WITHIN THE PROPOSED CONTRACT TIME.

(c) The Contractor binds itself to use such materials and to so construct the Work and improvements of the Project that same will be and remain in good repair and condition and free from any defects that will impair its usefulness for a period of 2 years after the Final Completion Date and acceptance by the County. Should the Work and improvements become defective, at any time during this period, in the reasonable and good faith judgment of the County, whose judgment shall be final and conclusive, then the County shall provide written notice to the Contractor to repair such Work and improvements or portions thereof, or to reconstruct the Work and improvements or portions thereof and put same in satisfactory and good condition. The Contractor shall promptly comply therewith at its sole expense. Nothing in this Agreement is intended to make the Contractor responsible for design of the Project including defects in design.

(d) The County reserves the right should an error be discovered in the partial or final estimates, or should proof of defective Work or materials used by or on the part of the Contractor be discovered after the final payment has been made, to claim and recover from the Contractor, by process of law, such sums as may be sufficient to correct the error or make good the defects in the Work and materials.

(e) All material, equipment, manufacturer, or other special warranties required by the Agreement or applicable to the Work shall be transferable to, or issued in the name of the County, and provide the warranty period.

(f) All warranties stated within this Section shall remain in full force, notwithstanding acceptance and payment by the County and shall not be modified unless agreed to by both parties.

(g) Any warranty provided by the Contractor or for which the Contractor is responsible is limited only by such terms and conditions as may be expressly stated in the warranty document and the Agreement. Nothing herein shall diminish any original manufacturer's warranties.

#### **SECTION 23. WASTE AND HAZARDOUS MATERIAL DISPOSAL**

(a) The Contractor shall make all arrangements necessary to accomplish off-site disposal of all debris or waste generated by the Work, including, but not limited to, any hazardous materials, all at no additional cost to the County, and in accordance with federal, state, and local laws and ordinances.

#### **SECTION 24. PUBLIC ENTITIES CRIMES**

(a) A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity, may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids, proposals, or replies on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

(b) By signing this Agreement, the Contractor represents that the execution of this Agreement will not violate the Public Entity Crimes Act (Section 287.133, Florida Statutes). Violation of this Section shall result in termination of this Agreement and recovery of all monies paid hereto and may result in debarment from the County's competitive procurement activities.

(c) In addition to the foregoing, the Contractor further represents that there has been no determination, based on an audit, that it or any subcontractor has committed an act defined by

Section 287.133, Florida Statutes, as a “public entity crime” and that it has not been formally charged with committing an act defined as a “public entity crime” regardless of the amount of money involved or whether the Contractor has been placed on the convicted vendor list.

(d) The Contractor will promptly notify the County if it or any subcontractor of the Contractor is formally charged with an act defined as a “public entity crime” or has been placed on the convicted vendor list.

**SECTION 25. NON-DISCRIMINATION**

(a) The Contractor agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.), which prohibits discrimination by public and private entities on the basis of disability in employment, public accommodations, transportation, State and local government services, and telecommunications.

(b) The Contractor represents that it has adopted and shall maintain a policy of non-discrimination against employees or applicants for employment on account of race, religion, sex, color, national origin, age or handicap, in all areas of employee relations, throughout the term of this Agreement.

**SECTION 26. SUSPENSION AND DEBARMENT**

(a) By execution of this Agreement, the Contractor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any state or federal department or agency.

**SECTION 27. INDEPENDENT CONTRACTOR**

(a) The parties to this Agreement are independent contractors. Neither party is an agent, representative, or partner of the other party. This Agreement shall not be interpreted or construed to create an association, agency, joint venture, or partnership between the parties or to impose any liability attributable to such a relationship upon either party.

**SECTION 28. NO ASSIGNMENT**

(a) The Contractor shall not assign any of its rights or duties under this Agreement to any other party without the prior written consent of the County, which consent may be withheld by the County for any or no reason. Any such assignment attempted by the Contractor without such prior written consent shall be null and void. If the Contractor attempts to assign any such rights or duties without securing such prior written consent, this Agreement may be declared in default and terminated by the County.

**SECTION 29. NO THIRD-PARTY BENEFICIARIES**

(a) Any other provisions of this Agreement to the contrary notwithstanding, no third-party beneficiaries are intended or contemplated under this Agreement, and no third-party shall be



deemed to have rights or remedies arising under this Agreement or such documents against either party to this Agreement.

**SECTION 30. CONFLICT OF INTEREST**

(a) Throughout the term of this Agreement, the Contractor must not accept nor perform any other employment, assignments of contracts nor obligations that would conflict with the Contractor's duties and obligations provided under this Agreement.

**SECTION 31. AMENDMENT OR MODIFICATION OF AGREEMENT**

(a) The Agreement may only be modified or amended upon mutual written agreement of the County and the Contractor. No oral agreements or representation shall be valid or binding upon either party. The Contractor may not unilaterally modify the terms of the Agreement by affixing additional terms to or by incorporating such terms onto the Contractor's documents or Invoices forwarded by the Contractor to the County.

**SECTION 32. FURTHER ASSURANCES**

(a) Each of the parties shall cooperate with one another, shall do and perform such actions and things, and shall execute and deliver such agreements, documents and instruments, as may be reasonable and necessary to effectuate the purposes and intents of this Agreement.

**SECTION 33. REMEDIES**

(a) The parties will first attempt to settle any dispute arising from this Agreement through negotiation and a spirit of mutual cooperation. The Contractor and the Project Manager will use reasonable efforts to arrange meetings as needed, at mutually convenient times and places, to address and work toward resolution of issues that arise in the performance of this Agreement. The dispute will be escalated to appropriate higher-level managers of the parties, if necessary. Each party shall have the right to seek the judicial enforcement and interpretation of this Agreement.

**SECTION 34. GOVERNING LAW AND VENUE**

(a) The County and Contractor agree that the terms and conditions hereof, and the subsequent performance hereunder, shall be construed and controlled exclusively in accordance with the laws of the State of Florida, that jurisdiction shall be limited to the courts of the State of Florida, and that venue shall lie exclusively in Clay County, Florida.

**SECTION 35. ATTORNEYS' FEES**

(a) In the event either party shall retain an attorney to litigate on its behalf against the other party regarding the enforcement or interpretation of this Agreement or regarding the rights, remedies, or obligations of the parties arising under this Agreement, the party prevailing on the majority of its claims, or which successfully defends against a majority of the other party's

claims, shall be entitled to an award of reasonable attorney's fees, court costs, and any other expenses against the other party, including fees, court costs, and any other expenses incurred from the date of referral of the dispute to the prevailing party's attorney through the conclusion of litigation, or incurred in bankruptcy or on appeal. Nothing contained herein is intended to serve as a waiver of sovereign immunity and extend the County's liability beyond the limits established in Section 768.28, Florida Statutes.

**SECTION 36. WAIVER**

(a) No waiver by either party of any term or condition of this Agreement will be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, subparagraph, clause, phrase, or other provision of this Agreement.

**SECTION 37. SEVERABILITY**

(a) If any provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Agreement, and this Agreement shall be enforced as if such invalid and unenforceable provision had not been contained herein.

**SECTION 38. HEADINGS**

(a) The headings contained in this Agreement are for reference purposes only and shall not be deemed to expand, limit or change any or all the provisions hereof.

**SECTION 39. COUNTERPARTS**

(a) The Agreement may be executed in any number of counterparts and by the separate parties in separate counterparts, each of which shall be deemed to constitute an original and all of which shall be deemed to constitute the one and the same agreement.

**SECTION 40. ATTACHMENTS**

(a) The Attachments listed in the Agreement are expressly incorporated herein by reference and made a part of this Agreement as if set out fully herein. In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the Attachments (unless otherwise specified).

Attachment A: RFQ Scope of Work

Attachment B: GMP Proposal, dated 04/01/2024

**SECTION 41. ENTIRE AGREEMENT**

(a) This Agreement represents the entire agreement between the parties for the provision of the Work. This Agreement incorporates and includes all prior negotiations, correspondence,

conversations, agreements or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in or incorporated into this document.

**SECTION 42. AUTHORITY**

(a) The parties agree to utilize electronic signatures and that the digital signatures of the parties set forth below are intended to authenticate this Agreement and have the same force and effect as manual written signatures. Each person signing on behalf of the parties represents and warrants that he/she has full authority to execute this Agreement on behalf of such party and that the Agreement will constitute a legal and binding obligation of such party.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date in the introductory paragraph.

**AJAX BUILDING COMPANY, LLC**

By: \_\_\_\_\_  
William P. Byrne  
Chief Executive Officer

**CLAY COUNTY, a political subdivision of the State of Florida**

By: \_\_\_\_\_  
Jim Renninger  
Its Chairman

ATTEST:

\_\_\_\_\_  
Tara S. Green  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

**ATTACHMENT A**  
**RFQ SCOPE OF WORK**

### 3. SCOPE OF WORK

#### 3.1. Purpose

The Clay County Board of County Commissioners (County) is requesting Statements of Qualifications from interested and qualified Contractors offering to provide design phase assistance and complete construction services with a Guaranteed Maximum Price (GMP) for the construction of Public Safety Facilities. The Contractor is required to participate with the selected Design Firm and provide a cost estimate at 60% and 90% until a GMP is accepted by the County. Compensation for developing GMP will be negotiated before the Construction Contract is awarded. The selection of the CMAR Contractor will be based upon criteria outlined herein under Evaluation of Proposals. The County's Agreement with the selected Contractor will be a job-specific Contract for CMAR services for each project. The successful proposer will hereinafter be referred to as the "Contractor" or "CMAR."

The County expects the Contractor to work with the selected Design Firm during the design phase of each individual project to cohesively develop a GMP for the County's approval. A Phase I Contract will be issued for developing the GMP and preconstruction services. A separate Contract will be issued for Phase II upon acceptance of the GMP for construction. During the design phase, the Contractor will collaborate with the County and the selected Design Firm. While working as a team the County, the selected Contractor, and the Design Firm will all comprise the Project Team. The Contractor will work with the Project Team to minimize construction costs and reduce the overall schedule of each project. The Project Team will develop an open book GMP proposal for the construction phase of each individual project.

#### 3.2. County Selected Design Firm

The County has contracted with Dasher Hurst Architects, P.A. to serve as the Design Firm. Dasher Hurst Architects, P. A. is directed by a single point of contact from the County. Dasher Hurst Architects, P.A. will provide a variety of services including, but not limited to:

- Prepare cost estimates and preliminary construction schedule estimates for traditional construction bid projects;
- Development of complete the solicitation document and/or assist with the CMAR approach;
- Review of questions during the solicitation, and preparation of addenda;
- A comprehensive evaluation of bid responses and/or GMP, to assist with the preparation of recommendations for award;
- Provide limited construction supervision/administration/management.

#### 3.3. Anticipated Types of Projects include, but are not limited to:

- Demolition of Structures;
- Renovation and Remodeling of Current Fire Stations;
- Public Safety Training Facilities;

- Public Safety Warehouse Storage.

### 3.4. Possible Projects may include the following:

- Public Safety/Sheriff Training Facility
- Fire Station 15 - Lake Asbury
- Fire Station 20 - Green Cove Springs
- Fire Station 22 - Fleming Island
- Fire Station 24 - Virginia Village
- Burn Building
- E911 Consolidation Building

### 3.5. Scope

#### 1) General Description – Scope of Work:

- A. The CMAR will serve as the owners' representative and work with the Design Firm. The County will require the CMAR to provide pre-construction services such as the production of budget estimates, value engineering, analysis of the design documents for constructability, coordination, detailing, materials, and systems, and development of a GMP proposal based on 100% Construction Documents.
- B. The County expects the Contractor to work with the Design Firm during the design phase to cohesively develop a GMP for the County's approval. A Phase I Contract will be issued for developing the GMP and preconstruction services. A Contract Amendment will be issued for Phase II upon acceptance of the GMP for construction.
- C. The cost of the work for each individual project will include all costs related to completing the work, including a proposed percentage fee for overhead and profit, which will be negotiated within the not-to-exceed percentage for the project. The CMAR will be required to seek competitive bids for all subcontracted work and materials, which will be included as part of the GMP. The County Purchasing Department will work closely with the CMAR to establish a procedure to be used for soliciting and selecting Subcontractors as well as material suppliers.
- D. Proposers shall be capable of obtaining and providing performance and payment bonds for each individual project prior to the start of work.
- E. A letter documenting bonding capacity from a Surety shall be submitted in the response to this RFQ. Not submitting a letter confirming bonding capacity may result in your proposal being deemed non-responsive and disqualified.
- F. Each of the buildings will be constructed in an order to be determined based on site and budget availability.

- G. Proposers should have significant CMAR experience with fire stations, fire training facilities, and other public safety facilities.
- H. Secure and pay for all required permits
- I. Each individual project will require a two (2) year warranty unless a longer manufacturer Warranty/Guarantee time is given. Warranty will begin from the date of final acceptance.

## 2) Preconstruction Work Scope:

- A. Meetings. CMAR will attend Project Team meetings with the County and the Design Firm at regularly scheduled intervals throughout the Preconstruction Phase. According to the phase, frequent (weekly/bi-weekly) Project Team meetings are anticipated prior to the County's acceptance of the GMP.
- B. Timeline. CMAR will prepare an estimating and permitting timeline outlining the tasks required during the Preconstruction phase.
- C. Estimates/Estimating. CMAR will prepare an updated estimate based on drawings and specifications within (30) calendar days of receipt of such per individual project permits. The Estimate will be a summary of general conditions, general requirements, insurances, bonds, fees, costs of the work and actual Subcontractor proposals tabulated with detailed scope completeness and accuracy, along with assumptions and qualifications.
- D. Value Analysis and Constructability. Concurrent with each estimate, CMAR will submit a detailed list of value engineering options, complete with estimated costs and schedule impacts. CMAR shall also provide the County with continual input addressing constructability, availability of materials and qualified trades for specialized systems, comparative cost/benefit analyses for various building systems, construction means and methods, and budget/schedule impact as specific phases of the overall designs are developed in order to ensure the development and completion of Contract Documents within the budget and schedule limitations.
- E. Subcontractor Bid Package & Procurement. CMAR will develop comprehensive bid packages for each construction trade during the GMP Subcontractor bidding. The County Purchasing Department shall coordinate an open book review to determine the requirements and approved process for retrieving quotes from Subcontractors, used by the CMAR for noticing, accepting, and awarding Subcontracts for each trade. CMAR is encouraged to consider local area businesses, identify long-lead delivering materials and equipment; identify qualified Contractors and Subcontractors.

## 3) Construction Work Scope

- A. Following the negotiation of a GMP and execution of a Construction Services Agreement, the Construction Manager shall become the General Contractor and manage all facets of construction as agreed to in the Construction Services Agreement.

- B. Secure and pay for all required permits.
- C. Successfully complete the Project in accordance with the Construction Contract Documents and within the GMP.
- D. Provide and maintain adequate staff to oversee and manage the construction throughout the construction phase of these projects and provide a construction team for each site.
- E. Successfully complete the construction within the approved construction schedule.
- F. Comply with the CMAR Contract documents and its general conditions  
Select Subcontractors for goods and services that bring quality, economic benefits, and value engineering to the County.

### 3.6. Owner Direct Purchases

The County is exempt from sales tax and may wish to generate sales tax savings for the Project. The County reserves the right to make Owner Direct Purchases (ODP) of various construction materials and equipment. Upon acceptance of the GMP, the CMAR shall prepare a list of proposed items that may be desirable for ODP. Proposed items will be items that are purchased in a single order from a single Contractor with a value greater than \$10,000. Items selected by the County for ODP will be coordinated through the CMAR. The CMAR shall provide written quotations from Contractors selected by the CMAR or the CMAR's Subcontractors for purchase order generation by the County. The CMAR will allow two (2) weeks for the execution of all such purchase orders by the County. The CMAR shall utilize its best efforts to cooperate with the County in implementing this sales tax savings program in order to maximize cost savings for the Project. The CMAR will generate deductive Change Orders under the Contract for the amounts of ODP, inclusive of sales taxes. With respect to all ODP performed by the County, the CMAR will remain responsible for coordinating, ordering, inspecting, accepting deliveries, storing, securing, handling, installing, warranting, and quality control for all purchases. All fees associated with this process will be considered as part of the Construction Management Fees.

### 3.7. Additional Requirements

In the event any part of this project is to be funded by federal, state, or other local agency monies, the Contractor hereby agrees to comply with all requirements of the funding entity applicable to the use of the monies, including the full application of requirements involving the use of minority Contractors, women's business enterprises, and labor surplus area Contractors. Contractors are advised that payments under the Contract may be withheld pending completion and submission of all required forms and documents required of the Contractor pursuant to the grant funding requirements. All work must be performed in accordance with applicable Federal, State, and Local regulations.

### 3.8. Additional Services

If the County and/or awarded Contractor identifies any additional services to be provided by Contractor that are not covered under the Agreement but are beneficial to the County, such additional services shall be mutually negotiated between the County and the Contractor.



### 3.9. Performance Evaluation

A work performance evaluation will be conducted periodically to ensure compliance with the Contract.

### 3.10. Cancellation of Contract

If the awarded Contractor fails to maintain acceptable product quality or to perform adequately in accordance with the terms, conditions, and specifications established in this Request for Bid, the County reserves the right to cancel the awarded Contract upon thirty (30) day written notice to the Contractor.

### 3.11. Selection Criteria / Evaluation Committee

The Evaluation Committee shall determine qualifications, interest and availability by reviewing all Bids received that express an interest in performing these services, and when deemed necessary, by conducting formal interviews of selected Bidders that are determined to be best qualified based upon the evaluation of the Bids.

Bidders are advised that lengthy or overly verbose or redundant submissions are not necessary. Compliance with all requirements will be solely the responsibility of the Bidder. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Bid as non-responsive. The response to each of the criteria will be evaluated relative to the other responses received and the RFQ shall be awarded to the most qualified Bidder that meets all requirements of the RFQ. Bidders are encouraged to arrange their Bids in a format that will offer a ready review and evaluation of each criterion. The Board of County Commissioners reserves the right to request oral presentations from one or more selected Bidders.

Unless there is a clear statement that the Contractor is a joint venture, it will be assumed the Contractor shown on the transmittal will be the primary with whom the County would enter into a Contract.

# **ATTACHMENT B**

# **GMP PROPOSAL**

AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213  
Clay County Fire Station #20  
GMP PROPOSAL  
April 1, 2024



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**TABLE OF CONTENTS**

- I. Executive Summary
- II. List of Documents
- III. Description of Work
  - A. Clarifications, Qualifications and Assumptions
- IV. GMP Cost Summary
  - A. GMP Cost Narrative
  - B. GMP Cost Report – Base Bid GMP (CM Summary Report)
  - C. GMP Cost Report – Base Bid GMP (CM Detail Report)
  - D. Value Engineering and Budget Options
  - E. Allowance Schedule
  - F. Alternates
- V. Site Utilization Plan
  - A. Site Utilization Plan Narrative
  - B. Site Utilization Plan
- VI. Project Schedule
  - A. Project Schedule Narrative
  - B. Project Schedule

AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213  
Clay County Fire Station #20  
GMP PROPOSAL  
April 1, 2024

GMP Cost Report:

# EXECUTIVE SUMMARY

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**EXECUTIVE SUMMARY**

Ajax Building Company, LLC is pleased to present this Guaranteed Maximum Price (GMP) Proposal for the Clay Fire Station #20 for consideration by the Clay County Board of County Commissioners. This GMP Proposal will recap the status of the project through the end of the GMP Phase and will provide cost reports, schedule, and other project information to be utilized by the project team as the project moves forward. This GMP Proposal, upon acceptance by the Clay County Board of County Commissioners, 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 a 18,847 square foot fire station to be located along Idlewild Avenue. The building will include a 5-bay vehicle apparatus bay, bunk rooms, kitchen, and offices. The building's shell consists of Split Face concrete masonry units and steel columns/beams. The roof is comprised of wood trusses and Standing Seam metal roof panels. Includes all site development consisting of demolition of existing structures and installation of new pond, asphalt and concrete paving, and all utilities required to support this new facility.

Guaranteed Maximum Price (GMP)

Ajax Building Company, LLC is confident that the GMP costs included herein are representative of the proposed scope of work depicted in the GMP Documents. The work included in 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, contained in Sections III and IV of this proposal.

The Base Bid GMP Proposal for the Clay County Fire Station #20 totals **\$11,648,151**

In addition to the Base Bid GMP Proposal, Ajax Building Company, LLC has provided pricing for various Alternates in Section IV-F of this proposal for consideration by the Clay County Board of County Commissioners. Currently, none of these Alternates are included within the Base Bid GMP Proposal. The following is a summary of the Alternates:

- Alternate No. 1 – Increase monument size add LED signage                      Add \$67,077

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 thirteen (13) months for the construction phase of the project.

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

- Substantial Completion    May 30, 2025
- Final Completion    June 27, 2025

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



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

- |  |                   |
|--|-------------------|
| ▪ Mobilization / Start of Construction | May 30, 2024      |
| ▪ Top-Out of Building Structure        | November 30, 2024 |
| ▪ Building Dry-In                      | January 24, 2025  |
| ▪ Permanent Power                      | March 3, 2025     |
| ▪ Owner Occupancy                      | June 30, 2025     |

In order for construction activities to commence on May 30, 2024 as scheduled, the following contractual activities will need to be completed as indicated.

- |                                  |                |
|----------------------------------|----------------|
| ▪ GMP Negotiations Complete      | March 29, 2024 |
| ▪ CM Contract Amendment Executed | April 10, 2024 |
| ▪ All Required Permits Issued    | May 22, 2024   |
| ▪ Notice to Proceed Issued       | April 11, 2024 |

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.

AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213  
Clay County Fire Station #20  
GMP PROPOSAL  
April 1, 2024

GMP Cost Report:

# LIST OF DOCUMENTS



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**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, contained in Sections III and IV 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

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**CONTRACT DRAWINGS**

Entitled 100% Construction Documents dated 11/10/2023

See attached drawings index.



Ajax Building Company, LLC

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Job #: 50000213 Clay County Fire Station #20

### Addendum #1 - Permit Comments (12/15/23)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Architectural</b>					
A100	ARCH. SITE PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A100a	ARCH SITE PLAN W AERIAL	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A101	Floor Plan	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A101a	LEVEL ONE PLAN - COLOR	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A102	FLOOR PLAN - DIMS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A103	FLOOR PLAN - FINISHES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A104	ROOF PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A111	LEVEL ONE RCP	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A200	EXTERIOR PERSPECTIVE VIEWS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A201	ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A202	ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A203	ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A301	BUILDING SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A302	BUILDING SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A311	WALL SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A312	WALL SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A313	WALL SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A314	WALL SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A401	ENLARGED PLANS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A402	TOWER SECTIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments



Ajax Building Company, LLC

Printed on Mon Mar 25, 2024 at 09:25 am EDT

Job #: 50000213 Clay County Fire Station #20

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
					(12/15/23)
A403	ENLARGED PLANS & 3D	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A501	MISC EXT DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A502	DETAILS - ROOFING	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A503	DETAILS - ROOFING	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A504	MISC EXT DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A505	MISC EXT DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A601	FINISH SCHEDULE & LEGEND	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A602	DOOR SCHEDULE	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A603	GLAZING SCHEDULE	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A604	DOOR & WINDOW DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A605	DOOR & WINDOW DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A700	INTERIOR PERSPECTIVES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A701	INTERIOR ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A702	INTERIOR ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A703	INTERIOR ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A704	INTERIOR ELEVATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A801	MILLWORK DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A802	MILLWORK DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A803	MILLWORK DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
A804	INTERIOR DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
G000	COVER SHEET	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
G001	PROJECT INFO	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)



Ajax Building Company, LLC

Printed on Mon Mar 25, 2024 at 09:25 am EDT

Job #: 50000213 Clay County Fire Station #20

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Civil</b>					
1 OF 1.	GRAVITY SEWER SERVICE DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
1 OF 1..	STANDARD WATER AND SEWER SYSTEM TECHNICAL SPECIFICATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
2 2	STANDARD RECLAIMED WATER SYSTEM SYSTEMS SECIFICATIONS & DETAILS	1	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
2 of 2	STANDARD RE SYSTEM SPECIFICATIONS & DETAILS	1	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C00	Existing Conditions Survey	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C0.0	Civil Cover Sheet	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C1.0	GENERAL NOTES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C2.0	GENERAL NOTES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C3.0	DEMOLITION NOTES & LEGEND	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C4.0	PRE DEVELOPMENT DRAINAGE PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C5.0	POST DEVELOPMENT DRAINAGE PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C6.0	DEMOLITION PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C7.0	GEOMETRY AND PAVING PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C8.0	GRADING AND DRAINAGE	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C9.0	UTILITY PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C10.0	CONSTRUCTION DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C11.0	CONSTRUCTION DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C12.0	CONSTRUCTION DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C13.0	CONSTRUCTION DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C14.0	CHAIN LINK FENCE DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C15.0	MAINTENANCE OF TRAFFIC PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C16.0	STORMWATER POLLUTION PREVENTION PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)



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Job #: 50000213 Clay County Fire Station #20

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C17.0	EROSION AND SEDIMENT CONTROL DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C18.0	NPDES DETAIL SHEET #1	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
C19.0	NPDES DETAIL SHEET #2	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
OF	STANDARD SEWER SYSTEM DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Electrical</b>					
E001	PHOTOMETRIC SITE PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E100	ELECTRICAL SITE PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E101	LIGHTING PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E102	ELECTRICAL PWR/COMM PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E103	FIRE ALARM PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E104	LIGHTNING PROTECTION SYSTEM	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E105	ELECTRICAL POWER RISER	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E106	PANEL SCHEDULES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E107	FIRE ALARM RISER & A-O CRITERIA	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E108	ELECTRICAL DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
E109	ELECTRICAL DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Fire Protection</b>					
FP101	FIRE PROTECTION "A to M" PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>General</b>					
G002	ADA CLEARANCES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
G003	PARTITION SCHEDULE	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
G100	CODE ANALYSIS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
G101	LEVEL ONE - LIFE SAFETY PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Landscape</b>					



Ajax Building Company, LLC

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Job #: 50000213 Clay County Fire Station #20

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
1 of 1	Standard Water Service Details	0	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
L1.1	LANDSCAPE PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
L2.1	LANDSCAPE DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
L2.2	LANDSCAPE SPECIFICATIONS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Mechanical</b>					
M101A	HVAC FLOOR PLAN - AREA "A"	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M101B	HVAC FLOOR PLAN - AREA "B"	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M101C	HVAC FLOOR PLAN - AREA "C"	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M102	HVAC ROOF PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M201	HVAC SCHEDULE & LEGEND	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M202	HVAC SCHEDULE	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M203	HVAC DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M204	HVAC DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M301	KITCHEN HOOD DRAWINGS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M302	KITCHEN HOOD DRAWINGS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M303	KITCHEN HOOD DRAWINGS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M304	KITCHEN HOOD DRAWINGS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
M305	KITCHEN HOOD DRAWINGS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Plumbing</b>					
P101	PLUMBING FLOOR PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
P102	PLUMBING ROOF PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
P201	ENLARGED PLUMBING PLANS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
P301	PLUMBING RISER DIAGRAMS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)



Ajax Building Company, LLC

Printed on Mon Mar 25, 2024 at 09:25 am EDT

Job #: 50000213 Clay County Fire Station #20

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
P302	PLUMBING RISER DIAGRAMS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
P401	LEGEND, SCHEDULES & MISC. DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
P402	MISC. DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Structural</b>					
S001	GENERAL NOTES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S002	GENERAL NOTES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S003	SCHEDULES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S004	WIND PRESSURE DIAGRAMS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S101	FOUNDATION & SLAB PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S102	TOWER FRAMING PLANS	1	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S201	ROOF FRAMING PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S401	FOUNDATION SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S402	FOUNDATION SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S403	FOUNDATION SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S404	FOUNDATION SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S501	FRAMING SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S601	FRAMING SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S602	FRAMING SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S603	FRAMING SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
S604	FRAMING SECTIONS & DETAILS	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
<b>Telecommunications</b>					
T101	COMM SYSTEMS PLAN	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)
T201	COMM SYS DETAILS & NOTES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)





Ajax Building Company, LLC

Printed on Mon Mar 25, 2024 at 09:25 am EDT

Job #: 50000213 Clay County Fire Station #20

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
T202	COMM SYS DETAILS & NOTES	2	11/10/2023	11/10/2023	Addendum #1 - Permit Comments (12/15/23)

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**PROJECT SPECIFICATIONS**

**Entitled 100% Construction Documents dated 11/10/2023**

**See attached specification index.**



Ajax Building Company, LLC

## Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
<b>00 - Procurement and Contracting Requirements</b>					
00100	General Requirements	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
000110	Table of Contents	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
00320	Geotechnical Data	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>01 - General Requirements</b>					
01100	Owner Furnished Items	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01290	PAYMENT PROCEDURES	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01310	PROJECT MANAGEMENT AND COORDINATION	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01320	Construction Progress Documentation	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01330	Submittal Procedures	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01631	Substitution Request Form	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01770	Closeout Procedures	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01781	Warranties	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01782	Operations And Maintenance Data	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01783	Project Record Documents	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01790	Demonstration And Training	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01813	LEED SUSTAINABLE DESIGN AND CONSTRUCTION REQUIREMENTS	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
01910	Commissioning	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>02 - Existing Conditions</b>					
02282	Termite Control	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>03 - Concrete</b>					
03300	Cast-in-Place Concrete	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
03360	Stained Colored Ground and Polished Concrete	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>04 - Masonry</b>					
04200	Unit Masonry	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>05 - Metals</b>					
05120	Structural Steel Framing	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>06 - Wood, Plastics, and Composites</b>					
06100	Rough Carpentry	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
06175	SHOP-FABRICATED WOOD TRUSSES	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
06402	Interior Architectural Woodwork	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
06610	Moulded Polyurethane Shapes	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
06730	Composite Wood Cladding	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents



Ajax Building Company, LLC

Number	Description	Revision	Issued Date	Received Date	Set
<b>07 - Thermal and Moisture Protection</b>					
07210	Building Insulation	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07218	Open Cell Spray Insulation	2	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07260	Under Slab Vapor Barrier / Retarder	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07410	Standing Seam Metal Roofing	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07420	Metal Wall Panels	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07520	TPO Roofing	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07620	Flashing and Sheet Metal	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
07901	Joint Sealants	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>08 - Openings</b>					
08110	Steel Doors and Frames	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08211	Flush Wood Doors	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08350	Four Fold Apparatus Bay Doors	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08365	Fully Glazed Aluminum Sectional Overhead Doors	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08410	Large Missile Impact Aluminum Entrances and Storefront	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08411	Interior Impact Aluminum Entrances and Storefront	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08710	Finish Hardware	2	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
08800	Glazing	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>09 - Finishes</b>					
09210	Gypsum Board Assemblies	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09220	Stucco (Portland Cement Plaster)	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09310	Ceramic Tile	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09350	Shower Waterproofing Systems	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09510	Acoustical Ceilings	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09650	Sheet Rubber Flooring	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09653	Resilient Wall Base and Accessories	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09670	Resinous Epoxy Flooring	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
09900	Painting	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>10 - Specialties</b>					
10155	Toilet Compartments	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10200	Louvers and Vents	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10350	Flagpoles	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10425	Signs	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10500	Mobile PPE Lockers	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10505	Wood Veneer Lockers	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10512	Phenolic Double Tier Lockers	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10522	Fire Extinguishers and Cabinets	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents



Ajax Building Company, LLC

Number	Description	Revision	Issued Date	Received Date	Set
10530	Aluminum Covers	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
10800	Toilet and Bath Accessories	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>11 - Equipment</b>					
11400	Stainless Steel Countertops	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
11452	Appliances	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>12 - Furnishings</b>					
12481	Entrance Mats	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
12511	Horizontal Louver Blinds	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>16 - RESERVED FOR FUTURE EXPANSION</b>					
16612	AUTOMATIC TRANSFER SWITCH	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>21 - Fire Suppression</b>					
21 1000	Water-Based Fire-Suppression Systems	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>22 - Plumbing</b>					
22 00 00	PLUMBING	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>23 - Heating, Ventilating, and Air Conditioning (HVAC)</b>					
23 00 00	Heating, Ventilating & Air Conditioning	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
23 5000	VEHICLE EXHAUST REMOVAL SYSTEM	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>26 - Electrical</b>					
26 0000	ELECTRICAL	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
266120	ENGINE GENERATOR SET	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
266301	ABOVE GROUND FUEL TANK	1	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
<b>Ap - Unknown</b>					
Appendix A	Geotechnical Report	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
Appendix B	LEED CHECKLIST	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents
Appendix C	LEED MATERIALS SUBMITTAL FORM	0	11/10/23	11/10/23	11/10/2023 Revised 100% Construction Documents

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**ADDENDA ISSUED BY THE ARCHITECT/ENGINEER**

<b><u>Addenda #</u></b>	<b><u>Description</u></b>	<b><u># Pages</u></b>	<b><u>Date</u></b>	<b><u>Revised</u></b>
1	RFI Responses	10	12/8/2023	
2	Revised drawings based on permitting comments	153	12/12/2023	
	(END OF ADDENDA)			



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

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

**See attached pre-bid RFI log.**



Ajax Building Company, LLC

## RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
Pre--12	Impact Rated Doors	Open	Ajax Building Com...	Scholes, Todd (Ajax Building Company)	Hurst, Thomas (Da... McCarney, Paul (D...	03/22/2024	Todd Scholes	03/27/2024				No		TBD
Pre--11	Heat Trace Removal	Open	Ajax Building Com...	Scholes, Todd (Ajax Building Company)	Hurst, Thomas (Da... McCarney, Paul (D...	02/20/2024	Nick Story	02/29/2024				No		
Pre--10	MDP panel schedule "Emon Dmon" (DWG E105)	Closed	Ajax Building Com...	Scholes, Todd (Ajax Building Company)	McCarney, Paul (D... Howard, Dale (Pow...	01/05/2024	Todd Scholes	01/10/2024	01/19/24			No		No
Pre--9	Range Back Splash	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McCarney, Paul (D...	11/21/2023	Steven McRae	11/26/2023	11/27/23					
Pre--8	Utility Room 110	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McCarney, Paul (D...	11/21/2023	Steven McRae	11/26/2023	11/27/23					
Pre--7	T16 Semi Recessed Plastic Laminate Millwork	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McCarney, Paul (D...	11/21/2023	Steven McRae	11/26/2023	11/27/23					
Pre--6	Fire Extinguisher & Cabinet locat	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McCarney, Paul (D...	11/21/2023	Steven McRae	11/26/2023	11/27/23					
Pre--5	Below grade waterproofing	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McCarney, Paul (D...	11/20/2023	Steven McRae	11/25/2023	02/16/24					
Pre--4	Masonry Walls at Canopy locations	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McGee, Jeffrey (G... McCarney, Paul (D...	11/20/2023	Steven McRae	11/25/2023	02/01/24					
Pre--3	Kitchen Range	Closed		None	McCarney, Paul (D...	11/20/2023	Steven McRae	11/25/2023	11/27/23					
Pre--2	Building Impact Rating	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	McCarney, Paul (D...	11/20/2023	Steven McRae	11/25/2023	11/27/23					
Pre--1	SCBA System Power Requirements	Closed	Ajax Building Com...	McRae, Steven (Ajax Building Company)	Howard, Dale (Pow... McCarney, Paul (D...	11/20/2023	Steven McRae	11/25/2023	12/07/23					



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**OTHER DOCUMENTS**

<u>Reference</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	<b>Geotechnical Report(s)</b>			
	Geotechnical Engineering Report as prepared by Terracon Consultants, Inc.	46	4/12/2023	
	(END OF OTHER DOCUMENTS)			

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**BID PACKAGES AND BID PACKAGE ADDENDA**

<b>BP No.</b>	<b>Description</b>	<b>Date</b>	<b>Addendum 1</b>
2.03	Demolition	11/10/23	12/13/23
3.01	Concrete	11/17/23	12/13/23
4.01	Masonry	11/17/23	12/13/23
5.01	Structural Steel	11/17/23	12/13/23
6.01	Wood Framing	11/17/23	12/13/23
6.02	Millwork	11/17/23	12/13/23
6.03	Wood Trusses	11/17/23	12/13/23
7.05	Metal Siding	11/17/23	12/13/23
7.06	Roofing	11/17/23	12/13/23
7.09	Sprayed Insulation	11/17/23	12/13/23
8.01	Doors, Frames & Hardware	11/17/23	12/13/23
8.03	Glass & Glazing	11/17/23	12/13/23
8.08	Overhead Coiling Doors	11/17/23	12/13/23
9.01	Drywall & Framing	11/17/23	12/13/23
9.02	Tile	11/17/23	12/13/23
9.05	Carpet & Resilient Flooring	11/17/23	12/13/23
9.07	Epoxy Flooring	11/17/23	12/13/23
9.09	Painting & Waterproofing	11/17/23	12/13/23
10.01	Specialties	11/17/23	12/13/23
10.04	Signage	11/17/23	12/13/23
10.08	Canopies	11/17/23	12/13/23
10.09	Flagpoles	11/17/23	12/13/23
10.13	Lockers	11/17/23	12/13/23
11.05	Appliances	11/17/23	12/13/23
21.01	Fire Protection	11/17/23	12/13/23
22.01	Plumbing	11/17/23	12/13/23
23.01	HVAC	11/17/23	12/13/23



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

<b>BP No.</b>	<b>Description</b>	<b>Date</b>	<b>Addendum 1</b>
26.01	Electrical	11/17/23	12/13/23
31.01	Sitework & Utilities	11/17/23	12/13/23
32.04	Fences & Gates	11/17/23	12/13/23
32.05	Landscape	11/17/23	12/13/23
32.06	Hardscape	11/17/23	12/13/23
	(END OF BID PACKAGES AND BID PACKAGE ADDENDA)		

**END OF DOCUMENTS**



AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213  
Clay County Fire Station #20  
GMP PROPOSAL  
April 1, 2024

GMP Cost Report:

# DESCRIPTION OF WORK

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS**

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
  - The Contract Drawings entitled “Clay Co Fire Station 20 100% Construction Documents” dated November 10, 2023 as prepared by Dasher Hurst Architects. Refer to Document List included in Section II of this proposal.
  - The Project Specifications entitled “Clay Co Fire Station 20 100% Construction Documents” dated November 10, 2023 as prepared by Dasher Hurst Architects. Refer to Document List included in Section II of this proposal.
  - Addendum No. 1 prepared by Dasher Hurst Architects and their consultants, dated December 22, 2023 to the extent that the addendum was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addenda prior to their bid date.
  - Pre-Bid Requests for Information (Pre-Bid RFI’s) No. 1-11 to the extent that the information was made available and issued to bidders by Ajax Building Company, LLC as part of a bid package addendum prior to their bid date, with answers and/or clarifications provided by the Owner, the Architect and their consultants, or the Construction Manager.
  - The Construction Manager’s GMP Cost Report dated March 21, 2024.
  - The Construction Manager’s Project Schedule data date dated March 22, 2024.
- 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 IV-E 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.
- An allowance of \$50,000 is included for any added scope that may arise in responses to forthcoming Permit review comments.
- The value of liquidated damages for this project is established as \$500 per calendar day. It is understood that delay damages are limited solely to liquidated damages.
- It is understood all requirements associated with providing LEED certification have been removed and are not included in this GMP. The design of project was done with sustainability in mind and LEED certification could have been obtained but County decided to delete so as not to accrue additional costs associated.
- These qualifications, clarifications and assumptions are intended to supplement the GMP Cost Report and the GMP Documents and are intended to inform the Owner and the Design Team of the Construction Manager’s interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule, or schematic.
- The owner will be notified prior to the use of any allowances or contingency expenditures. Approval of these allowances/contingencies will be provided by the County prior to use of funds. Approval will not be unreasonably withheld.

Scope of the GMP Proposal

- The scope of this GMP Proposal consists of the following:
  - Base Bid GMP – Includes the following scope of work:
    - Clay County Fire Station 20, Associated Demolition and Sitework.
  - 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 IV-D of this



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

proposal. Those items noted as “Accepted” have been incorporated into this GMP Proposal. Those items noted as “Pending” are available for consideration. Those items noted as “Rejected” have previously been considered by the project team and were rejected.

- Alternates – The following “Alternates” have been priced and are offered for consideration as part of this proposal. Refer to Section IV-F of this proposal for a more detailed description and pricing for the alternates.
  - Alternate No. 1 – Increase Monument Sign size and add LED graphics Add \$67,077

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 thirteen (13) months.
  - The General Conditions/Staffing is included as a lump sum of \$749,143. This will be billed in 12 equal payments of \$57,626 and one final payment of \$57,631. If project duration is extended to no fault of the CM an additional staffing fee will be paid at \$2,881/work day. If a change occurs in which staffing size is to be adjusted, then this daily fee will be adjusted as mutually agreeable. The Construction Manager shall not be entitled to such additional staffing fee for delays and/or extensions that are the responsibility of the Contractor or its subcontractors, materialman, suppliers, or other agents or for delays and/or extensions which are the result of weather, named storms, weekends, holidays, State of Emergency, or Force Majeure. The parties agree to cooperate in determining steps to mitigate the extent of the delay. Any additional charges agreed upon will be included in a change order/contingency modification usage and authorized by the owner Project Manager prior to implementing.
  - We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project internet, and jobsite communications.
  - We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.
  - Aerial photographs have been included.
  - An allowance of \$125,000 is included for building permits.
  - Environmental permits are not included. If required will be paid by the County directly
  - Impact fees or Public Works fees are not included. If required will be paid by the County directly.
  - Tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees are not included as all utilities are being tied into existing utility services.
  - Costs related to a threshold inspector are not included.
  - An allowance of \$40,000 is included for lab testing.
  - It is understood that any item listed in GMP as lump sum is agreed to be billed as lump sum and not subject to further validation of cost. All other items will be reimbursable and billed as actual costs. Any funds remaining in any line items including subcontractors, contingency or escalation will be returned to the owner.
  - Temporary utility services (water, sewer and electric) are included. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle any additional load as required by temporary utilities and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
  - The consumption 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.



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

- We have included costs for Scheduling Software, Updates, Maintenance, and Support within the GMP. The charge for this service shall be \$975 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- We have included costs for MIS Services related to the project. This includes software updates associated with Ajax Building Company, LLC standard software provided for cost management, computer operating systems, PDF software, word processing applications, and spreadsheet applications. This includes troubleshooting, virus management/remediation, malware/adware management/remediation, updates, and maintenance of these systems. This does not include services related to scheduling, document control, and Project Management Controls, which are provided via other applications noted below. This does not include service provider costs for internet/telephone, initial setup, wiring, or connections. The charge for this service shall be \$3,250 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- We have included costs for Document Management and Project Management Controls Services. These services will be provided via a cloud-based platform that will allow direct access to all Construction personnel, including Owners, Architects, and Subcontractors. Services will include the ability to access/manage the information via mobile devices via the internet. Services included will be Plans and Specs Maintenance and distribution, RFI Control, Submittal Control, Punch List Management, Daily Reports, along with other related functions inherent in the platform. The charge for this service shall be \$11,648 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- We have included costs to host project-related video conferencing and file sharing. These services will be provided via cloud-based platforms. The charge for this service shall be \$2,451 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing. A visual fabric barrier will be included to be installed on temporary fencing.
- Silt fencing is included for areas where construction runoff and/or erosion may occur.
- For areas not specifically called for sodding we have included re-seeding areas disturbed by construction activities with Bahia seed as necessary to return those areas to their pre-construction condition. It should be understood that there will be a "growing in" period following the seeding operations.
- One (1) each standard 4' x 8' project sign is included.
- The final project cleaning is included.
- Jobsite cleanup, rubbish removal and rubbish disposal are included.
- An as-built survey is included for the final documentation of the location and elevation of the proposed new construction.
- Performance and Payment Bonds are included.
- Labor burden multiplier is included as a fixed/lumpsum rate of 48%. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P.
- We exclude any local, state, or federal prevailing wage acts or laws that mandate worker classification, prevailing wage rates, or fringe benefits, including the Davis-Bacon Act and other similar acts or laws.
- We have included this project's portion of our Umbrella / General Liability Insurance Policy within the GMP. The charge for this coverage shall be \$119,976 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.
  - The standard deductible for this policy is \$25,000.
  - The windstorm deductible for this policy is 2% Value at Risk at Time of Loss (VARTOL) / \$100,000 minimum.
  - The flood deductible for this policy is \$25,000.



# AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213

## Clay County Fire Station #20

### GMP PROPOSAL

April 1, 2024

- The earthquake deductible for this policy is \$25,000.
- The Water Damage deductible is \$50,000.
- 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.
- Builder's Risk coverage is subject to the Project Limit of Liability as declared at policy inception. Sub-limits, accumulative and non-accumulative, will apply as further defined in the policy declarations.
- "Loss of Use" coverage is not included in the policy. If a Builder's Risk claim occurs, Ajax Building Company, LLC excludes costs associated with "Loss of Use".
- Builder's Risk and General Liability Policies do not cover existing construction or existing building components, therefore the Owner shall provide for a waiver of subrogation in Ajax Building Company, LLC's favor.
- 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 \$4,892 and shall be billed as a lump sum amount upon approval of the GMP and issuance of the Notice to Proceed.
- A Construction Manager's Contingency is included. This contingency is to be utilized by Ajax Building Company, LLC in executing the work described in this GMP Proposal. Acceptable uses of this contingency include, but are not limited to, the following:
  - Buy-out of work not included in previously awarded bid packages.
  - Repair of damages caused by an unknown source or contractor (not including Builder's Risk claims).
  - To improve and/or accelerate the progress of the work.
  - To improve the conditions of the work.
  - For modification of the work resulting from an unknown ambiguity (not an error or omission) in the contract documents.
  - To increase and/or supplement staff as necessary to effectively manage the project.
  - To adjust the reimbursable general conditions in excess of the budget.
- Based on current market volatility, an Escalation Allowance of \$100,000 is included. The purpose of this allowance is to reconcile the buyout after GMP award for costs associated with supply chain impacts or other vendor volatility subsequent to the final buyout reconciliation. Specifically, Ajax has been notified of potential supply chain issues affecting both costs and availability of resources from multiple trade bidders, including but not limited to: Sitework, concrete, steel, aluminum, mechanical, electrical and plumbing.
- Architectural and/or Engineering Fees are not included.
- The Construction Manager's Construction Phase Fee (OH&P) is included at the rate of 5.5% of the GMP as listed in Preconstruction Fee proposal, or \$640,647 which shall be converted to a lump sum upon acceptance of the GMP.
- This proposal does not include any provisions for enhanced hurricane protection (EHPA).
- Ajax Building Company, LLC may utilize a subcontractor default insurance program for some subcontractors as an alternative to Subcontractor Bonds. When utilized, the cost for the subcontractor default insurance coverage will be the same cost as the subcontractor's bond cost.
- Owner elects 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.
- A negative allowance in the amount (\$100,000) has been included in the GMP projecting tax savings. If this amount is not realized an additive change order will be issued for the differences.
- Some work of the GMP Proposal and the Project Schedule may include materials or products from China or other areas impacted by the Coronavirus, COVID-19 virus, or future concern. The GMP and Project





**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

Schedule do not account for and specifically exclude any disruptions, cost impacts or delays to the procurement or supply of such materials caused by the Coronavirus or COVID-19 outbreak or other potential unknown conditions affecting the market supply chains.. Additionally, the GMP and Project Schedule do not account for and specifically exclude any impacts that may be caused to the performance of the work resulting from labor shortages, shutdowns, work restrictions, travel restrictions, production inefficiencies, governmental regulations/guidance, or other causes resulting from the current Coronavirus or COVID-19 outbreak.

Division 02 – Existing Conditions

- Clarifications, qualifications and assumptions related to Division 02:
  - Abatement and Remediation Work
    - We exclude the hazmat survey that is required.
    - 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
    - Includes all work included in BP2.01 Demolition dated 11/17/2023 and subsequent addenda.
    - Demolition work and selective demolition work, as required for the renovations and new construction, is included in this proposal.
    - It is assumed that abandoned utilities will be disconnected and capped (not removed or filled).
    - The salvage 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.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03:
- Includes all work included in BP3.01 Concrete dated 11/17/2023 and subsequent addenda.

Division 04 – Masonry

- Clarifications, qualifications and assumptions related to Division 04:
- Includes all work included in BP4.01 Masonry dated 11/17/2023 and subsequent addenda.
- Includes VE 4.01-1 changing split face CMU-1 and CMU-2 to be manufactured by TTL in lieu of Old Castle.
- VE accepted to eliminate raised section of monument sign. This may get added back. See additive alternate.

Division 05 – Metals

- Clarifications, qualifications and assumptions related to Division 05:
- Includes all Structural and Miscellaneous Steel as included in BP5.01 dated 11/17/2023 and subsequent addenda.

Division 06 – Wood, Plastics and Composites

- Clarifications, qualifications and assumptions related to Division 06:
  - Wood Framing
    - Includes all Wood Framing as included in BP6.01 dated 11/17/2023 and subsequent addenda.



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

- Casework
  - Includes all Casework as included in BP6.02 dated 11/17/2023 and subsequent addenda.
  - Includes VE 6.02-2/3. This changes all wardrobe cabinets from specified wood veneer shaker style to a flat panel plastic laminate veneer. All other aspects of wardrobe cabinet are as specified.
- Wood Trusses
  - Includes all Wood Trusses as included in BP6.03 dated 11/17/2023 and subsequent addenda.

**Division 07 – Thermal and Moisture Protection**

- Clarifications, qualifications and assumptions related to Division 07:
  - Metal Siding
    - Includes all Metal Siding as included in BP7.05 dated 11/17/2023 and subsequent addenda.
  - Roofing
    - Includes all Roofing as included in BP7.06 dated 11/17/2023 and subsequent addenda.
    - Metal roofing panels are included as Steel Galvalume with Kynar finish ILO of aluminum panels per VE item 7.6-1.
    - Includes aluminum 6” square gutters and 5” square downspouts ILO of round per VE item 7.6-4.
  - Sprayed Insulation
    - Includes all Sprayed Insulation as included in BP7.09 dated 11/17/2023 and subsequent addenda.

**Division 08 – Openings**

- Clarifications, qualifications, and assumptions related to Division 08:
  - Doors, Frames and Hardware
    - Includes all Doors, Frames and Hardware as included in BP8.01 dated 11/17/2023 and subsequent addenda.
    - Hardware specified does not meet impact ratings of respective doors as confirmed with DHA. Hardware included is per specifications.
  - Specialty Doors
    - Includes all Overhead Doors as included in BP8.08 dated 11/17/2023 and subsequent addenda.
    - VE 8.08-4 accepted to change the rear bay doors from Aluminum framing with full Glazing to solid painted steel roll up doors with one vision lite per door. The front doors will remain as Four Fold as specified.
  - Storefronts, Windows, Glass and Glazing
    - Includes all Storefronts, Windows, Glass and Glazing as included in BP8.03 dated 11/17/2023 and subsequent addenda.
      - Includes level D impact rated exterior glazing.
      - VE 8.02-1 is not included but is being researched/considered to change the manufacturer of the translucent panels in tower for a potential savings of \$43,260.

**Division 09 – Finishes**

- Clarifications, qualifications and assumptions related to Division 09:



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

- Gypsum Board, Plaster and Stucco Systems
  - Includes all Gypsum Board, Plaster and Stucco Systems as included in BP9.01 dated 11/17/2023 and subsequent addenda.
  - Fiberon cladding is included in this package.
  - VE has been accepted to remove Fiberon Cladding from the Monument sign. This may get added back. See additive alternate
- Tile Work
  - Includes all Hard Tile as included in BP9.02 dated 11/17/2023 and subsequent addenda.
  - No special tile patterns, mosaics, colors or shapes are included.
- Ceilings
  - .
  - Includes all Ceilings as included in BP9.01 dated 11/17/2023 and subsequent addenda.
    - ◆ WDC-1 ceilings at kitchen is not included. This was listed as additive alternate and was not accepted.
- Finished Flooring
  - Carpet
    - Includes all Carpet as included in BP9.05 dated 11/17/2023 and subsequent addenda.
  - Resilient Flooring
    - Includes all Resilient Flooring as included in BP9.03 dated 11/17/2023 and subsequent addenda.
  - Epoxy Flooring
    - Includes all Epoxy Flooring as included in BP9.07 dated 11/17/2023 and subsequent addenda.
- Paints and Coatings
  - Includes all Painting as included in BP9.09 dated 11/17/2023 and subsequent addenda.
  - Painting of interior walls, ceilings, and soffits is included.
    - No accent walls are included.
  - Below grade waterproofing listed in RFI is not included as discussed and agreed with DHA.
  - No painting is included for concealed areas or areas otherwise not exposed to view.
  - Includes all Sealed Concrete and Stained Concrete as included in BP9.09 dated 11/17/2023 and subsequent addenda.

Division 10 – Specialties

- Clarifications, qualifications and assumptions related to Division 10:
  - Louvers and Vents
    - Includes Louvers as included in BP23.01 dated 11/17/2023 and subsequent addenda.
  - Flagpoles
    - Includes all Flagpoles as included in BP10.09 dated 11/17/2023 and subsequent addenda.
  - Signage and Plaques
    - Includes all Signage and Plaques as included in BP10.04 dated 11/17/2023 and subsequent addenda.
    - Does not include LED signage at monument sign. This was removed in accepted VE to reduce sign of Monument Sign.
  - Lockers
    - Includes all Lockers as included in BP 6.02 dated 11/17/2023 and subsequent addenda.
    - VE 6.02-7 is included. All PPE lockers will be provided and installed by the owner and not included in this GMP.
  - Walkway Covers and Exterior Protective Construction



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

- Includes all Walkway Covers and Exterior Protective Construction as included in BP 10.06 dated 11/17/2023 and subsequent addenda.
- Fire Protection Specialties
  - Includes all Fire Protection Specialties as included in BP10.01 dated 11/17/2023 and subsequent addenda.
- Toilet and Bath Accessories
  - Includes all Toilet and Bath Accessories as included in BP10.01 dated 11/17/2023 and subsequent addenda.
- Laundry Specialties
  - Includes all Laundry Specialties as included in BP11.05 dated 11/17/2023 and subsequent addenda.
  - Includes all Dryer Vents as included in BP 23.01 dated 11/17/2023 and subsequent addenda.

Division 11 – Equipment

- Clarifications, qualifications and assumptions related to Division 11:
  - Miscellaneous Equipment
    - SCBA system to be provided by owner.
  - Food Service Equipment
    - Includes all Food Service Equipment as included in BP11.05 dated 11/17/2023 and subsequent addenda.
  - Residential Appliances
    - Includes all Residential Appliances as included in BP11.05 dated 11/17/2023 and subsequent addenda.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
  - Miscellaneous Furnishings
    - Furniture to be provided by owner.

Division 13 – Special Construction

- Clarifications, qualifications and assumptions related to Division 13:
  - Building Automation and Control
    - Includes all Building Automation and Control as included in BP23.01 dated 11/17/2023 and subsequent addenda.

Division 21 – Fire Suppression

- Clarifications, qualifications and assumptions related to Division 21:
  - Fire Protection Systems
    - The Architect/Engineer of Record shall provide all required fire protection system engineering documents for the project, including all engineering, calculations, analysis, and other data required to set forth the overall design requirements and provide sufficient direction to the construction manager for the layout and construction of the fire protection system(s) and shall be signed and sealed by the Engineer of Record and meet all requirements of the authority having jurisdiction. The construction manager's fire protection subcontractor shall provide all required fire protection system layout documents for the project, including layout, sizing, hydraulic calculations and other construction data



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

that shall provide the requirements for the fabrication and installation of the fire protection system(s) and shall prepare and submit for review/approval, shop drawings and product data for the fire protection system(s) based upon the design documents provided by the Architect/Engineer of Record. Shop drawings and product data shall not require any additional engineering input and shall not be required to be signed/sealed by a delegated engineer.

- Includes all Fire Protection as included in BP21.01 dated 11/17/2023 and subsequent addenda.
  - Heat trace was listed in Specifications. This has been deleted per RFI PRE-11. Additional heaters are being added in the unconditioned spaces.
  - Fire pump is included to meet minimum requirement noted in note K on sheet FP101.
    - ◆ Transfer switch for fire pump is not noted on FP101. This will be included with the Generator and associated ATS's supplied by the owner. Ajax will coordinate.

Division 22 – Plumbing

- Clarifications, qualifications and assumptions related to Division 22:
  - Includes all Plumbing Work as included in BP22.01 dated 11/17/2023 and subsequent addenda.
    - Includes VE item 22.01-1 to change TD-1 trench drain body from painted carbon steel to stainless.

Division 23 – HVAC

- Clarifications, qualifications and assumptions related to Division 23:
  - Includes all HVAC Work as included in BP23.01 dated 11/17/2023 and subsequent addenda.
  - Includes allowance of \$40,000 for heaters to be installed at unconditioned spaces in lieu of heat tracing per RFI PRE-11.
  - Includes Captive Air Kitchen Hood system.
  - Includes (2) unit heaters for fire sprinkler freeze protection at rooms 181 and 182 per 2/9/24 email with DHA.
  - Includes Safe Air Exhaust system.

Division 26 – Electrical and Communications

- Clarifications, qualifications and assumptions related to Division 26:
    - Includes all Electrical Work as included in BP26.01 dated 11/17/2023 and subsequent addenda.
    - Basic Materials and Methods
      - Secondary electrical service from the primary transformer to the building(s) and electrical service distribution thereafter is included. The Construction Manager assumes that the Owner's local utility company will install the primary electrical service from the utility company's infrastructure to the on-site transformer, including furnishing and installing the primary transformer and related housekeeping pad.
      - Jacking, boring, or directional drilling is not included for new or relocated utilities.
    - Measurement and Control
      - Includes EMON DMON metering per RFI PRE-10.
    - Generator
      - VE 26.01-4 is included. The Generator, associated ATS's, camlock cans, fuel tanks and pumping devices will be supplied by the owner.
- VE26.01-1 is included. This deletes the power circuit for a car charging station. A car charging station is not shown or included in this GMP.



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

- The Purvis System was not shown in documents. The information was later provided by DHA and is included in the GMP.
- A Bi Directional Amplication (BDA) or Distributed Antenna System (DAS) other signal increasing system is not included in this GMP. This is a system that is typically required but has to be tested for signal after building is constructed. Ajax will help coordinate testing. If such a system is added to CM scope will be considered added scope and basis for a change order.
- All data/communications/security/AV systems are included as shown on documents.

**Division 31 – Earthwork/Exterior Improvements**

- Clarifications, qualifications and assumptions related to Division 31:
  - Site Work / Earthwork / Utilities
    - Includes all Site Work / Earthwork / Utilities as include in BP31.01 dated 11/17/2023 and subsequent addenda.
    - 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.
  - Paving
    - Includes all paving as included in BP31.01 dated 11/17/2023 and subsequent addenda.
    - We have not included any milling and/or resurfacing of existing roadways, parking lots or drives. It is anticipated that various roadways, paving, parking lots, etc. surrounding the project site will require resurfacing and/or repair at the completion of the project. We recommend that a more detailed evaluation be performed by the project team during the later stages of the project so that a definitive scope of work can be prepared and priced accordingly.
  - Hardscaping
    - Includes all Hardscaping as included in BP32.06 dated 11/17/23 and all subsequent addenda.
  - Landscaping and Irrigation
    - Includes all Landscaping and Irrigation as included in BP32.05 dated 11/17/23 and all subsequent addenda.

**General Notes**

- General clarifications, qualifications and assumptions related to the GMP Proposal:
  - In order to maintain the project schedule, the installation and/or finishing of drywall, doors, cabinets, casework, and other similar finishes/components may be required to commence prior to the HVAC system(s) being operational, conditioned air being achieved, and/or the building envelope being fully enclosed.
  - Electronic, CAD or BIM “As-Builts” are not included. Ajax Building Company, LLC will maintain “As-Built” drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
  - O&M training, manuals or video-training is not included for Owner furnished equipment or items provided by the Owner’s vendors.
  - This GMP Proposal is based on the premise and understanding that Ajax Building Company, LLC will have full control to reallocate any funds and/or budgets within the GMP (excluding allowances) as determined necessary in the execution of the CM Contract.



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**

**Clay County Fire Station #20**

**GMP PROPOSAL**

**April 1, 2024**

- 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**

AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213  
Clay County Fire Station #20  
GMP PROPOSAL  
April 1, 2024

GMP Cost Report:

# GMP COST SUMMARY



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**COST REPORT NARRATIVE**

Ajax Building Company, LLC is confident that the GMP Cost Report 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, contained in Sections III and IV of this proposal.

The Base Bid GMP Proposal for the Clay County Fire Station 20 totals \$11,648,151. The Base Bid GMP Proposal includes the new Clay County Fire Station 20, associated site work and utilities.

In addition to the Base Bid GMP Proposal, Ajax Building Company, LLC has provided pricing for various "Value Engineering and Budget Options" and "Alternates" for consideration by the Clay County Board of County Commissioners, included in Sections IV-D and IV-F respectively. 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.

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

GMP Cost Report:

**BASE BID GMP**  
CM Summary Report

# Cost Management Recap



Sort Sequences:  
 1. Sec  
 2. Divisions  
 3. Not Used  
 4. Not Used

Estimate File: :50000213\_Clay Co Fire Station 20\_GMP05.est - CLAY CO  
 FIRE STATION, GREEN, COVE SPRINGS,  
 Estimator:  
 Primary Project Qty:19122  
 Secondary Project Qty: 1 FLF  
 Estimate UM: Imperi

**Report includes Taxes & Insurance.**

3:43:57PM

3/21/2024

Description	Unit\$	Total \$
<b><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 Company, LLC !!</u></b>		
<b>Total Division 01 GENERAL REQUIREMENTS</b>		<b>\$1,308,004</b>
<b>Total Division 02 DEMOLITION AND MISCELLANEOUS ITEMS</b>		<b>\$64,900</b>
<b>Total Division 03 CONCRETE</b>		<b>\$766,858</b>
<b>Total Division 04 MASONRY</b>		<b>\$579,064</b>
<b>Total Division 05 METALS</b>		<b>\$271,000</b>
<b>Total Division 06 WOOD &amp; PLASTICS</b>		<b>\$572,370</b>
<b>Total Division 07 THERMAL &amp; MOISTURE PROTECTION</b>		<b>\$683,747</b>
<b>Total Division 08 DOORS &amp; WINDOWS</b>		<b>\$806,242</b>
<b>Total Division 09 FINISHES</b>		<b>\$886,275</b>
<b>Total Division 10 SPECIALTIES</b>		<b>\$127,053</b>
<b>Total Division 11 EQUIPMENT</b>		<b>\$51,094</b>
<b>Total Division 21 FIRE SUPPRESSION SYSTEMS</b>		<b>\$250,263</b>
<b>Total Division 22 PLUMBING WORK</b>		<b>\$562,480</b>
<b>Total Division 23 HVAC WORK</b>		<b>\$871,179</b>
<b>Total Division 26 ELECTRICAL WORK</b>		<b>\$1,490,990</b>
<b>Total Division 31 SITEWORK</b>		<b>\$963,100</b>
<b>Total Division 32 SITE IMPROVEMENTS</b>		<b>\$137,631</b>
<b>Total Division 36 BONDS &amp; INSURANCE</b>		<b>\$260,918</b>
<b>Total Division 37 WARRANTY</b>		<b>\$4,892</b>
<b>Total Division 45 OWNER'S TAX SAVINGS</b>		<b>-\$100,000</b>
<b>Total Division 50 ESCALATION</b>		<b>\$100,000</b>
<b>Total Division 80 CONTINGENCY</b>		<b>\$349,444</b>
<b>Total Division 95 OVERHEAD &amp; FEE</b>		<b>\$640,647</b>
<b>Total Sec BB BASE BID</b>		<b>\$11,648,151</b>

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

GMP Cost Report:

**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: :50000213\_Clay Co Fire Station 20\_GMP05.est - CLAY COUNTY FIRE STA  
GREEN, COVE SPRINGS, FL

Estimator:  
Primary Project Qty: 19122 SF  
Secondary Project Qty: 1 FLRS  
Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
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**Sec BB BASE BID**

**Major Item Code 01300.000 GENERAL CONDITIONS**

**Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS**

Operations Manager	56.00 WEEK	962.00	53,872
Project Manager	56.00 WEEK	3,856.00	215,936
Project Manager Vehicle Allowance	13.00 MO	600.00	7,800
General Superintendent	56.00 WEEK	962.00	53,872
Full Time Project Superintendent	56.00 WEEK	3,962.00	221,872
Full Time Project Engineer/Asst Superintendent	30.00 WEEK	2,946.00	88,380
Project Administrator	56.00 WEEK	1,337.70	74,911
Travel Expenses/Per Diem	13.00 MO	2,500.00	32,500

**Total Minor Item Code 01300.000** **\$749,143**

**ADMINISTRATIVE REQUIREMENTS**

**Total Major Item Code 01300.000 GENERAL** **\$749,143**

**CONDITIONS**

**Major Item Code 01300.300 GENERAL REQUIREMENTS**

**Minor Item Code 01320.000 CONSTRUCTION PROGRESS DOCUMENTATION**

Progress Photographs	13.00 MO	37.45	487
Aerial Photographs	13.00 MO	125.00	1,625
Construction Schedule	13.00 MO	75.00	975

**Total Minor Item Code 01320.000** **\$3,087**

**CONSTRUCTION PROGRESS**

**DOCUMENTATION**

**Minor Item Code 01350.000 SPECIAL PROCEDURES**

Project Document Management Software (.01%)	1.00 LS	11,648.00	11,648
Microsoft Teams/ShareFile	13.00 MO	188.50	2,451
Data Processing	13.00 MO	250.00	3,250

**Total Minor Item Code 01350.000** **\$17,349**

**SPECIAL PROCEDURES**

**Minor Item Code 01410.000 REGULATORY REQUIREMENTS**

Permitting & Regulatory Fees Allowance	1.00 ALLW	125,000.00	125,000
Environmental Permits (By Owner)	1.00 NIC		
Added Scope from Permit Comments Allowance	1.00 ALLW	50,000.00	50,000

**Total Minor Item Code 01410.000** **\$175,000**

**REGULATORY REQUIREMENTS**

**Minor Item Code 01420.000 SAFETY**

First Aid Supplies	1.00 LS	374.50	375
Safety Supplies	13.00 MO	123.05	1,600
Safety Jobsite Signs	50.00 EACH	68.20	3,410

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

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
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Safety Training & Videos	1.00	LS 250.00	250
Safety Director	13.00	MO 110.25	1,433
Temporary Fire Protection (1 Ea / 6,000 SF)	4.00	EA 96.39	386
Water, Ice, & Cups	13.00	MO 37.45	487
<b>Total Minor Item Code 01420.000 SAFETY</b>			<b>\$7,940</b>
<b>Minor Item Code 01430.000 QUALITY ASSURANCE</b>			
Threshold Inspector	1.00	NIC	
Punch List Allowance	1.00	ALLW 5,000.00	5,000
<b>Total Minor Item Code 01430.000 QUALITY ASSURANCE</b>			<b>\$5,000</b>
<b>Minor Item Code 01450.000 QUALITY CONTROL</b>			
Laboratory Testing Allowance	1.00	ALLW 40,000.00	40,000
<b>Total Minor Item Code 01450.000 QUALITY CONTROL</b>			<b>\$40,000</b>
<b>Minor Item Code 01500.000 TEMPORARY FACILITIES</b>			
Project Office Trailer	13.00	MO 2,750.00	35,750
Office Trailer Set-up	1.00	EACH 3,692.00	3,692
Office Trailer Removal	1.00	EACH 3,030.50	3,031
Project Tool House	13.00	MO 240.75	3,130
Tool House Set-up & Removal	1.00	EACH 387.00	387
General Purpose Laborer	56.00	WEEK 1,176.00	65,856
Project Office Supplies	13.00	MO 267.50	3,478
Jobsite Office Supply Set-up	1.00	LS 800.00	800
Jobsite Postage	13.00	MO 160.50	2,087
Jobsite Office Equipment	13.00	MO 1,250.00	16,250
<b>Total Minor Item Code 01500.000 TEMPORARY FACILITIES</b>			<b>\$134,459</b>
<b>Minor Item Code 01510.000 TEMPORARY UTILITIES</b>			
Temporary Wiring	1.00	LS 3,000.00	3,000
Chemical Toilets	13.00	MO 321.00	4,173
Electric Usage Charge	13.00	MO 535.00	6,955
Temporary Electric Connection	1.00	LS 3,000.00	3,000
Water Usage Charge	13.00	MO 48.15	626
Temporary Water Connection	1.00	LS 1,200.00	1,200
Early Cut-On Permanent Power (\$0.20/Mo)	19,122.00	SQFT 0.64	12,276
Temporary Sewer Connection	1.00	LS 1,500.00	1,500
<b>Total Minor Item Code 01510.000 TEMPORARY UTILITIES</b>			<b>\$32,730</b>
<b>Minor Item Code 01530.000 PROJECT COMMUNICATIONS</b>			
Internet Service Charges	13.00	MO 508.25	6,607
Jobsite Communications	13.00	MO 600.00	7,800
<b>Total Minor Item Code 01530.000 PROJECT COMMUNICATIONS</b>			<b>\$14,407</b>
<b>Minor Item Code 01540.000 CONSTRUCTION TOOLS &amp; EQUIPMENT</b>			
Small Tools & Equipment Allowance	1.00	ALLW 2,500.00	2,500
Superintendent Pick-up Truck	13.00	MO 700.00	9,100
Fuel for Superintendent Pick-up Truck	13.00	MO 374.50	4,869
Lull High-Lift	10.00	MO 2,050.00	20,500
Fork Lift Operator	40.00	WEEK 1,029.00	41,160

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

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
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**Total Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT \$78,129**

**Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES**

Temporary Job Fence	1,600.00	LNFT	6.50	10,400
Wind Screen/Visual Barrier	1,600.00	LNFT	3.00	4,800

**Total Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES \$15,200**

**Minor Item Code 01580.000 PROJECT IDENTIFICATION**

Project Sign	1.00	EACH	1,081.25	1,081
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**Total Minor Item Code 01580.000 PROJECT IDENTIFICATION \$1,081**

**Minor Item Code 01720.000 CONSTRUCTION PREPARATION**

Surveys - Initial	1.00	LS	3,500.00	3,500
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**Total Minor Item Code 01720.000 CONSTRUCTION PREPARATION \$3,500**

**Minor Item Code 01740.000 PROJECT CLEANING**

Final Jobsite Clean-up	19,122.00	SQFT	0.55	10,517
Dump Charges	651.00	CUYD	19.53	12,713

**Total Minor Item Code 01740.000 PROJECT CLEANING \$23,230**

**Minor Item Code 01770.000 CLOSEOUT PROCEDURES**

As-Built Survey	1.00	LS	6,000.00	6,000
As-Built Drawings	1.00	LS	750.00	750

**Total Minor Item Code 01770.000 CLOSEOUT PROCEDURES \$6,750**

**Minor Item Code 01820.000 DEMONSTRATION & TRAINING**

Video Tape Training	1.00	LS	1,000.00	1,000
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**Total Minor Item Code 01820.000 DEMONSTRATION & TRAINING \$1,000**

**Total Major Item Code 01300.300 GENERAL REQUIREMENTS \$558,861**

**Major Item Code 02100.000 REMEDIATION & DEMOLITION**

**Minor Item Code 02100.000 DEMOLITION WORK**

BP 02.03 Demo	1.00	LS	64,900.00	64,900
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**Total Minor Item Code 02100.000 DEMOLITION WORK \$64,900**

**Total Major Item Code 02100.000 REMEDIATION & DEMOLITION \$64,900**

**Major Item Code 03000.000 CONCRETE WORK**

**Minor Item Code 03300.000 CAST-IN-PLACE CONCRETE**

BP 03.01 Cast In Place	1.00	LS	766,858.00	766,858
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**Total Minor Item Code 03300.000 CAST-IN-PLACE CONCRETE \$766,858**

**Total Major Item Code 03000.000 CONCRETE WORK \$766,858**

**Major Item Code 04000.000 MASONRY WORK**

**Minor Item Code 04200.000 MASONRY UNITS**

BP 04.01 - 1MON Delete Portion Masonry Allowance	1.00	ALLW	-4,000.00	-4,000
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Sort Sequences:  
 1. Sec  
 2. Major Item Code  
 3. Minor Item Code  
 4. Not Used

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
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BP 04.01 Masonry	1.00	LS 623,964.00	623,964
Accepted VE 04.01-1 Change Manufacture for SF CMU	1.00	LS -40,900.00	-40,900
<b>Total Minor Item Code 04200.000</b>			<b>\$579,064</b>
<b>MASONRY UNITS</b>			
<b>Total Major Item Code 04000.000 MASONRY WORK</b>			<b>\$579,064</b>
<b>Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, &amp; DECK</b>			
<b>Minor Item Code 05120.000 STRUCTURAL STEEL</b>			
BP 05.01 Steel	1.00	LS 271,000.00	271,000
<b>Total Minor Item Code 05120.000</b>			<b>\$271,000</b>
<b>STRUCTURAL STEEL</b>			
<b>Total Major Item Code 05000.000</b>			<b>\$271,000</b>
<b>STRUCTURAL STEEL, JOISTS, &amp; DECK</b>			
<b>Major Item Code 06000.000 LUMBER &amp; ROUGH CARPENTRY</b>			
<b>Minor Item Code 06100.000 ROUGH CARPENTRY</b>			
BP 06.01 & 06.-03 Wood Framing & Trusses	1.00	LS 361,835.00	361,835
BP 06.01 - 1MON Delete WD1 from Monument (\$6,000 Removes All WD1 Leaving \$1,000 to Put Back Some)	1.00	LS -5,000.00	-5,000
<b>Total Minor Item Code 06100.000 ROUGH CARPENTRY</b>			<b>\$356,835</b>
<b>Total Major Item Code 06000.000 LUMBER &amp; ROUGH CARPENTRY</b>			<b>\$356,835</b>
<b>Major Item Code 06400.000 ARCHITECTURAL WOODWORK</b>			
<b>Minor Item Code 06400.000 ARCHITECTURAL WOODWORK</b>			
BP 06.02 Millwork / Lockers	1.00	LS 297,018.00	297,018
Accepted VE 06.02 - 2 & 3 Change Wardrobe Cabinets from Shaker Style to Flat Panel Plastic Laminate	1.00	LS -32,733.00	-32,733
Accepted VE 06.02 - 7 Delete PPE Lockers (Owner Provided)	1.00	LS -48,750.00	-48,750
<b>Total Minor Item Code 06400.000</b>			<b>\$215,535</b>
<b>ARCHITECTURAL WOODWORK</b>			
<b>Total Major Item Code 06400.000</b>			<b>\$215,535</b>
<b>ARCHITECTURAL WOODWORK</b>			
<b>Major Item Code 07200.000 THERMAL PROTECTION</b>			
<b>Minor Item Code 07210.000 BUILDING INSULATION</b>			
BP 07.09 Sprayed Insulation	1.00	LS 74,858.00	74,858
<b>Total Minor Item Code 07210.000</b>			<b>\$74,858</b>
<b>BUILDING INSULATION</b>			
<b>Total Major Item Code 07200.000 THERMAL PROTECTION</b>			<b>\$74,858</b>
<b>Major Item Code 07400.000 ROOFING &amp; SIDING PANELS</b>			
<b>Minor Item Code 07410.000 METAL ROOF &amp; WALL PANELS</b>			
BP 07.06 Roofing	1.00	LS 565,470.00	565,470
Accepted VE 07.06 - 1 Change Roofing from Aluminum to Painted Galvalume SSR	1.00	LS -21,000.00	-21,000
Accepted VE 07.06 - 4 Change All Gutters/Downspout from Round to Square	1.00	LS -10,500.00	-10,500
BP 07.05 Metal Siding	1.00	LS 74,919.00	74,919
<b>Total Minor Item Code 07410.000 METAL ROOF &amp; WALL PANELS</b>			<b>\$608,889</b>



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

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
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**Total Major Item Code 07400.000 ROOFING & SIDING PANELS \$608,889**

**Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS**

**Minor Item Code 08000.000 DOORS, FRAMES, & HARDWARE**

BP 08.01 Doors, Frames & Hardware 1.00 LS 144,682.00 144,682

**Total Minor Item Code 08000.000 DOORS, FRAMES, & HARDWARE \$144,682**

**Total Major Item Code 08000.000 BASIC DOOR & WINDOW MATERIALS & METHODS \$144,682**

**Major Item Code 08300.000 SPECIALTY DOORS**

**Minor Item Code 08300.000 SPECIALTY DOORS**

BP 08.08 Overhead Doors 1.00 LS 474,106.00 474,106

Accepted VE 4.08-4 Change Rear Bay Doors from Aluminum/Full Glass to Solid Painted Steel Roll Up with One Vision Lite Per Door 1.00 LS -45,591.00 -45,591

**Total Minor Item Code 08300.000 SPECIALTY DOORS \$428,515**

**Total Major Item Code 08300.000 SPECIALTY DOORS \$428,515**

**Major Item Code 08400.000 ENTRANCES & STOREFRONTS**

**Minor Item Code 08400.000 ENTRANCES & STOREFRONTS**

BP 08.03 Glass 1.00 LS 233,045.00 233,045

**Total Minor Item Code 08400.000 ENTRANCES & STOREFRONTS \$233,045**

**Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS \$233,045**

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

**Minor Item Code 09250.000 GYPSUM BOARD**

BP 09.01 Drywall 1.00 LS 586,320.00 586,320

**Total Minor Item Code 09250.000 GYPSUM BOARD \$586,320**

**Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS \$586,320**

**Major Item Code 09300.000 TILE**

**Minor Item Code 09300.000 TILE**

BP 09.03 & .04 Carpet & Tile 1.00 LS 116,153.00 116,153

**Total Minor Item Code 09300.000 TILE \$116,153**

**Total Major Item Code 09300.000 TILE \$116,153**

**Major Item Code 09600.000 FINISHED FLOORING**

**Minor Item Code 09670.000 FLUID APPLIED FLOORING**

BP 09.07 Epoxy Flooring 1.00 LS 67,215.00 67,215

**Total Minor Item Code 09670.000 FLUID APPLIED FLOORING \$67,215**

**Total Major Item Code 09600.000 FINISHED FLOORING \$67,215**

**Major Item Code 09900.000 PAINTS & COATINGS**

**Minor Item Code 09900.000 PAINTS & COATINGS**

BP 09.09 Paints 1.00 LS 116,587.00 116,587

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

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

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3/21/2024

Description	Quantity	Unit \$	Total \$
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**Total Minor Item Code 09900.000 PAINTS & COATINGS \$116,587**

**Total Major Item Code 09900.000 PAINTS & COATINGS \$116,587**

**Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES**

**Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES**

BP 10.01 Specialties	1.00	LS	10,194.00	10,194
BP 10.04 - 1MON Delete Signage	1.00	LS	-50,845.00	-50,845
BP 10.04 Signage	1.00	LS	76,465.00	76,465
BP 10.08 Canopies	1.00	LS	84,595.00	84,595
BP 10.09 Flag Poles	1.00	LS	6,644.00	6,644
BP 10.13 Lockers (Incl in BP 06.02)	1.00	LS		

**Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES \$127,053**

**Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES \$127,053**

**Major Item Code 11000.000 BUILDING EQUIPMENT**

**Minor Item Code 11000.000 MISCELLANEOUS EQUIPMENT**

BP 11.05 Appliances	1.00	LS	51,094.00	51,094
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**Total Minor Item Code 11000.000 MISCELLANEOUS EQUIPMENT \$51,094**

**Total Major Item Code 11000.000 BUILDING EQUIPMENT \$51,094**

**Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS**

**Minor Item Code 21005.000 COMMON WORK RESULTS - FIRE SUPPRESSION**

BP 21.01 Fire Protection (Heat Trace Excluded)	1.00	LS	250,263.00	250,263
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**Total Minor Item Code 21005.000 COMMON WORK RESULTS - FIRE SUPPRESSION \$250,263**

**Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS \$250,263**

**Major Item Code 22000.000 PLUMBING WORK**

**Minor Item Code 22010.000 COMMON WORK RESULTS FOR PLUMBING**

BP 22.01 Plumbing	1.00	LS	559,980.00	559,980
Accepted VE 22.01 - 1 Change Trench Drain from Carbon Steel to Stainless Steel	1.00	LS	2,500.00	2,500

**Total Minor Item Code 22010.000 COMMON WORK RESULTS FOR PLUMBING \$562,480**

**Total Major Item Code 22000.000 PLUMBING WORK \$562,480**

**Major Item Code 23000.000 HVAC WORK**

**Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC**

BP 23.01 HVAC	1.00	LS	831,179.00	831,179
Heater for FP Room 181 and 182 Allowance	1.00	ALLW	40,000.00	40,000

**Total Minor Item Code 23005.000 COMMON WORK RESULTS FOR HVAC \$871,179**

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

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
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**Total Major Item Code 23000.000 HVAC WORK \$871,179**

**Major Item Code 26000.000 ELECTRICAL WORK**

**Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL**

BP 26.01 Electrical	1.00	LS	1,729,936.00	1,729,936
Accepted VE 26.01-1 Eliminate Power for Vehicle Charging Station	1.00	LS	-3,250.00	-3,250
Accepted VE 26.01-4 Eliminate Supplying Generator and Associated ATS's and Camlock Cabinets. Will Be Provided by Owner and Installed by CM	1.00	LS	-235,696.00	-235,696

**Total Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL \$1,490,990**

**Total Major Item Code 26000.000 ELECTRICAL WORK \$1,490,990**

**Major Item Code 31000.000 SITEWORK**

**Minor Item Code 31000.000 SITEWORK AND UTILITIES**

BP 31. 1 Sitework	1.00	LS	963,100.00	963,100
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**Total Minor Item Code 31000.000 SITEWORK AND UTILITIES \$963,100**

**Total Major Item Code 31000.000 SITEWORK \$963,100**

**Major Item Code 32000.000 SITE IMPROVEMENTS**

**Minor Item Code 31650.000 \*\* Undefined \*\***

BP 32.04 Fences	1.00	LS	57,192.00	57,192
BP 32.05 Landscape	1.00	LS	80,439.00	80,439
BP 32.06 Hardscapes (Incl in BP 32.05)	1.00	INCL		

**Total Minor Item Code 31650.000 \*\* Undefined \*\* \$137,631**

**Total Major Item Code 32000.000 SITE IMPROVEMENTS \$137,631**

**Major Item Code 36000.000 BONDS & INSURANCE**

**Minor Item Code 36000.000 BONDS & INSURANCE**

Performance & Payment Bond	1.00	LS	85,031.00	85,031
General Liability	1.00	LS	119,976.00	119,976
Builder's Risk Insurance	1.00	LS	55,911.00	55,911

**Total Minor Item Code 36000.000 BONDS & INSURANCE \$260,918**

**Total Major Item Code 36000.000 BONDS & INSURANCE \$260,918**

**Major Item Code 37000.000 WARRANTY**

**Minor Item Code 37000.000 WARRANTY**

Warranty Allocation	1.00	LS	4,892.00	4,892
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**Total Minor Item Code 37000.000 WARRANTY \$4,892**

**Total Major Item Code 37000.000 \$4,892**

**Major Item Code 45000.000 OWNER'S TAX SAVINGS**

**Minor Item Code 45000.000 OWNER'S TAX SAVINGS**

Owner's Tax Savings Allowance	1.00	ALLW	-100,000.00	-100,000
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Sort Sequences:  
 1. Sec  
 2. Major Item Code  
 3. Minor Item Code  
 4. Not Used

Estimate File: :50000213\_Clay Co Fire Station 20\_GMP05.est - CLAY COUNTY FIRE STA/  
 GREEN,COVE SPRINGS, FL

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
<b>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!!</b>			
<b>Total Minor Item Code 45000.000 OWNER'S TAX SAVINGS</b>			<b>-\$100,000</b>
<b>Total Major Item Code 45000.000 OWNER'S TAX SAVINGS</b>			<b>-\$100,000</b>
<b>Major Item Code 50000.000 ESCALATION</b>			
<b>Minor Item Code 50000.000 ESCALATION</b>			
Escalation Allowance	1.00	ALLW	100,000.00
<b>Total Minor Item Code 50000.000 ESCALATION</b>			<b>\$100,000</b>
<b>Total Major Item Code 50000.000 ESCALATION</b>			<b>\$100,000</b>
<b>Major Item Code 80000.000 CONTINGENCY</b>			
<b>Minor Item Code 80000.000 CONTINGENCY</b>			
Contingency	1.00	LS	349,444.00
<b>Total Minor Item Code 80000.000 CONTINGENCY</b>			<b>\$349,444</b>
<b>Total Major Item Code 80000.000 CONTINGENCY</b>			<b>\$349,444</b>
<b>Major Item Code 95000.000 OVERHEAD &amp; FEES</b>			
<b>Minor Item Code 90000.000 OVERHEAD &amp; FEES</b>			
Construction Manager's Fee	1.00	LS	640,647.00
<b>Total Minor Item Code 90000.000 OVERHEAD &amp; FEES</b>			<b>\$640,647</b>
<b>Total Major Item Code 95000.000 OVERHEAD &amp; FEES</b>			<b>\$640,647</b>
<b>Total Sec BB BASE BID</b>			<b>\$11,648,151</b>

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**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 the Clay County Board of County Commissioners. Those items noted as “Accepted” have been incorporated into this GMP Proposal. Those items noted as “Pending” are available for consideration. Those items noted as “Rejected” have previously been considered by the project team and were rejected.

The below listed pricing is guaranteed through June 30, 2024, or as indicated otherwise in this proposal, at which time the pricing and feasibility for the proposed change in scope would require an updated evaluation. The pricing for each item represents the adjustment required to the Base Bid GMP to incorporate the proposed change in scope. All quantities and descriptions listed in the narratives are part of the pricing provided. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

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

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**VALUE ENGINEERING AND BUDGET OPTIONS**

[insert Value Engineering and Budget Options Worksheet into GMP Proposal]

Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



**VALUE ENGINEERING AND BUDGET OPTIONS**

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
1.1-1	GENERAL	ACKNOWLEDGING THAT THIS PROJECT WILL NOT PURSUE LEED CERTIFICATION. REDUCTIONS IN GCS, ELECTRICAL AND OTHER TRADES. VALUE HERE IS REDUCTION ON GC ONLY. THIS REDUCTION AND A SPECIFIC LINE ITEM IS NOT SHOWN. THIS REDUCED PE/APM FROM 52 WEEKS TO 30 WEEKS. 22WEEKS @ \$2,946/WK		64,812.00	64,812.00			
1.1-2	GENERAL	SALES TAX SAVINGS ALLOWANCE. IT IS UNDERSTOOD IF A BALANCE IN THIS NEGATIVE ALLOWANCE REMAINS AT PROJECT COMPLETION IT WILL BE FUNDED VIA CHANGE ORDER		(100,000.00)	(100,000.00)			
2.1-1	DEMO	CLARIFICATION HAZMAT/ASBESTOS SURVEY NOT INCLUDED IN GMP. WILL BE BY OWNER		\$ 2,500.00			\$ 2,500.00	
4.1-1	MASONRY	SPLITFACE CMU / MANUFACTURERS ALTERNATE OPTIONS: SUBSTITUTE SPLIT FACE UNIT SIMILAR IN COLOR BUT DIFFERENT MANUFACTURER. GLAZED RED AND GROUND FACE CMU REMAINS AS SPECIFIED.	Delivered colored options to DHA	\$ (40,900.00)	\$ (40,900.00)			
4.1-2	MASONRY	USE PAINTABLE SPLIT FACE CMU 56K:INCLUDES ALLOWANCE FOR PAINTING OF 10K		\$ (46,600.00)			\$ (46,600.00)	
5.1-1	STEEL	DEDUCT TO CHANGE STEEL FRAMING TO 4' OC WITH HORIZONTAL TOP AND BOTTOM AT SCREENWALL. THIS IS CREDIT TO STEEL OF \$3,275 BUT CAN'T BE TAKEN UNLESS WD-1 IS DIFFERENT TO SPAN LONGER: (THIS CAN ONLY BE USED WITH 6.01-2)	taken with 6.01-2 rejected	\$ (3,275.00)			\$ (3,275.00)	
6.01-1	WOOD FRAMING	REPLACE WD-1 SPEC'D MATERIAL WITH ALTERNATE 1X6 CYPRESS (MAY NOT BE IDEAL FOR LONGTERM MAINTENANCE.)	revisit what is in tower	\$ (16,600.00)			\$ (16,600.00)	
6.01-2	WOOD FRAMING	REPLACE WD-1 SPEC'D MATERIAL WITH ALTERNATE PRODUCT. LOOKING AT DIFFERENT LEVEL FIBERON OR <b>LONGBOARD</b> OPTION WHICH CAN SPAN LONGER. THIS WILL OFFSET WITH DEDUCT IN STEEL FRAMING: (THIS CAN ONLY BE USED WITH 5.1-1) WD-1 FIBERON = \$11,000.00 LONGBOARD=22,000.00 Values don't include tower	MORE EXPENSIVE rejected	\$ 32,000.00			\$ 32,000.00	
6.02-1	MILLWORK	ALTERNATE CHANGE STAINLESS CABINET TO LAMINATE CABINET WITH STAINLESS TOP/ DELAND/JW		\$ (39,097.00)			\$ (39,097.00)	

Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



VALUE ENGINEERING AND BUDGET OPTIONS

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
6.02-2	MILLWORK	WARDROBE CABINETS FROM SPEC SHAKER STYLE TO WHITE OAK FLAT PANEL VENEER		\$ (28,101.00)	\$ (28,101.00)			
6.02-3	MILLWORK	ALTERNATE WARDROBE CABINETS BUNK/CAPTAINS FROM CUSTOM WHITE OAK VENEER CHANGE TO LAMINATE THIS CAN ONLY BE TAKEN WITH 6.02-2		\$ (4,632.00)	\$ (4,632.00)			
6.02-4	MILLWORK	ALTERNATE COUNTERTOP OPTION / DELAND CHANGE FROM SS TO ALL QUARTZ IN KITCHEN AREA. ADDED COST		\$ 8,200.00			\$ 8,200.00	
6.02-5	MILLWORK / LOCKERS	CHANGE PHENOLIC WOOD LOCKERS TO A STEEL POWDER COATED		\$ (5,200.00)		\$ (5,200.00)		
6.02-6	MILLWORK / LOCKERS	CHANGE PPE SPEC'D LOCKER MANUFACTURE TO FLORIDA PPE READY RACK SERVICES LOCKERS	REJECTED. THESE WILL BE BY OWNER	\$ (22,854.00)			\$ (22,854.00)	
6.02-7	MILLWORK / LOCKERS	DELETE PPE LOCKERS FROM CM SCOPE. OWNER WILL FURNISH AND INSTALL PPE LOCKERS	THESE WILL BE BY OWNER	\$ (48,750.00)	\$ (48,750.00)			
7.6-1	METAL WALL PANELS / ROOFING	POTENTIAL CHANGE FROM SS MANUFACTURER/GAUGE ALUMINUM TO STEEL GALVALUME WITH KYNAR USING 24 GAUGE STEEL FOR STANDING SEEM METAL ROOF		\$ (21,000.00)	\$ (21,000.00)			
7.6-4	METAL WALL PANELS / ROOFING	FURNISH AND INSTALL GAF TIMBERLINE SHINGLE ULTRA HDZ IN LIEU OF PETERSEN 040 ALUMINUM SNAP CLAD STANDARD SEAM METAL ROOF	CAN'T BE TAKEN WITH 7.6-1	\$ (155,000.00)			\$ (155,000.00)	
7.6-4	METAL WALL PANELS / ROOFING	FURNISH AND INSTALL 040 ALUMINUM 6" SQUARE GUTTERS AND 5X5 SQUARE DOWN SPOUTS IN LIEU OF 032 ALUMINUM HALF ROUND GUTTER AND ROUND DOWNSPOUTS.		\$ (10,500.00)	\$ (10,500.00)			



Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



VALUE ENGINEERING AND BUDGET OPTIONS

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
8.02-1	GLASS AND GLAZING	CHANGE TOWER FROM 3 FORM POLYCARBONATE PANELS IN TOWER BEACON FEATURE TO 9/16" LAMINATED GLASS WITH 1/4" HS CLEAR GLASS + .075 VANCEVA RED INTERLAYER #012C + 1/4" HS CLEAR WITH SMOOTH EDGEWORK	TOWER NOT DELETED. OWNER OK WITH THIS. TO BE VERIFIED BY dha	\$ (43,260.00)		\$ (43,260.00)		
8.08-1	OVERHEAD DOORS	OPTION 1: REMOVE 4-FOLD DOORS AND INSTALL ALL GLASS IN FRONT TO MATCH REAR OF BUILDING.  ALL DOORS MATCH	8.08-1 or 8.08-2 or 8.02-3. Only one can be taken	\$ (241,205.00)			\$ (241,205.00)	
8.08-2	OVERHEAD DOORS	OPTION 2: REMOVE 4-FOLD DOORS IN FRONT WITH GLASS AND (1) LITE SOLID STEEL/METAL ROLL UP DOORS IN REAR OF BUILDING WITH OPENERS.CLEAR ANODIZED	8.08-1 or 8.08-2 or 8.02-3. Only one can be taken	\$ (270,781.00)			\$ (270,781.00)	
8.08-3	OVERHEAD DOORS	OPTION 3: REMOVE 4-FOLD DOORS AND INSTALL GLASS IN FRONT AND ALL SOLID METAL IN REAR WITH OPENERS. CLEAR ANODIZED	8.08-1 or 8.08-2 or 8.02-3. Only one can be taken	\$ (260,915.00)			\$ (260,915.00)	
8.08-4	OVERHEAD DOORS	KEEP 4 - FOLD DOORS ON THE FRONT AND CHANGE REAR TO SOLID PAINTED STEEL DOOR WITH A SINGLE LITE OF GLASS AND (1) SOLID STEEL ROLL UP FOR 8X10.	VERIFIED STEEL WITH PAINT FINISH	\$ (45,591.00)	\$ (45,591.00)			
9.09-1	PAINING	ADD WATERPROOFING BELOW GRADE ON CMU. PER RFI PRE--5. DHA VERIFIED NOT REQUIRED.		\$ 20,000.00			\$ 20,000.00	
21.01-1	FIRE PROTECTION	REMOVAL OF THE HEAT TRACE SYSTEM AND CHANGE THE APPARATUS BAY AND 4 ADDITIONAL ROOMS (RM 172, 181,182,183) TO A DRY SYSTEM . VERIFIED HEAT TRACE SYSTEM NOT REQUIRED AND COST WILL NOT BE INCLUDED IN GMP. SEE BELOW FOR ADDITION OF 2 HEATERS TO COMPENSATE FOR HEAT TRACE. SAVED 70K	Use with 23.01-1					
23.01-1	MECHANICAL	HEAT TRACE SYSTEM REMOVAL / HEATERS WILL NEED TO BE ADDED IN ROOMS 182 AND 183 IN LIEU OF THE HEAT TRACE SYSTEM. THIS WOULD ADD (2) 20 AMP 20 VOLT CIRCUITS FOR HEATERS IN BOTH ROOMS.	Only can be used with 21.01-1					
22.01-1	PLUMBING	"TD-1, 6" WIDE TRENCH DRAIN, ZURN MODEL Z886-HD PERMA- TRENCH DRAIN SYSTEM WITH HEAVY DUTY STAINLESS STEEL GRATE." The "HD" stands for carbon steel framing where the grate lays. We have assumed that class "C" heavy duty stainless grating is required. Class C is rated H2O loading for trucks. We can provide Watts Dead Level "P" trench drain with stainless frame and Class C stainless grate (in lieu of painted carbon steel), for this project, for a very nominal price difference of \$2,500.00	VERIFY GRATE IS STAINLESS. THIS SHOULD BE THE BODY	\$ 2,500.00	\$ 2,500.00			

Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



**VALUE ENGINEERING AND BUDGET OPTIONS**

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
26.01-1	ELECTRICAL	100 AMP FOR CAR CHARGING STATION IN PARKING LOT GOING TO MDP PANEL. CAR CHARGING STATION IS NOT INCLUDED IN GMP AND WILL BE SUPPLIED BY OWNER		\$ (3,250.00)	\$ (3,250.00)			
26.01-2	ELECTRICAL	LIGHTNING PROTECTION SYSTEM (PROVIDE SEPARATE PRICE PER ELECTRICAL SPECS 26 0000-11 SECTION 2.15)		\$ (28,500.00)			\$ (28,500.00)	
26.01-3	ELECTRICAL	ADD CAR CHARGING STATION		\$ 6,430.00			\$ 6,430.00	
26.01-4	ELECTRICAL	REMOVE SUPPLYING GENERATOR AND ASSOCIATED ATS SWITCHES AND CAMLOCK CANS. INCLUDES GAS TANKS AND PUMPS. THESE WILL BE PROVIDED BY OWNER. INSTALLED BY CM		\$ (235,696.00)	\$ (235,696.00)			
31.1-1	SITE	CREDIT FOR OVER EXCAVATION OF POND IF NOT REQUIRED. Check with DHA	ENGINEER TO CONFIRM IF ABLE TO ACCEPT	\$ (41,865.00)			\$ (41,865.00)	
31.1-2	SITE	CREDIT FOR POND UNDERDRAINED IF NOT REQUIRED. Check DHA	ENGINEER TO CONFIRM IF ABLE TO ACCEPT	\$ (49,243.20)			\$ (49,243.20)	

**TOWER DEDUCT**

3.1-1T	CONCRETE	TOWER FOUNDATION AND SLAB DEDUCT		\$ (3,450.00)				
4.1-1T	MASONRY	DEDUCT TO ELIMINATE ALL TOWER MASONRY		\$ (40,700.00)				
5.1-1T	STEEL	DEDUCT TO ELIMINATE ALL TOWER STEEL.		\$ (116,650.00)				

Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



**VALUE ENGINEERING AND BUDGET OPTIONS**

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
5.1-2T	STEEL	ADD BACK A PERMANENT LADDER / HATCH ALLOWANCE	\$ 20,000.00					
6.1-1T	WOOD FRAMING	DEDUCT TO ELIMINATE THE TOWER FRAMING, TRUSSES, AND FRAMING.	\$ (20,000.00)					
7.06-1T	ROOFING	DEDUCT TO ELIMINATE TOWER ROOF	\$ (4,000.00)					
8.03-1T	GLASS AND GLAZING	DEDUCT TO ELIMINATE ALL GLASS AT TOWER FROM BASE BID \$215,210.00	\$ (92,360.00)					
10.04-1	SIGNAGE	DEDUCT FOR SIGNAGE ON TOWER	\$ (1,250.00)					
26.01-1T	ELECTRICAL	DEDUCT TO ELIMINATE ALL ELECTRICAL AT TOWER	\$ (14,250.00)					
<b>TOWER DEDUCT TOTAL:</b>				\$ (272,660.00)	\$ (272,660.00)		\$ (272,660.00)	
<b>MEMORIAL AREA</b>								
3.1-1M	CONCRETE	MEMORIAL DEDUCT / WAITING ON COST	\$ (31,250.00)					
3.1-2M	CONCRETE	ADD SIDEWALK IN LIEU OF MEMORIAL WITH STAIRS	\$ 6,100.00					

Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



**VALUE ENGINEERING AND BUDGET OPTIONS**

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
5.1-1M	STEEL	COST TO REMOVE ALL STEEL FROM THE MEMORIAL	\$ (3,275.00)					
26.01-1M	ELECTRICIAL	DEDUCT FOR ELECTRICAL LIGHTING IN AREA	\$ (1,500.00)					
32.05-1M	LANDSCAPE	DEDUCT/CREDIT FOR REMOVAL OF LANDSCAPING IN MEMORIAL AREA AND TO INSTALL GRASS ON BOTH SIDES OF THE SIDEWALK.	\$ (1,243.53)					
32.06-1M	HARDSCAPE	DEDUCT FOR PAVERS	\$ (25,692.00)					
<b>MEMORIAL AREA TOTAL:</b>			<b>\$ (56,860.53)</b>	<b>\$ (56,860.53)</b>			<b>\$ (56,861)</b>	
<b>REDUCE MONUMENT SIGN</b>								
4.01-1MON	MASONRY	DEDUCT FOR PORTION OF MASONRY FOR MONUMENT ALLOWANCE	\$ (4,000.00)					
6.01-1MON	WOOD FRAMING	DEDUCT WD-1 FROM MONUMENT \$6,000 REMOVES ALL WD-1 LEAVING \$1,000 TO PUT BACK SOME	\$ (5,000.00)					
10.04-1MON	SIGNAGE	DEDUCT FOR LED DISPLAY BOARDS	\$ (50,845.00)					
<b>REDUCE MONUMENT SIGN TOTAL:</b>			<b>\$ (59,845.00)</b>	<b>\$ (59,845.00)</b>	<b>\$ (59,845)</b>			
<b>REMOVAL OF (1) APPARATUS BAY</b>								

Project: 5000213  
 Project Name: Clay County Fire Station #20  
 City, State: Greens Cove Springs, FL  
 Design Phase: GMP  
 GMP Phase

Date:  
 03/21/2024



**VALUE ENGINEERING AND BUDGET OPTIONS**

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
3.1.1AB	CONCRETE	REMOVAL OF 2500 SQ FT OF CONCRETE IN APPARATUS BAY	\$ (25,450.00)					
4.1-1AB	MASONRY	REMOVAL OF ALL MASONRY FOR ONE APPARATUS BAY	\$ (11,500.00)					
5.1-1AB	STEEL	DEDUCT TO REMOVE ALL STEEL FRAMING AND SUPPORTS IN (1) APPARATUS BAY AND BOLLARDS IN BAY	\$ (5,000.00)					
6.1-1AB	WOOD FRAMING	REMOVAL OF ALL WOOD FRAMING FOR (1) APPARATUS BAY	\$ (17,000.00)					
7.6-1AB	METAL WALL PANELS / ROOFING	REMOVAL OF ALL ROOFING AND METAL SIDING TO ELIMINATE (1) APPARATUS BAY	\$ (28,100.00)					
8.08-1	OVERHEAD DOORS	REMOVAL OF (1) 4-FOLD DOOR (1) FULL GLASS DOOR IN REAR	\$ (91,825.40)					
26.01-1M	ELECTRICIAL	DEDUCT FOR ELECTRICAL IN AREA	\$ (21,808.00)					
<b>REMOVAL OF (1) APPARATUS BAY TOTAL:</b>			<b>\$ (200,683.40)</b>	<b>\$ (200,683.40)</b>			<b>\$ (200,683)</b>	

**HARDENING COST OF BUILDING (THIS WILL NOT BE CHANGED BUT TRACKING FOR FUNDING SOURCE)**

8.01.1HC	DFH	DOOR HARDWARE AND ACCESSORIES TO HARDEN BUILDING SPECS AND PLANS						
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Project: 5000213  
 Project Name: Clay County Fire Station #20  
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 Design Phase: GMP  
 GMP Phase

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**VALUE ENGINEERING AND BUDGET OPTIONS**

Item No. (Div. & No.)	Trade	Description of Proposed Change	COMMENTS	Estimated Value (+/-)	Accepted Value	Pending Value	Rejected Value	Open / Closed
8.03.1HC	GLASS AND GLAZING	ALL WINDOWS AND GLASS PER SPECS AND PLANS TO HARDEN BUILDING	\$ (10,150.00)					
8.08.1HC	OVERHEAD DOORS	DH PACE HARDENING COST IS 15% OF THE TOTAL COST TO HARDEN BUILDING						

**LEED CERTIFIED COST THESE WILL BE ACCEPTED AND DELETED FROM PROJECT**

2.01.1LEED	DEMOLITION	COST SAVING FOR LEED FOR 2.01 DEMOILITION SCOPE (cost for tracking and seperating all demo materials/waste)	(\$2,500.00)					
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		<b>Totals</b>			\$ (495,765)	\$ (48,460)	\$ (1,379,465)	N/A
					\$ (544,225)			
							\$ (544,225)	

Note: The above pricing has been prepared for the purpose of evaluating various proposed value engineering, design changes and/or budget options. The estimated cost and schedule adjustments for each item represent the effect that the proposed change will likely have on the project. Please note that some of the proposed value engineering, design changes and/or budget options may be overlapping in scope and revisions to the above may be required based on the items accepted.

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**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>Description</u>	<u>Allowance Amount</u>
<b>Division 01 – General Requirements</b>	
Permitting & Regulatory Fees Allowance	\$125,000.00
Laboratory Testing Allowance	\$40,000.00
Small Tools & Equipment Allowance	\$2,500.00
Punch List Allowance	\$5,000.00
Added scope from permitting comments	\$50,000.00
Escalation	\$100,000.00
Tax Savings	(\$-100,000.00)
<b>Division 23 – HVAC</b>	
Heaters for freeze protection	\$40,000

**END OF ALLOWANCE SCHEDULE**







**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**ALTERNATE NO. 1**

**Alternate Narrative:**

Base Bid cut off the high portion of the Monument Sign and LED Graphics. This alternate is to add back this portion as shown in the documents

**Adjustment to the Base Bid GMP:            Add                            \$67,077.00**

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

**Adjustment to the Contract Time:            None**



Sort Sequences:  
 1. Sec  
 2. Divisions  
 3. Not Used  
 4. Not Used

Estimate File: :50000213\_Clay Co Fire Station 20\_GMP05.est - CLAY CO  
 FIRE STATION, GREEN, COVE SPRINGS,

Estimator:  
 Primary Project Qty:19122 ;  
 Secondary Project Qty: 1 FLF  
 Estimate UM: Imperi:

**Report includes Taxes & Insurance.**

3:43:57PM

3/21/2024

Description	Unit\$	Total \$
-------------	--------	----------

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<b>Total Division 04 MASONRY</b>		<b>\$4,000</b>
<b>Total Division 06 WOOD &amp; PLASTICS</b>		<b>\$5,000</b>
<b>Total Division 10 SPECIALTIES</b>		<b>\$50,845</b>
<b>Total Division 36 BONDS &amp; INSURANCE</b>		<b>\$1,503</b>
<b>Total Division 37 WARRANTY</b>		<b>\$28</b>
<b>Total Division 80 CONTINGENCY</b>		<b>\$2,012</b>
<b>Total Division 95 OVERHEAD &amp; FEE</b>		<b>\$3,689</b>
<b>Total Sec Z03 INCREASE MONUMENT SIGN</b>		<b>\$67,077</b>

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

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
-------------	----------	---------	----------

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**Sec Z03 INCREASE MONUMENT SIGN**

**Major Item Code 04000.000 MASONRY WORK**

**Minor Item Code 04200.000 MASONRY UNITS**

BP 04.01 - 1MON Increase Portion Masonry Allowance	1.00	ALLW	4,000.00	4,000
<b>Total Minor Item Code 04200.000</b>				<b>\$4,000</b>

**MASONRY UNITS**

<b>Total Major Item Code 04000.000 MASONRY WORK</b>				<b>\$4,000</b>
---	--	--	--	----------------

**Major Item Code 06000.000 LUMBER & ROUGH CARPENTRY**

**Minor Item Code 06100.000 ROUGH CARPENTRY**

BP 06.01 - 1MON ncrease WD1 from Monument (\$6,000 Removes All WD1 Leaving \$1,000 to Put Back Some)	1.00	LS	5,000.00	5,000
<b>Total Minor Item Code 06100.000 ROUGH CARPENTRY</b>				<b>\$5,000</b>

<b>Total Major Item Code 06000.000 LUMBER &amp; ROUGH CARPENTRY</b>				<b>\$5,000</b>
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**Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES**

**Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES**

BP 10.04 - 1MON ncrease Signage	1.00	LS	50,845.00	50,845
<b>Total Minor Item Code 10000.000 MISCELLANEOUS SPECIALTIES</b>				<b>\$50,845</b>

<b>Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES</b>				<b>\$50,845</b>
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**Major Item Code 36000.000 BONDS & INSURANCE**

**Minor Item Code 36000.000 BONDS & INSURANCE**

Performance & Payment Bond	1.00	LS	490.00	490
General Liability	1.00	LS	691.00	691
Builder's Risk Insurance	1.00	LS	322.00	322
<b>Total Minor Item Code 36000.000 BONDS &amp; INSURANCE</b>				<b>\$1,503</b>

<b>Total Major Item Code 36000.000 BONDS &amp; INSURANCE</b>				<b>\$1,503</b>
--	--	--	--	----------------

**Major Item Code 37000.000 WARRANTY**

**Minor Item Code 37000.000 WARRANTY**

Warranty Allocation	1.00	LS	28.00	28
<b>Total Minor Item Code 37000.000 WARRANTY</b>				<b>\$28</b>

<b>Total Major Item Code 37000.000</b>				<b>\$28</b>
--	--	--	--	-------------

**Major Item Code 80000.000 CONTINGENCY**

**Minor Item Code 80000.000 CONTINGENCY**

Contingency	1.00	LS	2,012.00	2,012
<b>Total Minor Item Code 80000.000 CONTINGENCY</b>				<b>\$2,012</b>

<b>Total Major Item Code 80000.000 CONTINGENCY</b>				<b>\$2,012</b>
--	--	--	--	----------------

**Major Item Code 95000.000 OVERHEAD & FEES**

**Minor Item Code 90000.000 OVERHEAD & FEES**

Construction Manager's Fee	1.00	LS	3,689.00	3,689
----------------------------	------	----	----------	-------

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

Estimate File: :50000213\_Clay Co Fire Station 20\_GMP05.est - CLAY COUNTY FIRE ST/  
 GREEN,COVE SPRINGS, FL

Estimator:  
 Primary Project Qty:19122 SF  
 Secondary Project Qty: 1 FLRS  
 Estimate UM: Imperial

**Report includes Taxes & Insurance.**

3:43:03PM

3/21/2024

Description	Quantity	Unit \$	Total \$
-------------	----------	---------	----------

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<i>Total Minor Item Code 90000.000 OVERHEAD &amp; FEES</i>			<b>\$3,689</b>
<i>Total Major Item Code 95000.000 OVERHEAD &amp; FEES</i>			<b>\$3,689</b>
<i>Total Sec Z03 INCREASE MONUMENT SIGN</i>			<b>\$67,077</b>

**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**SITE UTILIZATION PLAN NARRATIVE**

Refer to the attached Site Utilization Plan dated November 2, 2023 as prepared by Ajax Building Company, LLC 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 windscreening will be installed as a visual barrier on all chain link fencing and gates. This visual barrier will be maintained for the duration of the project.

Construction Entrances and Temporary Gates

- Primary Construction Entrance: The primary construction entrance is located on Idlewild Avenue. A 40' wide vehicle gate will be located at this entrance.
- Secondary Construction Entrance: Secondary entrance to the project site will be located on South West Street. A 40' wide vehicle gate 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 Company, LLC. Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Company, LLC 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 Company, LLC for removing construction debris from the project site.
- All roll-off container pulls will be scheduled by Ajax Building Company, LLC's Project Superintendent.
- Unless otherwise dictated by the progress/requirements of the project, Ajax Building Company, LLC 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.



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

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 Company, LLC.
- Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Company, LLC will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.

On-Site Material Storage

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

Temporary Facilities

- Jobsite Office Trailers: The locations for jobsite office trailers are indicated on the Site Utilization Plan. The locations indicated have been proposed 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 May 2024 with the start of mobilization activities.
- Temporary Power:
  - Temporary electrical service for the jobsite office trailers will be obtained from service provider. The temporary electrical service is being provided by service provider and will be installed by Ajax.
  - Temporary electrical service for the construction site will be obtained from service provider. The temporary electrical service is being provided by service provider and will be installed by Ajax.
- Temporary Water:
  - Temporary water service for the jobsite office trailers will be obtained from service provider. The temporary water service is being provided by service provider and will be installed by Ajax.
  - Temporary water service for the construction site will be obtained from service provider. The temporary water service is being provided by service provider and will be installed by Ajax.
- Temporary Sanitary Sewer:
  - The temporary sanitary sewer service for the jobsite office trailers will be obtained by 1) tying into an existing sanitary sewer service, or 2) supplying a sanitary holding tank.
  - The temporary sanitary sewer service for the construction site will be obtained by 1) tying into an existing sanitary sewer service, or 2) supplying portable toilet facilities (port-o-lets).
  - In such cases that a holding tank or portable toilet facilities (port-o-lets) are required, those facilities will be serviced two (2) times per week or as otherwise necessary when they are in use.
- Temporary Telephone and Internet Services:



# AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213

## Clay County Fire Station #20

### GMP PROPOSAL

April 1, 2024

- Temporary telephone service for the jobsite office trailers will be obtained from service provider. The temporary telephone service is being provided by service provider and will be installed by service provider. Temporary internet service for the jobsite office trailers will be obtained from service provider. The temporary internet service is being provided by service provider. Cost for these services is included in the GMP.

#### Construction Traffic, Parking and Deliveries

- Ajax Building Company, LLC Office Staff: Ajax office staff will utilize the secondary 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

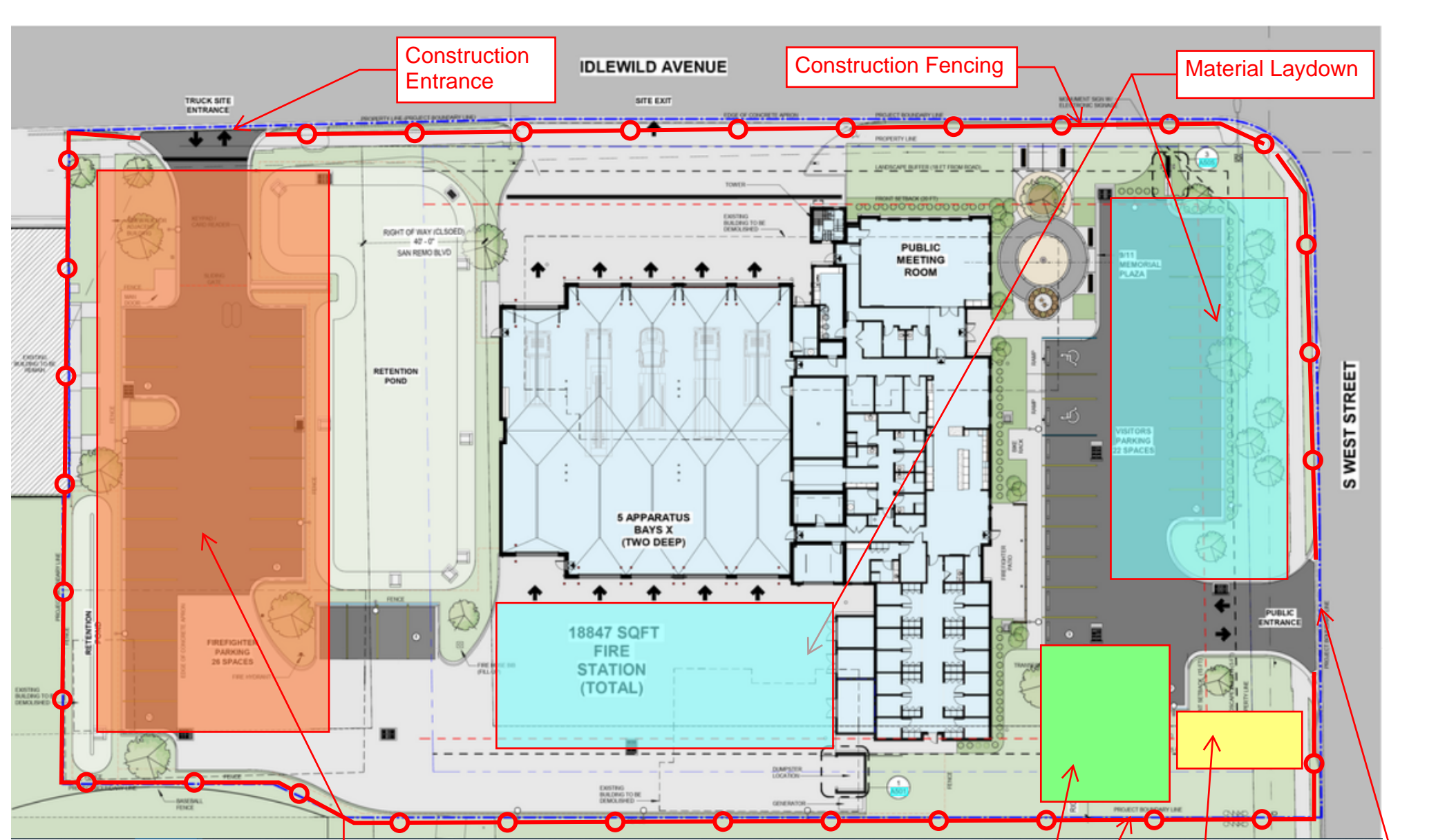
- Ajax Building Company, LLC will maintain all temporary fencing, visual windscreen barriers, tree protection, erosion control measures, construction storage areas, and construction parking areas to ensure safety and an acceptable appearance. It is assumed that the Owner will continue to maintain all other areas outside the construction site or not occupied by Ajax Building Company, LLC.
- It is understood construction fencing cannot block the sidewalk on Idlewild for the full duration. This area/sidewalk will need to be blocked for the durations required to install sidewalks and tie-ins. Ajax will coordinate with the county during these event durations.
- 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 Building Company, LLC personnel assigned to the project.

<u>Contact Person</u>	<u>Job Title</u>	<u>Contact Number</u>
Lon Neuman	Operations Manager	Office 904-262-8660 / Mobile 904-509-3312
Todd Scholes	Project Manager	Office 904-262-8660 / Mobile 904-832-7740
Brad Streb	Project Superintendent	Mobile 850-766-4442
Nick Story	Assistant Project Manager	Office 904-262-8660 / Mobile 904-577-6078





Construction Entrance

Construction Fencing

Material Laydown

Worker Parking

Dumpsters and Job Toilets

Construction Fencing

Construction Entrance

Construction Trailer

Clay County Fire Station #20  
 1305 FL-16, Green Cove Springs, FL  
 Site Logistics Plan  
 November 2, 2023



**AJAX BUILDING COMPANY, LLC PROJECT NO. 50000213**  
**Clay County Fire Station #20**  
**GMP PROPOSAL**  
**April 1, 2024**

**SCHEDULE NARRATIVE**

Refer to the attached Master Project Schedule dated March 22, 2024 as prepared by Ajax Building Company, LLC 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 March 22, 2024.

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 thirteen (13) months for the construction phase of the project.

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

- |                          |               |
|--------------------------|---------------|
| ▪ Substantial Completion | May 30, 2025  |
| ▪ Final Completion       | June 27, 2025 |

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

- |  |                   |
|--|-------------------|
| ▪ Mobilization / Start of Construction | May 30, 2024      |
| ▪ Top-Out of Building Structure        | November 30, 2024 |
| ▪ Building Dry-In                      | January 24, 2025  |
| ▪ Permanent Power                      | March 3, 2025     |
| ▪ Owner Occupancy                      | June 30, 2025     |

In order for construction activities to commence on May 30, 2024, as scheduled, the following contractual activities will need to be completed as indicated.

- |                                  |                |
|----------------------------------|----------------|
| ▪ GMP Negotiations Complete      | March 29, 2024 |
| ▪ CM Contract Amendment Executed | April 10, 2024 |
| ▪ All Required Permits Issued    | May 22, 2024   |
| ▪ Notice to Proceed Issued       | April 11, 2024 |

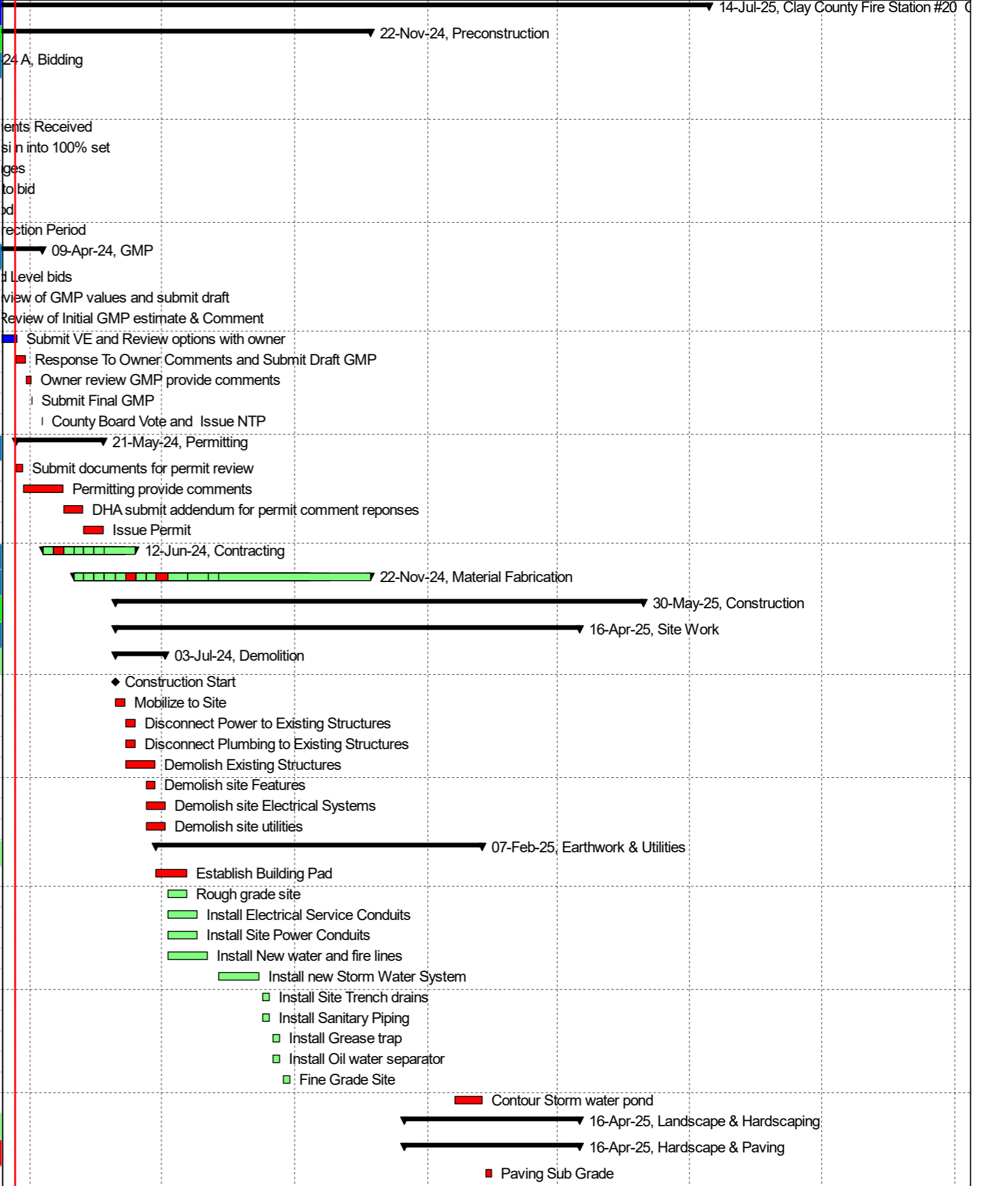
Should any of the above listed dates not be met and therefore delay the commencement and/or progress of construction, the contractual substantial and final completion dates noted above will require extension on a day for day basis. In this case the Construction Manager will submit a change order to the Owner for its review and approval in accordance with the agreement.

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.



**Clay County Fire Station #20 GMP Schedule**

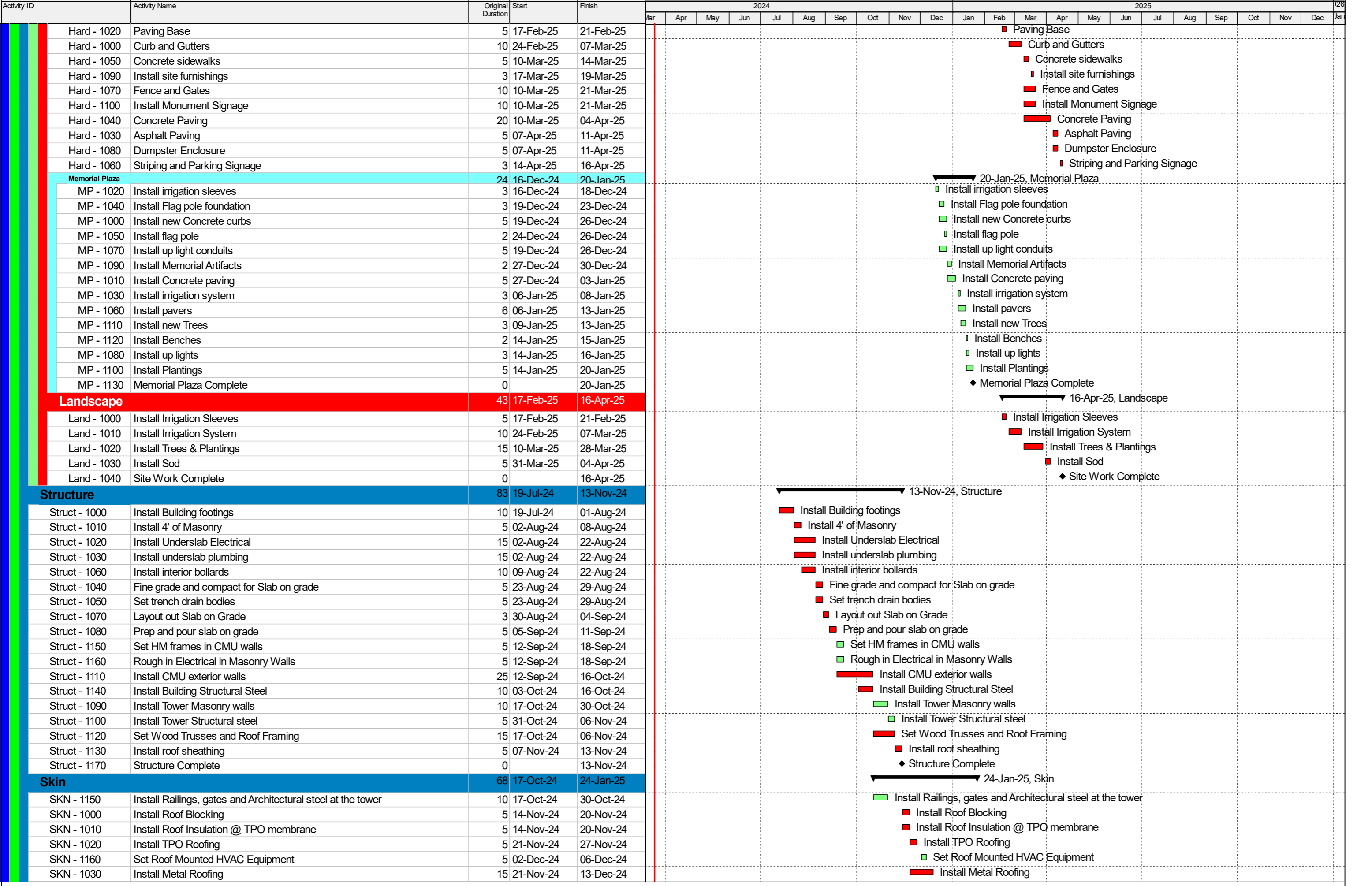
Activity ID	Activity Name	Original Duration	Start	Finish
<b>459</b>	<b>Preconstruction</b>	<b>299</b>	<b>22-Sep-23 A</b>	<b>22-Nov-24</b>
<b>143</b>	<b>Bidding</b>	<b>143</b>	<b>22-Sep-23 A</b>	<b>02-Feb-24 A</b>
BID - 1050	90 % Documents Received	0	22-Sep-23 A	
BID - 1060	Ajax Plan Review and Comments	15	22-Sep-23 A	12-Oct-23 A
BID - 1000	100% Construction Documents Received	0	13-Nov-23 A	
BID - 1070	Incorporate Ajax Comments into 100% set	15	13-Oct-23 A	13-Nov-23 A
BID - 1010	Assemble Bid Packages	15	13-Nov-23 A	08-Dec-23 A
BID - 1020	Send out Invitations to bid	5	16-Nov-23 A	11-Dec-23 A
BID - 1030	Bidding Period	20	16-Nov-23 A	12-Jan-24 A
BID - 1040	Bid Correction Period	10	15-Jan-24 A	02-Feb-24 A
<b>42</b>	<b>GMP</b>	<b>42</b>	<b>12-Jan-24 A</b>	<b>09-Apr-24</b>
GMP - 1000	Review and Level bids	10	12-Jan-24 A	19-Jan-24 A
GMP - 1010	Internal review of GMP values and submit draft	5	12-Jan-24 A	24-Jan-24 A
GMP - 1020	Owner Review of Initial GMP estimate & Comment	10	24-Jan-24 A	31-Jan-24 A
GMP - 1050	Submit VE and Review options with owner	5	31-Jan-24 A	22-Mar-24 A
GMP - 1040	Response To Owner Comments and Submit Draft GMP	5	22-Mar-24	28-Mar-24
GMP - 1060	Owner review GMP provide comments	2	29-Mar-24	01-Apr-24
GMP - 1070	Submit Final GMP	1	02-Apr-24	02-Apr-24
GMP - 1030	County Board Vote and Issue NTP	1	09-Apr-24*	09-Apr-24
<b>43</b>	<b>Permitting</b>	<b>43</b>	<b>22-Mar-24</b>	<b>21-May-24</b>
A1000	Submit documents for permit review	3	22-Mar-24	26-Mar-24
A1010	Permitting provide comments	20	27-Mar-24	23-Apr-24
A1020	DHA submit addendum for permit comment reponses	10	24-Apr-24	07-May-24
A1030	Issue Permit	10	08-May-24	21-May-24
<b>45</b>	<b>Contracting</b>	<b>45</b>	<b>10-Apr-24</b>	<b>12-Jun-24</b>
<b>145</b>	<b>Material Fabrication</b>	<b>145</b>	<b>01-May-24</b>	<b>22-Nov-24</b>
<b>255</b>	<b>Construction</b>	<b>255</b>	<b>30-May-24</b>	<b>30-May-25</b>
<b>224</b>	<b>Site Work</b>	<b>224</b>	<b>30-May-24</b>	<b>16-Apr-25</b>
<b>25</b>	<b>Demolition</b>	<b>25</b>	<b>30-May-24</b>	<b>03-Jul-24</b>
Demo - 1000	Construction Start	0	30-May-24	
Demo - 1010	Mobilize to Site	5	30-May-24	05-Jun-24
Demo - 1020	Disconnect Power to Existing Structures	5	06-Jun-24	12-Jun-24
Demo - 1030	Disconnect Plumbing to Existing Structures	5	06-Jun-24	12-Jun-24
Demo - 1040	Demolish Existing Structures	15	06-Jun-24	26-Jun-24
Demo - 1050	Demolish site Features	5	20-Jun-24	26-Jun-24
Demo - 1060	Demolish site Electrical Systems	10	20-Jun-24	03-Jul-24
Demo - 1070	Demolish site utilities	10	20-Jun-24	03-Jul-24
<b>156</b>	<b>Earthwork &amp; Utilities</b>	<b>156</b>	<b>27-Jun-24</b>	<b>07-Feb-25</b>
Civil - 1000	Establish Building Pad	15	27-Jun-24	18-Jul-24
Civil - 1040	Rough grade site	10	05-Jul-24	18-Jul-24
Civil - 1090	Install Electrical Service Conduits	15	05-Jul-24	25-Jul-24
Civil - 1100	Install Site Power Conduits	15	05-Jul-24	25-Jul-24
Civil - 1010	Install New water and fire lines	20	05-Jul-24	01-Aug-24
Civil - 1020	Install new Storm Water System	20	09-Aug-24	06-Sep-24
Civil - 1070	Install Site Trench drains	5	09-Sep-24	13-Sep-24
Civil - 1110	Install Sanitary Piping	5	09-Sep-24	13-Sep-24
Civil - 1050	Install Grease trap	5	16-Sep-24	20-Sep-24
Civil - 1060	Install Oil water separator	5	16-Sep-24	20-Sep-24
Civil - 1080	Fine Grade Site	5	23-Sep-24	27-Sep-24
Civil - 1030	Contour Storm water pond	15	20-Jan-25	07-Feb-25
<b>86</b>	<b>Landscape &amp; Hardscaping</b>	<b>86</b>	<b>16-Dec-24</b>	<b>16-Apr-25</b>
<b>86</b>	<b>Hardscape &amp; Paving</b>	<b>86</b>	<b>16-Dec-24</b>	<b>16-Apr-25</b>
Hard - 1010	Paving Sub Grade	5	10-Feb-25	14-Feb-25



█ Actual Work      ◆ Milestone  
█ Remaining Work      ⇨ Summary  
█ Critical Remaining Work

## Clay County Fire Station #20 GMP Schedule

Start Date: 22-Sep-23  
 Finish Date: 14-Jul-25  
 Current Date: 24-Mar-24  
 Data Date: 22-Mar-24



█ Actual Work      ◆ Milestone  
█ Remaining Work      ⇌ Summary  
█ Critical Remaining Work

## Clay County Fire Station #20 GMP Schedule

Start Date: 22-Sep-23  
 Finish Date: 14-Jul-25  
 Current Date: 24-Mar-24  
 Data Date: 22-Mar-24

Activity ID	Activity Name	Original Duration	Start	Finish	2024												2025												Jan			
					Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
SKN - 1090	Install Exterior HM doors and hardware	2	16-Dec-24	17-Dec-24																								Install Exterior HM doors and hardware				
SKN - 1060	Install Air Barrier at wood framed exterior walls	3	16-Dec-24	18-Dec-24																								Install Air Barrier at wood framed exterior walls				
SKN - 1040	Install Spray foam insulation	5	16-Dec-24	20-Dec-24																								Install Spray foam insulation				
SKN - 1140	Install Aluminum Canopies	5	16-Dec-24	20-Dec-24																								Install Aluminum Canopies				
SKN - 1070	Install Stucco	10	19-Dec-24	03-Jan-25																								Install Stucco				
SKN - 1080	Install metal panels & Louver	10	19-Dec-24	03-Jan-25																								Install metal panels & Louver				
SKN - 1110	Install Storefront entrances & Windows	15	16-Dec-24	07-Jan-25																								Install Storefront entrances & Windows				
SKN - 1130	Install Screen Wall	10	23-Dec-24	07-Jan-25																								Install Screen Wall				
SKN - 1100	Install Segmented and Overhead doors	20	16-Dec-24	14-Jan-25																								Install Segmented and Overhead doors				
SKN - 1120	Install resin Panels	5	08-Jan-25	14-Jan-25																								Install resin Panels				
SKN - 1050	Install facisa, gutters, downspouts and soffit panels	10	06-Jan-25	17-Jan-25																								Install facisa, gutters, downspouts and soffit panels				
SKN - 1170	Install Lighting Protection	5	20-Jan-25	24-Jan-25																								Install Lighting Protection				
SKN - 1180	Building Skin Complete	0		24-Jan-25																								Building Skin Complete				
<b>Interiors</b>		220	19-Jul-24	30-May-25																												
<b>Apparatus Bays</b>		87	31-Dec-24	01-May-25																												
Bays - 1040	Drop hanger wires for light fixtures	5	31-Dec-24	07-Jan-25																								Drop hanger wires for light fixtures				
Bays - 1010	Rough in HVAC controls	3	08-Jan-25	10-Jan-25																								Rough in HVAC controls				
Bays - 1020	Rough in Overhead Plumbing	3	08-Jan-25	10-Jan-25																								Rough in Overhead Plumbing				
Bays - 1050	Rough in overhead power & Low voltage	5	08-Jan-25	14-Jan-25																								Rough in overhead power & Low voltage				
Bays - 1120	Seal interior Masonry	3	15-Jan-25	17-Jan-25																								Seal interior Masonry				
Bays - 1000	Install Overhead ductwork & Fans	10	22-Jan-25	04-Feb-25																								Install Overhead ductwork & Fans				
Bays - 1030	Rough in Overhead lighting Power	15	15-Jan-25	04-Feb-25																								Rough in Overhead lighting Power				
Bays - 1070	Rough in Overhead fire protection	7	05-Feb-25	13-Feb-25																								Rough in Overhead fire protection				
Bays - 1060	Install ceiling grid	15	14-Feb-25	06-Mar-25																								Install ceiling grid				
Bays - 1080	Set Exhaust grills	5	07-Mar-25	13-Mar-25																								Set Exhaust grills				
Bays - 1090	Install light fixtures	5	07-Mar-25	13-Mar-25																								Install light fixtures				
Bays - 1100	Drop sprinkler heads into the ceiling grid	5	07-Mar-25	13-Mar-25																								Drop sprinkler heads into the ceiling grid				
Bays - 1110	Install Ceiling Tile	5	14-Mar-25	20-Mar-25																								Install Ceiling Tile				
Bays - 1130	Install epoxy flooring	7	31-Mar-25	08-Apr-25																								Install epoxy flooring				
Bays - 1150	Install Plumbing Fixtures	2	09-Apr-25	10-Apr-25																								Install Plumbing Fixtures				
Bays - 1160	Install Workstation and furnishings	2	09-Apr-25	10-Apr-25																								Install Workstation and furnishings				
Bays - 1140	Install Owner Furnished systems	15	09-Apr-25	29-Apr-25																								Install Owner Furnished systems				
Bays - 1170	Final Clean	2	30-Apr-25	01-May-25																								Final Clean				
Bays - 1180	Apparatus Bays Complete.	0		01-May-25																												
<b>Fire House</b>		220	19-Jul-24	30-May-25																												
FH - 1410	Set Fire Pump	10	19-Jul-24	01-Aug-24																								Set Fire Pump				
FH - 1040	Drop hanger wires for light fixtures	5	23-Dec-24	30-Dec-24																								Drop hanger wires for light fixtures				
FH - 1010	Rough in HVAC controls	10	23-Dec-24	07-Jan-25																								Rough in HVAC controls				
FH - 1020	Rough in Overhead Plumbing	10	23-Dec-24	07-Jan-25																								Rough in Overhead Plumbing				
FH - 1050	Rough in overhead power & Low voltage	10	23-Dec-24	07-Jan-25																								Rough in overhead power & Low voltage				
FH - 1070	Rough in Overhead fire protection	10	23-Dec-24	07-Jan-25																								Rough in Overhead fire protection				
FH - 1150	Frame interior Partitions	10	23-Dec-24	07-Jan-25																								Frame interior Partitions				
FH - 1030	Rough in Overhead lighting Power	15	23-Dec-24	14-Jan-25																								Rough in Overhead lighting Power				
FH - 1160	Hang & Finish upper drywall at rated partitions	5	08-Jan-25	14-Jan-25																								Hang & Finish upper drywall at rated partitions				
FH - 1220	Inwall HVAC Control Roughin	5	08-Jan-25	14-Jan-25																								Inwall HVAC Control Roughin				
FH - 1200	Inwall Electrical Roghin	15	30-Dec-24	20-Jan-25																								Inwall Electrical Roghin				
FH - 1210	Inwall Plumbing Roughin	15	30-Dec-24	20-Jan-25																								Inwall Plumbing Roughin				
FH - 1000	Install Overhead ductwork & Equipment	20	23-Dec-24	21-Jan-25																								Install Overhead ductwork & Equipment				
FH - 1170	Hang Drywall	10	21-Jan-25	03-Feb-25																								Hang Drywall				
FH - 1180	Finish Drywall	10	23-Jan-25	05-Feb-25																								Finish Drywall				
FH - 1060	Install ceiling grid	15	23-Jan-25	12-Feb-25																								Install ceiling grid				
FH - 1080	Set Exhaust grills	5	13-Feb-25	19-Feb-25																								Set Exhaust grills				
FH - 1100	Drop sprinkler heads into the ceiling grid	5	13-Feb-25	19-Feb-25																								Drop sprinkler heads into the ceiling grid				
FH - 1120	Install GWB Ceiling Framing	10	06-Feb-25	19-Feb-25																								Install GWB Ceiling Framing				
FH - 1090	Install light fixtures	10	13-Feb-25	26-Feb-25																								Install light fixtures				
FH - 1130	Hang GWB Ceilings	5	20-Feb-25	26-Feb-25																								Hang GWB Ceilings				
FH - 1140	Finish GWB Ceilings	8	27-Feb-25	10-Mar-25																								Finish GWB Ceilings				

## Clay County Fire Station #20 GMP Schedule

Start Date: 22-Sep-23  
 Finish Date: 14-Jul-25  
 Current Date: 24-Mar-24  
 Data Date: 22-Mar-24

