

ST. PETERSBURG CITY COUNCIL

Meeting of April 6, 2017

CONSENT

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

SUBJECT: A resolution accepting a Partial Guaranteed Maximum Price ("GMP") proposal in the amount of \$3,113,851 for Ajax Building Corporation ("Ajax") to construct the site work related to the new Police Headquarters Project; authorizing the Mayor or his designee to execute an amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg, Florida, and Ajax dated August 21, 2015 ("Contract"), to incorporate the partial GMP proposal for the site work into the contract, modify certain provisions including a reduction in the amount of liquidated damages, and add additional provisions; approving a supplemental appropriation in the amount of \$3,313,851 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847), to provide funding for the partial GMP proposal and other project expenses.

EXPLANATION: On August 20, 2015, City Council approved a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("Contract") with Ajax for preconstruction and construction phase services for the new St. Petersburg Police Headquarters. Preconstruction Phase services were authorized in an amount not to exceed \$300,000. Preconstruction Phase Services completed to date include cost estimating services through 50% completion of Construction Documents, constructability reviews, value engineering services during development of design documents, project scheduling and procurement coordination.

The services completed also includes the development of a Partial GMP Proposal for the Site work. The Site work consists of the site demolition work, and construct the site utility work, the site paving, grading and drainage work and other site work necessary for the overall project. Upon acceptance of the Partial GMP Proposal for the Site work and approval of an amendment to the Contract, the Site work will be added to the construction phase activities under the Contract, as amended.

The Partial GMP Proposal for the Site work is based on the following i) the completed Civil contract drawings and project specifications as prepared by Harvard Jolly Inc.; ii) a listing of clarifications, qualifications and assumptions made by Ajax in preparation of the Partial GMP Proposal which further define the scope of the site work; and iii) the anticipated schedule for the site work. Construction activities are anticipated to commence on May 1, 2017.

Ajax solicited competitive bids for the Civil package and received three bids. The 50% Construction Document Estimate Report included a budget estimate of \$ 2,139,989 for the subcontracted cost of the work component of the Site work. A low bid in the amount of \$1,729,541 was received for the subcontracted component and is recommended for award, resulting in a savings of \$410,448 from the amount estimated in the 50% Construction Document Estimate Report.

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CA-9

In addition to the cost of the subcontracted site work, the Partial GMP Proposal for the Site work will include reimbursement for the full cost of Builder's Risk Insurance on the entire project, plus pro-rated bonds and insurance for the Site work, General Conditions, Contractor's Contingency and the Contractor's overhead and fee. An Owner's Contingency for Unforeseen Conditions is also included.

The Partial GMP Proposal for the Site work is as follows:

Subcontractor Cost of the Work	\$ 1,729,541
General Requirements	\$ 706,980
Bonds, Insurance & Warranty	\$ 451,490
Construction Manager's Contingency	\$ 93,322
Owner's Unforeseen Conditions Contingency	\$ 50,000
Construction Manager's Fee	\$ 82,518
Total Partial GMP Proposal for Site work	\$ 3,113,851

The Partial GMP Proposal for the Site work is within the GMP estimate for the Civil scope of work incorporated into the overall project GMP estimate, as submitted in the 50% Construction Document Estimate Report of \$58,021,898. The balance of the work for the Administration Building, Property & Evidence Building, Parking Garage and Central Energy Plant will be included in a subsequent Partial GMP proposal.

Upon execution of an amendment to the Contract to incorporate the Partial GMP for the Site work, modify certain provisions including a reduction in the amount of liquidated damages, and add additional provisions, Ajax will mobilize on site with the intent to commence work on or about May 1, 2017. The duration for the site work is five (5) months.

The Guaranteed Maximum Price Amendment will also include a reduction in the liquidated damages clause from \$5,000 per calendar day of delay to \$2,500 per calendar day of delay. Liquidated damages are provided in the Agreement in the absence of actual damages for delay. Based on the operating circumstances that include the ability to maintain full Police operations in existing facilities, \$2,500 per calendar day of delay is more than adequate to cover the cost of any actual damages.

RECOMMENDATION: Administration recommends City Council approve the attached resolution accepting a Partial Guaranteed Maximum Price ("GMP") proposal in the amount of \$3,113,851 for Ajax Building Corporation ("Ajax") to construct the site work related to the new Police Headquarters Project; authorizing the Mayor or his designee to execute an amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg, Florida, and Ajax dated August 21, 2015 ("Contract"), to incorporate the partial GMP proposal for the site work into the contract, modify certain provisions including a reduction in the amount of liquidated damages, and add additional provisions; approving a supplemental appropriation in the amount of \$3,313,851 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847), to provide funding for the partial GMP proposal and other project expenses.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after a supplemental appropriation in the amount of \$3,313,851 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC project (12847).

ATTACHMENTS: Resolution, Partial GMP Proposal

APPROVALS:

rq

v2 3-23-17

B

Administrative

Stacy McKee

Budget

RESOLUTION NO. 2017-____

A RESOLUTION ACCEPTING A PARTIAL GUARANTEED MAXIMUM PRICE ("GMP") PROPOSAL IN THE AMOUNT OF \$3,113,851 FOR AJAX BUILDING CORPORATION ("AJAX") TO CONSTRUCT THE SITE WORK RELATED TO THE NEW POLICE HEADQUARTERS PROJECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GUARANTEED MAXIMUM PRICE BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND AJAX DATED AUGUST 21, 2015 ("CONTRACT"), TO INCORPORATE THE PARTIAL GMP PROPOSAL FOR THE SITE WORK INTO THE CONTRACT, MODIFY CERTAIN PROVISIONS INCLUDING A REDUCTION IN THE AMOUNT OF LIQUIDATED DAMAGES, AND ADD ADDITIONAL PROVISIONS; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$3,313,851 FROM THE UNAPPROPRIATED BALANCE OF THE PUBLIC SAFETY CAPITAL IMPROVEMENT FUND (3025) TO THE POLICE FACILITY/EOC PROJECT (12847), TO PROVIDE FUNDING FOR THE PARTIAL GMP PROPOSAL AND OTHER PROJECT EXPENSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") and Ajax Building Corporation ("Ajax") entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("Contract") on August 21, 2015 for Ajax to provide preconstruction and construction phase services for the new Police Headquarters Project; and

WHEREAS, following execution of the Contract, the City authorized Ajax to provide the preconstruction phase services in an amount not to exceed \$300,000; and

WHEREAS, preconstruction phase services completed by Ajax to date include cost estimating services through 50% completion of construction documents, constructability reviews, value engineering services during development of design documents, project scheduling, procurement coordination and the development of a Partial Guaranteed Maximum Price ("GMP") Proposal for Ajax to perform (i) site demolition work and (ii) construct the site utility work, the site paving, grading and drainage work and other site work necessary for the overall project; and

WHEREAS, in accordance with the Contract requirements, Ajax has submitted a Partial GMP Proposal for the site work to the City for review and acceptance; and

WHEREAS, the City desires to amend the Contract with Ajax to incorporate the Partial GMP Proposal for the site work into the Contract, modify certain provisions including a reduction in the amount of liquidated damages, and add additional provisions; and

WHEREAS, a supplemental appropriation in the amount of \$3,313,851 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847) is needed to provide funding for Partial GMP Proposal and other project expenses.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a Partial GMP proposal in the amount of \$3,113,851 for Ajax Building Corporation ("Ajax") to construct the site work related to the new Police Headquarters Project is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute an amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg, Florida, and Ajax dated August 21, 2015 ("Contract"), to incorporate the partial GMP proposal for the site work into the Contract, modify certain provisions including a reduction in the amount of liquidated damages and add additional provisions.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) the following supplemental appropriation for FY 17:

Public Safety Capital Improvement Fund (3025)
Police Facility/EOC Project (12847)

\$3,313,851


This resolution shall become effective immediately upon its adoption.

Approved by:




City Attorney (Designee)

Approved by:



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

Approved by:



Budget
00315138 Final



AECOM

**HARVARD • JOLLY
ARCHITECTURE**

**City of St. Petersburg
Police Facility / EOC
1301 1st Avenue North
St. Petersburg, FL 33704
Job 201522**

Sitework Guaranteed Maximum Price

March 22, 2017

Ajax
BUILDING CORPORATION
Quality Builds Its Own Reputation

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

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITWORK GMP PROPOSAL****March 22, 2017****TABLE OF CONTENTS**

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**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITWORK GMP PROPOSAL****March 22, 2017****EXECUTIVE SUMMARY**

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

Project Description

The overall project is planned as a three-story Administration Building totaling roughly 114,863 square feet, a two-story Property & Evidence Building totaling roughly 54,730 square feet, a one-story Equipment Building/Central Energy Plant (CEP) totaling roughly 9,710 square feet and a three story, 83,993 square foot parking garage totaling 238 spaces. The Administration Building will include offices, training rooms, interview rooms, a 911 call center and serve as an emergency operations center. The Property & Evidence Building will house evidence processing and storage, forensics processing, locker rooms and a fitness area. Each of these buildings will also house air handling units, IDF/UPS rooms and other essential utility services necessary for daily operations. The CEP will house the chilled water-producing, high efficiency chillers, pumps, cooling towers and other mechanical equipment which will supply chilled water to the air handling units inside each of the two main buildings. The plant will have a cooling capacity of roughly 1,050 tons. The Administration and Property & Evidence buildings will be constructed of tilt-wall and steel supported concrete exterior with composite floor systems on structural steel framing. The CEP building will also be tilt-wall construction. Each roof system will be composed of a double barrier system of a modified bituminous system topped with light weight, insulating concrete and another layer of modified bituminous system all supported by structural concrete slab on metal decking. The facility is served by an emergency power system that consists of three 1,500 KW generators which will service the critical operations areas in addition to life safety functions. A surface parking lot, storm water chambers system and hardscape/landscaping are to be included.

Sitework Guaranteed Maximum Price (GMP)

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

The Base Bid Sitework GMP Proposal for the Police Facility / EOC totals **\$3,113,851**. The Base Bid Sitework GMP Proposal includes only the Civil Sitework necessary for the overall project. The balance of the work for the Administration Building, Property & Evidence Building, Parking Garage and Central Energy Plant will be included in a subsequent GMP Amendment and are not included.

Project Schedule

The project schedule included within this proposal is based on the information represented in the Sitework GMP Documents. The overall project schedule reflects an overall duration of twenty-two (22) months for the construction phase of the project. The Sitework GMP Proposal is only inclusive of the first five (5) months of the overall project schedule and General Conditions.



AJAX PROJECT NO. 201522

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL**

March 22, 2017

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

- Substantial Completion – Building Pad July 10, 2017

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

- Mobilization / Start of Construction May 1, 2017

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

- Sitework GMP Negotiations Complete April 6, 2017
- CM Contract Amendment Executed April 20, 2017
- All Required Permits Issued April 30, 2017
- Notice to Proceed Issued April 20, 2017

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



AJAX PROJECT NO. 201522

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL**

March 22, 2017

LIST OF DOCUMENTS

The work included in this Sitework GMP Proposal is based upon the List of Documents immediately following this narrative subject to amendments by the Clarifications and Qualifications contained in Section III of this proposal.

The List of Documents includes the:

- Contract Drawings
- Project Specifications
- Other Documents (As Listed)
- Bid Packages and Bid Package Addenda



AJAX PROJECT NO. 201522

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL****March 22, 2017****CONTRACT DRAWINGS****Entitled Police Facility / EOC dated February 2, 2017**

<u>Sheet</u>	<u>Description</u>	<u>Date Issued</u>	<u>Date Revised</u>
	Civil		
C-000	Cover Sheet	2/2/17	
C-001	General Notes	1/13/17	
C-002	Existing Conditions	1/13/17	
C-003	Demolition Plan	2/2/17	
C-004	Site Plan	2/2/17	
C-005	Paving Grading & Drainage Plan	2/2/17	
C-006	Utility Plan	2/2/17	
C-007.1	Outfall Control Structure Detail	2/2/17	
C-007.2	Chamber Systems Details	2/2/17	
C-007.3	Civil Details	1/13/17	
C-007.4	Civil Details	1/13/17	
C-007.5	Civil Details	2/2/17	
C-007.6	Civil Details	1/13/17	
C-008	Erosion Control Plan	2/2/17	
C-009	SWPPP	2/2/17	
	(END OF CONTRACT DRAWINGS)		



AJAX PROJECT NO. 201522

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL****March 22, 2017****PROJECT SPECIFICATIONS****Entitled Police Facility / EOC dated February 2, 2017**

Section	Description	# Pages	Date	Revised
01	General	14		
02	Excavation and Backfill	8		
03	Concrete	5		
04	Piping Materials – Ductile Iron Pipe (Not Used)	0		
05	Piping Materials – Concrete Gravity Pipe	2		
06	Piping Materials – PVC Pressure Pipe	4		
07	Piping Materials – Miscellaneous	9		
08	Paving Materials	4		
09	Roadway Construction	6		
10	Sanitary Sewer Construction	12		
11	Storm Drainage Construction	6		
12	Pressure Pipe Construction	18		
13	Surface Restoration	7		
14	Miscellaneous Work	2		
15	Precast Concrete Box Culvert Construction (Not Used)	0		
16	Horizontal Directional Drilling (Not Used)	0		
17	Not Used	0		
18	Milling and Resurfacing (City Standards)	5		
19	Finish Coating	2		
33 46 64	Aluminum CMP Underground Detention Systems	5		
33 46 65	Aluminum CMP Underground Detention Systems	5		
	(END OF PROJECT SPECIFICATIONS)			



AJAX PROJECT NO. 201522

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL**

March 22, 2017

OTHER DOCUMENTS

<u>Reference</u>	<u>Description</u>		<u>Date</u>	<u>Revised</u>
	Geotechnical Report(s)			
	Report of the Geotechnical Investigation By Driggers Engineering		5/24/16	
	Results of Retention Area Testing By Driggers Engineering		6/15/16	
	Results of Supplemental Retention Area Testing By Driggers Engineering		12/22/16	
	Underground Utility Survey by Geoview		02/02/17	
	(END OF OTHER DOCUMENTS)			



AJAX PROJECT NO. 201522

**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL**

March 22, 2017

ESTIMATE NARRATIVE

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

The Base Bid Sitework GMP Proposal for the Police Facility / EOC totals \$3,113,851. The Base Bid Sitework GMP Proposal includes only the Civil Sitework necessary for the overall project. The balance of the work for the Administration Building, Property & Evidence Building, Parking Garage and Central Energy Plant will be included in a subsequent GMP Amendment and are not included.

Cost Management Recap



Sort Sequences:

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

Estimate File: :17015 SPPD_Civil GMP.est - ST. PETERSBURG NEW POLICE
HEADQUARTERS, ST. PETERSBURG, FL
Estimator: KS/AA/CD/RR
Primary Project Qty: 263415 SF
Secondary Project Qty: 3 FLRS
Estimate UM: Imperial

Report Includes Taxes & Insurance.

5:03:28PM

3/22/2017

Description	Unit\$	Total \$
Total Division 01 GENERAL REQUIREMENTS		\$706,980
Total Division 31 SITEWORK		\$1,729,541
Total Division 36 BONDS & INSURANCE		\$450,050
Total Division 37 WARRANTY		\$1,440
Total Division 80 CONTINGENCY		\$143,322
Total Division 90 OVERHEAD & FEE		\$82,518
Total Sec BB BASE BID		\$3,113,851

Cost Management Detail



Sort Sequences:

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

Estimate File: :17015 SPPD_Civil GMP.est - ST. PETERSBURG NEW POLICE
HEADQUARTERS, ST. PETERSBURG, FL
Estimator: KS/AA/CD/RR
Primary Project Qty: 263415 SF
Secondary Project Qty: 3 FLRS
Estimate UM: Imperial

Report includes Taxes & Insurance.

5:01:29PM

3/22/2017

Description	Quantity	Unit \$	Total \$
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!			
Sec BB BASE BID			
Major Item Code 01300.000 GENERAL CONDITIONS			
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			
General Conditions	1.00 LS	546,980.00	546,980
Extended General Conditions Contingency	1.00 LS	130,000.00	130,000
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$676,980
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$676,980
Major Item Code 01300.300 GENERAL REQUIREMENTS			
Minor Item Code 01410.000 REGULATORY REQUIREMENTS			
Site Permit Allowance	1.00 LS	30,000.00	30,000
Total Minor Item Code 01410.000 REGULATORY REQUIREMENTS			\$30,000
Total Major Item Code 01300.300 GENERAL REQUIREMENTS			\$30,000
Major Item Code 31000.000 SITEWORK			
Minor Item Code 31100.000 SITE CLEARING & EARTHWORK			
Bid Package 31.1	1.00 LS	1,729,541.00	1,729,541
Total Minor Item Code 31100.000 SITE CLEARING & EARTHWORK			\$1,729,541
Total Major Item Code 31000.000 SITEWORK			\$1,729,541
Major Item Code 36000.000 BONDS & INSURANCE			
Minor Item Code 36000.000 BONDS & INSURANCE			
Performance & Payment Bond @ .63%	1.00 LS	19,598.00	19,598
General Liability Insurance @ .68%	1.00 LS	21,153.00	21,153
Builder's Risk Insurance @ .695% of 50% CD Estimate	1.00 LS	409,299.00	409,299
Total Minor Item Code 36000.000 BONDS & INSURANCE			\$450,050
Total Major Item Code 36000.000 BONDS & INSURANCE			\$450,050
Major Item Code 37000.000 WARRANTIES			
Minor Item Code 37000.000 WARRANTY			
Warranty Allocation	1.00 LS	1,440.00	1,440
Total Minor Item Code 37000.000 WARRANTY			\$1,440
Total Major Item Code 37000.000 WARRANTIES			\$1,440
Major Item Code 80000.000 CONTINGENCY			
Minor Item Code 80000.000 CONTINGENCY			

Sort Sequences:

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

Estimate File: :17015 SPPD_Civil GMP.est - ST. PETERSBURG NEW POLICE
HEADQUARTERS, ST. PETERSBURG, FL
Estimator: KS/AA/CD/RR
Primary Project Qty: 263415 SF
Secondary Project Qty: 3 FLRS
Estimate UM: Imperial

Report includes Taxes & Insurance.

5:01:29PM

3/22/2017

Description	Quantity	Unit	\$	Total
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!				
Construction Manager's Contingency @ 3%	1.00	LS	93,322.00	93,322
Owners Contingency	1.00	LS	50,000.00	50,000
Total Minor Item Code 80000.000 CONTINGENCY				\$143,322
Total Major Item Code 80000.000 CONTINGENCY				\$143,322
Major Item Code 90000.000 OVERHEAD & FEE				
Minor Item Code 90000.000 OVERHEAD & FEE				
Construction Manager's Fee @ 3.26%	1.00	LS	82,518.00	82,518
Total Minor Item Code 90000.000 OVERHEAD & FEE				\$82,518
Total Major Item Code 90000.000 OVERHEAD & FEE				\$82,518
Total Sec BB BASE BID				\$3,113,851



**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITEWORK GMP PROPOSAL**

March 22, 2017

CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS

Basis of the Sitework GMP Proposal

- This Sitework GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled "Police Facility / EOC" dated February 2, 2017 as prepared by Harvard Jolly / George F. Young, Inc. Refer to Document List included in Section II of this proposal.
 - The Project Specifications entitled "Police Facility / EOC" dated February 2, 2017 as prepared by Harvard Jolly / George F. Young, Inc. Refer to Document List included in Section II of this proposal.
 - The Geophysical Investigation entitled "Final Report Geophysical Investigation St. Petersburg Police Headquarters St. Petersburg, FL", dated January 11, 2017 as prepared by GeoView, Inc.
 - The Geotechnical Investigation Report entitled "Report of the Geotechnical Investigation Proposed St. Petersburg Police Headquarters", dated May 24, 2016 as prepared by Driggers Engineering Services Incorporated.
 - The Retention Area Testing Report entitled "Results of Retention Area Testing St. Petersburg Police Department Headquarters", dated June 15, 2016 as prepared by Driggers Engineering Services Incorporated.
 - The Construction Manager's Sitework GMP Estimate dated March 22, 2017.
 - The Construction Manager's Project Schedule dated February 27, 2017.
 - The Bid Packages and Bid Package Addenda issued to bidders by the Construction Manager.
- It is understood that this Sitework GMP Proposal is only for the early Civil related Sitework package and all other scopes of work shall be incorporated through an additional GMP Amendment to be developed at the completion of the 100% Construction Documents.
- The sizes, quantities and descriptions indicated within the Sitework GMP Estimate are considered to be part of these clarifications, qualifications and assumptions.
- These qualifications, clarifications and assumptions are intended to supplement the Sitework GMP Estimate and the Sitework GMP Documents, and are an attempt to inform the Owner and the Design Team of the Construction Manager's interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule, or schematic.

Scope of the GMP Proposal

- The scope of this Sitework GMP Proposal consists of the following:
 - The Construction Manager's general conditions and general requirements for a period of five (5) months.
 - Base Bid Sitework GMP – Includes the following scope of work:
 - Sitework and utilities and project mobilization.

Division 01 – General Requirements

- Clarifications, qualifications and assumptions related to Division 01:
 - This Sitework GMP Proposal includes the Construction Manager's lump sum general conditions and general requirements for a period of five (5) months for \$546,980. This is an applicable portion of the overall project total general conditions and general requirements of twenty-two (22) months of \$2,529,192. These general conditions will be billed in five equal monthly payments.
 - A \$130,000 Extended General Conditions Contingency is included per Article 2.2.4.2 of the base agreement and shall also apply to the overall project schedule.



**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITWORK GMP PROPOSAL**

March 22, 2017

- We have included the necessary jobsite supervision and related labor burden, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project telephones, and jobsite communications.
- Labor burden multiplier is included as a fixed rate of 41% on all added Construction Manager labor for supervisory positions and 46% for added field labor. This multiplier is to account for any added expenses related to direct labor that are not included as part of OH&P.
- We have included a jobsite office facility for the Owner, or their representatives.
- Temporary utility services (water, sewer and electric) are included in the estimate. 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.
- It is understood that the CSX rail line area directly West of the site and North of 2nd Ave. will be made available for Ajax's use for parking, material lay-down and temporary offices. Consequently, offsite parking costs have not been included. It is also understood that the City will fill the tracks in with base material to make a level surface for parking and removal of the fill will not be required.
- Aerial photographs have been included in the estimate.
- Costs related to a threshold inspector are not included in the estimate.
- The costs associated with temporary water, sewer and electric utilities will be paid for by the Construction Manager through the date of Substantial Completion of the overall project at which time these utilities shall be transferred into the Owner's name and become the responsibility of the Owner.
- An allowance of \$30,000 is included in the estimate for sitework permits. This allowance is intended to include permit fees for the sitework portion of the project only and will be reconciled based on actual costs. The building permits for the balance of the project are not included and will be addressed separately in the final GMP. Plan review fees will be paid for directly by the Owner.
- Environmental permits are not included in the estimate.
- The estimate does not include any tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees. Any of these fees that are applicable to the project will be paid directly by the Owner.
- One (1) each standard 4' x 8' project sign is included in the estimate.
- A site survey is included in the estimate.
- An as-built survey is included in the estimate for the final documentation of the location and elevation of the proposed new construction.
- Jobsite cleanup, rubbish removal and rubbish disposal are included in the estimate.
- Materials testing is to be by the City of St. Petersburg and is not included.
- Temporary jobsite fencing and gates are included in the estimate as 6'-0" high chain link fencing.
- Silt fencing is included in the estimate for areas where construction runoff and/or erosion may occur.
- 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.
- Temporary gravel, limerock, crushed concrete or asphalt millings is included in the estimate for the stabilization of the construction entrances.
- Performance and Payment Bonds are included at the fixed percentage of 0.63% and will be invoiced as a lump sum amount of \$19,598 in the first pay application.
- We have included General Liability Insurance at the fixed percentage of 0.68% and will be invoiced as a lump sum amount of \$21,153 in the first pay application.



**CITY OF ST. PETERSBURG POLICE FACILITY / EOC
SITWORK GMP PROPOSAL**

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- Costs for procuring Builder's Risk Insurance are included at the fixed percentage of 0.695% of the full 50% Construction Document Estimate for \$409,299 and will be billed in the first pay request. This cost will be adjusted at the final GMP to be based on the final GMP value.
 - The standard deductible for this policy is \$25,000.
 - The windstorm and flood deductibles for this policy are \$100,000.
 - 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.
 - "Loss of Use" coverage is not included in the policy. If a Builder's Risk claim occurs, Ajax excludes costs associated with "Loss of Use".
- The Builder's Risk and General Liability Policies do not cover existing construction or existing building components; therefore, the Owner shall list Ajax Building Corporation as an additional insured on their Property Damage Policy or provide for a waiver of subrogation in Ajax Building Corporation's favor.
- Ajax may utilize a Subguard program for some subcontractors as an alternative to Subcontractor Bonds. When Subguard is used, the cost for Subguard insurance coverage will be the same cost as the subcontractor's bond cost. In instances where no subcontract rate is available, a rate of 1.5% will be used.
- We have included Warranty Management for the project within the GMP. The charge for this service to be provided during the warranty period shall be \$1,440 and shall be billed as a lump sum amount in the first pay request.
- A Construction Manager's Contingency of 3% is included in the estimate. This contingency is to be utilized by Ajax Building Corporation in executing the work described in this Sitework 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.
- An Owner's Contingency is included in the estimate for \$50,000. This contingency is to be utilized by the City of St. Petersburg at their discretion and direction. We have included bonds and insurance costs to cover the inclusion of the Owner's Contingency within the GMP, but have not included the Construction Phase Fee of 3.26% on this value. Any use of the Owner's Contingency will include addition of the Construction Phase Fee of 3.26% on the cost of the work. Should the full amount of the Owner's Contingency not be used, the balance of the unused funds will be credited back to the Owner.
- Architectural and/or Engineering Fees are not included in the estimate.
- The Construction Manager's lump sum Construction Phase Fee is included at the fixed percentage of 3.26% for \$82,518 and will be invoiced on a monthly basis to align with overall percentage completion of the work. Fee has not been included on the bonds and insurance costs.
- Should the Owner elect to utilize the Direct Purchase Order process to save sales tax, 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.

Division 02 – Site Work

- Clarifications, qualifications and assumptions related to Division 02:
 - Abatement and Remediation Work



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- We specifically exclude any asbestos abatement, lead paint abatement or removal, PCB abatement or removal, and related surveys, air monitoring, clearances, testing services, etc.
- Demolition / Selective Demolition
 - Demolition work and selective demolition work, as required for the renovations and new construction, is included in this proposal. This includes demolition of the existing Radio Tower Shelter. Removal of the existing Radio Tower and the deep foundation to 3 feet below grade will be by others.
 - The water and runoff generated from construction operations will be contained on the project site. It is assumed that the water and/or runoff generated from demolition operations will not require collection, treatment or disposal.
- Site Work / Earthwork
 - As included in Bid Package 31.1
 - 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.
 - Brick Pavers under asphalt will be removed and salvaged. Quantity based on red line drawing received from City of St. Petersburg on 2/10/2017. Any variation from this quantity will be treated as an unforeseen condition.
- Site Utilities
 - As included in Bid Package 31.1
 - It is understood that all utilities will be disconnected by others prior to the May 1st mobilization date with the exception of underground utilities serving the existing radio tower that will need to be clearly marked.
 - All cost for existing utility disconnection is by others. Duke Energy will remove all existing utility poles and light poles and will be paid for by others.
 - Ajax will be removing existing abandoned underground utilities as can reasonably be inferred from the underground utility survey provided by Geoview dated January 11, 2017.
 - The Contech stormwater treatment and storage chambers are included as aluminum piping instead of aluminized steel.
- Paving
 - As included in Bid Package 31.1
 - All parking lot paving is included as asphalt.
 - Paving under the parking garage is not included and will be included in the final GMP.
 - Base/fill material to level out the CSX parking area is excluded and is to be performed by the Owner.
 - Thermoplastic striping is only included at the city streets. Remaining striping is included but is not thermoplastic.
 - Milling of the perimeter streets as indicated on the documents is included. 1 ½" deep milling at 1st Ave. North is included per city standards
- Sidewalks, Hardscaping and Site Improvements
 - Only incidental concrete work is included as required for the work included in the Civil Sitework documents. All Concrete sidewalks, retaining walls, steps, etc. will be included in the final GMP.
 - All site fixtures, bollards, fences, gates, etc. are excluded from this GMP and will be included in the Final GMP.
- Landscaping and Irrigation
 - All landscaping and irrigation is excluded from this GMP and will be included in the Final GMP.



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Division 03 – Concrete

- Only incidental concrete work included as required for the work included in the Civil Sitework documents. All Concrete sidewalks, retaining walls, steps, etc. will be included in the final GMP.

Division 04 – Masonry

- Excluded and will be included in the final GMP.

Division 05 – Metals

- Excluded and will be included in the final GMP.

Division 06 – Wood and Plastics

- Excluded and will be included in the final GMP.

Division 07 – Thermal and Moisture Protection

- Excluded and will be included in the final GMP.

Division 08 – Doors and Windows

- Excluded and will be included in the final GMP.

Division 09 – Finishes

- Excluded and will be included in the final GMP.

Division 10 – Specialties

- Excluded and will be included in the final GMP.

Division 11 – Equipment

- Excluded and will be included in the final GMP.

Division 12 – Furnishings

- Excluded and will be included in the final GMP.

Division 13 – Special Construction

- Excluded and will be included in the final GMP.

Division 14 – Conveying Systems

- Excluded and will be included in the final GMP.



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Division 15 – Mechanical

- Excluded and will be included in the final GMP.

Division 16 – Electrical

- Excluded and will be included in the final GMP.

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
 - Electronic, CAD or BIM "As-Built" are not included. Ajax Building Corporation will maintain "As-Built" drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
 - O&M training, manuals or video-training is not included for Owner furnished equipment or items provided by the Owner's vendors.
 - This GMP Proposal is based on the premise and understanding that Ajax Building Corporation will have full control to reallocate any funds and/or budgets within the GMP (excluding allowances and lump sum General Conditions) as determined necessary in the execution of the CM Contract.
 - Various unforeseen conditions and discrepancies may arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.

END OF CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE SITEWORK GMP PROPOSAL



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SITE UTILIZATION PLAN NARRATIVE

Refer to the attached Site Utilization Plan dated February 21, 2017 as prepared by Ajax Building Corporation and included in Section IV-B of this proposal for the illustration of the below listed items.

Temporary Fencing

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

Construction Entrances and Temporary Gates

- Primary Construction Entrances: The primary construction entrance is to be located off 2nd Avenue North. A 24' wide vehicle gate will be located at this entrance. This entrance will also be the primary route for city personnel to access the existing Bike Barn.
- Secondary Construction Entrances: Secondary entrances to the project site will be utilized. One will be located off of 1st Avenue North while another will be off of 2nd Avenue North (East of the primary entrance). 24' wide vehicle gates will be located at these entrances. These entrances will serve as secondary and emergency access to the project site.
- All construction entrances intended for vehicular traffic will be stabilized with gravel, limerock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building Corporation. Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Corporation will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.
- Pedestrian Gates: No pedestrian gates will be utilized. All access will be via the vehicle entrance gates
- Note: The locations for all gates are indicated on the Site Utilization Plan.

Site Security

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

Debris Removal

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

Tree Protection / Erosion Control / Barricades

- Tree protection: All tree protection required by the Contract Documents will be installed prior to the commencement of site work.



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- 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.

Crane, Vehicle and Equipment Paths

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

On-Site Material Storage

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

Temporary Facilities

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



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

Construction Traffic, Parking and Deliveries

- Ajax Office Staff: Ajax office staff will utilize the entrance gate on 2nd Avenue North for access and parking in the leased CSX parcel to the immediate west of the project site. 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 entrance gate on 2nd Avenue North for access and parking in the leased CSX parcel to the immediate west of the project site. Parking for construction employees and personnel will be in the location(s) indicated on the Site Utilization Plan. All project parking will be in the leased CSX parcel on the far west of the site and on the CSX parcel to the north of 2nd Avenue North to Burlington.
- Construction Deliveries: General construction related deliveries will utilize the western-most project site entrance gate on 2nd Avenue North for access to the project site.

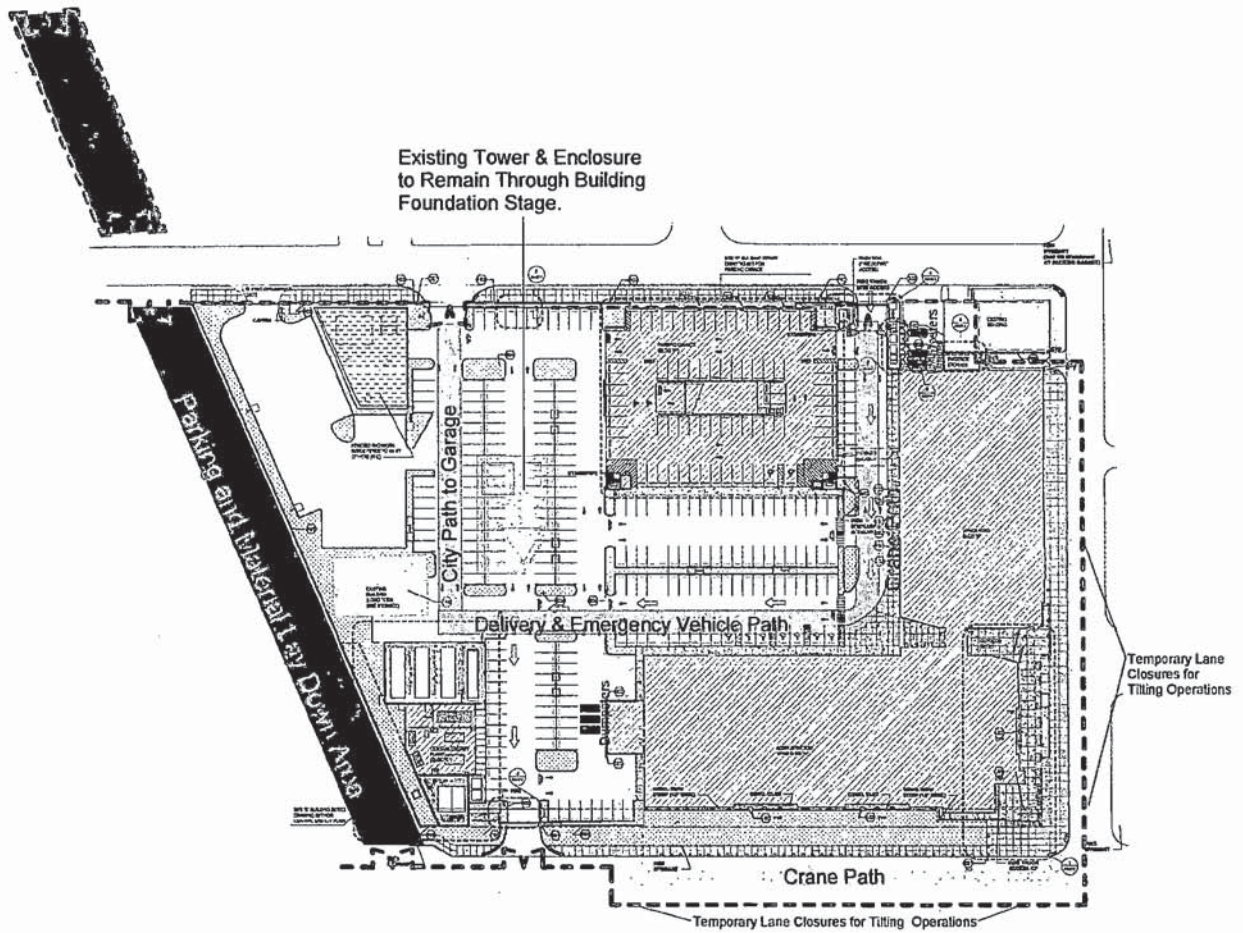
Maintenance of Site

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

Emergency Contact Information

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

<u>Contact Person</u>	<u>Job Title</u>	<u>Contact Number</u>
Mike Wilson	Operations Manager	Office 813-792-3900 / Mobile 813-545-2583
Justin Perrino	Sr. Project Manager	Office 813-792-3900 / Mobile 813-927-7165
Jody Brown	Sr. Superintendent	



Site Utilization Plan - 02/21/2017



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SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated February 27, 2017 as prepared by Ajax Building Corporation and included in Section V-B of this proposal for the illustration of the below listed items. The project schedule has been updated to include progress achieved through February 27, 2017.

The project schedule included within this proposal is based on the information represented in the GMP Documents. The project schedule reflects an overall duration of five (5) months for the sitework phase of the project.

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

- Substantial Completion – Building Pad July 10, 2017

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

- Mobilization / Start of Construction May 1, 2017

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

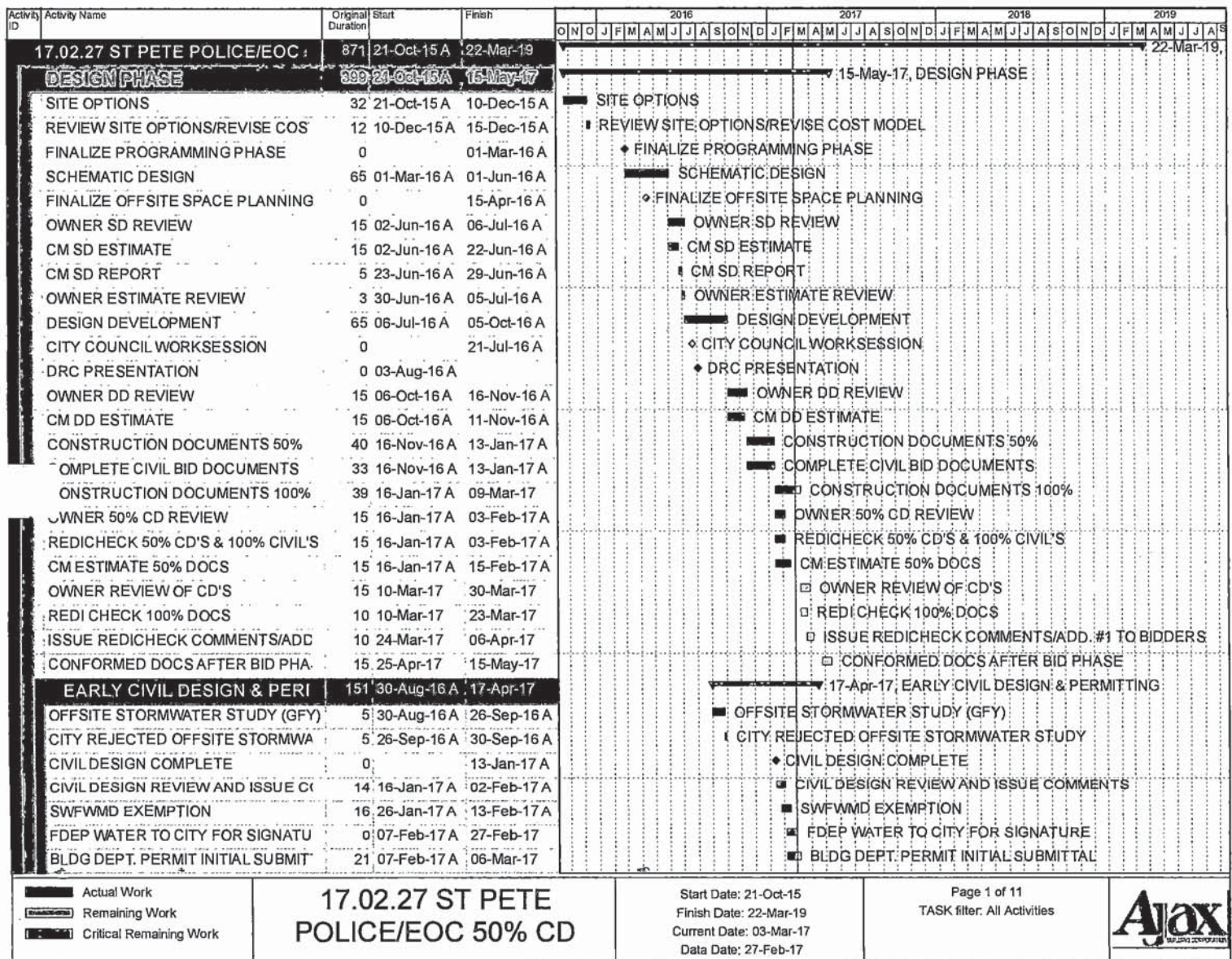
- Civil Package GMP Negotiations Complete April 6, 2017
- CM Contract Amendment Executed April 20, 2017
- All Required Permits Issued April 30, 2017
- Notice to Proceed Issued April 20, 2017

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

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

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

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



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 Actual Work
 Remaining Work
 Critical Remaining Work

17.02.27 ST PETE
POLICE/EOC 50% CD

Start Date: 21-Oct-15
Finish Date: 22-Mar-19
Current Date: 03-Mar-17
Data Date: 27-Feb-17

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TASK filter: All Activities

