

**EXHIBIT A**  
**CONSTRUCTION MANAGER'S PERSONNEL**

**Project Team**

Deviation from, or revisions to, this list must be pre-approved in writing by the Owner's Project Manager. Construction Manager's employee's rates will be subject to Article 4.3 of the Agreement.

Joe Burns, Project Executive

Chris Trowell, Sr. PM

John McCarter, PM

Steve Jones, Site Superintendent

TBA, Assistant Superintendent

Lisa Chapman, Project Admin 1

Kaitlyn Stanley, Project Admin 2

Susan Gallo, Safety

**EXHIBIT B**

**COVER SHEET FOR GENERAL TERMS AND CONDITIONS**

The "General Terms and Conditions for Agreement for Construction Management Services" revised September 2017, is incorporated by reference and made a part hereof as if set forth in full.

**EXHIBIT C**

**INDIVIDUAL PROJECT DESCRIPTION AND APPLICABLE DOCUMENTS AND GUIDELINES**

**Description of Project**

Owner Project No: 2022-00001510  
 Owner Project Name: Camp Cuscowilla Maintenance & Accessibility Improvements  
 Location/Address: 210 SE 134<sup>th</sup> Ave., Micanopy, FL 32667  
 Description/Scope: Renovation of Main Lodge and South Pool Building #2, New dock, new swamp walk, repairs and upgrades to multiple structures on site. Scope of work includes demolition, new walls & finishes, plumbing, HVAC and Electrical.

**1.6/3.3 Documents, Conditions, and Guidelines**

1. Project General Terms and Conditions
2. Construction Documents, amendments, addenda
3. \_\_\_\_\_
4. \_\_\_\_\_

Recommendation: ☒ APPROVE ☐ DISAPPROVE

Michele Lieberman Co-Project Manager for  
 BY: Michele Lieberman, County Manager  
1/28/22  
 DATE: \_\_\_\_\_

Marihelen Wheeler  
 FOR THE OWNER:  
 Alachua County  
Marihelen Wheeler  
 BY: Marihelen Wheeler, Chair  
2/1/2022  
 DATE: \_\_\_\_\_

FOR THE CONSTRUCTION MANAGER:  
 BBI Construction Management, Inc.  
Joe Burns  
 BY: Joe Burns, President  
1/27/22  
 DATE: \_\_\_\_\_

**EXHIBIT D**  
**PROJECT DESIGN AND CONSTRUCTION SCHEDULE**

**1.2/3.4 Project Design and Construction Schedule**

PHASE	START DATE	END DATE
Pre-Design Phase	00 00 0000	00 00 0000
Pre-Design Program Development	00 00 0000	00 00 0000
Pre-Design Budget & Program Verification	00 00 0000	00 00 0000
Concept Schematic Design (CSD)	00 00 0000	00 00 0000
CSD Construction Cost Estimate	00 00 0000	00 00 0000
Advanced Schematic Design (ASD)	00 00 0000	00 00 0000
ASD Construction Cost Estimate Report	00 00 0000	00 00 0000
Design Development (DD)	00 00 0000	00 00 0000
DD Construction Cost Estimate Report	00 00 0000	00 00 0000
60% Construction Documents (CDs)	00 00 0000	00 00 0000
60% CDs Construction Cost Estimate Report	00 00 0000	00 00 0000
Early bid packages (Site Utilities/Foundation)	00 00 0000	00 00 0000
Early bid packages ( )	00 00 0000	00 00 0000
Early bid packages ( )	00 00 0000	00 00 0000
100% Construction Documents (CDs)	12/13/2021	12/13/2021
Addendum #1 Issued	12/23/2021	12/23/2021
Addendum #2 Issued	01/04/2022	01/04/2022
Guaranteed Maximum Price (GMP) Proposal	01/19/2022	01/19/2022
Notice to Proceed/Purchase Order	01/27/2022	TBD
Perform Construction	TBD	29 Weeks
Substantial Completion	TBD	2 Weeks
Final Completion	TBD	00 00 0000

\*Reference article 16. Schedule requirements in the general terms and conditions

**EXHIBIT E**

**Guaranteed Maximum Price Agreement**

Pursuant to the Agreement between The City of Gainesville ("Owner") and **BBI Construction Management, Inc.** (Construction Manager"), for the construction of **Project #2022-0001510, Camp Cuscowilla Maintenance & Accessibility Improvements**, the Owner and the Construction Manager hereby execute this **GUARANTEED MAXIMUM PRICE ("GMP") AGREEMENT**, and further agree as set forth below.

1. Construction Manager shall commence the Work within ten (10) calendar days after the date indicated ON THE Notice to Proceed. The date of Substantial Completion for the Project shall be: **September 16, 2022**.
2. The date of Final Completion for the Project shall be **30** days after the date of Substantial Completion.
3. The Construction Manager's Guaranteed Maximum Price ("GMP") proposal dated **January 27, 2022** is accepted by the Owner.
4. In accordance with Section 3.6.1.8 of the Agreement for Construction Management Services, the Construction Manager shall award Trade Contracts representing ninety percent (90%) or more of the Cost of the Work within **ninety (90)** days of issuance of the Notice to Proceed for Construction Services.
5. The Guaranteed Maximum Price is \$ 2,637,371.00

Summary of Cost	GMP
General Conditions (Includes, Bonds, Insurance, Permit & Discount)	\$ 130,368.00
Staffing	\$ 359,571.00
Trade Contracts (Cost of Work)	\$ 1,817,734.00
Contingency	\$ 115,384.00
<b>SUB-TOTAL</b>	<b>\$ 2,423,057.00</b>
Overhead & Profit - (9%) (does not include Bonds & Insurance)	\$ 214,314.00
<b>Guaranteed Maximum Price</b>	<b>\$ 2,637,371.00</b>

FOR THE OWNER:  
ALACHUA COUNTY

*Marihelen Wheeler*

BY: Marihelen Wheeler, Chair

DATE:

*2/1/2022*

BBI CONSTRUCTION MANAGEMENT, INC.

*Joe Burns*

BY: Joe Burns, President

DATE:

*1/27/22*



## EXHIBIT F

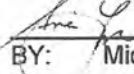
### PROJECT SPECIFIC REQUIREMENTS AND PRE-CONSTRUCTION SERVICES FEE

- 3.3.4 **LEED Certification.** The LEED Certification level is established at N/A level.
- 3.3.6 **Initial Construction Schedule Deadline**  
☐ With Advanced Schematic Design submittal or  
☒ 30 days after GMP submittal approval
- 3.4.3 **Construction Manager's Contingency** shall be no greater, as a percentage of the estimated Cost of the Work, than the following at each of the following phases:  
ten percent (10%) at Conceptual Schematic Design  
eight percent (8%) at Advanced Schematic Design  
six percent (6%) at Design Development  
five percent (5%) at (100%) Construction Documents  
three percent (3%) at the time the GMP proposal is submitted  
two percent (2%) at the time that Construction Manager has bought out Trade Contracts representing ninety percent (90%) of the Cost of Work or more.
- 3.4.5 **Jobsite Management and Logistics Plan**  
☐ with Design Development phase submittal or  
☒ no later than 02/04/2022
- 3.4.8 **Phased or "Fast-Track" Construction**  
NONE
- 3.5.1 **GMP Proposal Submittal Deadline**  
☐ upon completion of sixty percent (60%) of the Construction Documents.  
☐ thirty (30) days after completion of the Construction Documents.  
☐ no later than Month     , 0000.  
☒ 01/27/2022
- 4.1 **Pre-Construction Services Fee (if required)**
- | PHASE                       | FEE              |
|-----------------------------|------------------|
| Pre-Design Phase            | \$               |
| Conceptual Schematic Design | \$               |
| Advanced Schematic Design   | \$               |
| Design Development          | \$               |
| 60% Construction Documents  | \$               |
| 100% Construction Documents | \$ 30,000        |
| <b>Total:</b>               | <b>\$ 30,000</b> |
- 4.2 **Overhead & Profit.** The Construction Manager's Overhead & Profit percentage shall not exceed 2 % for the base GMP and 2 % for any Change Orders.
- 4.2.2 **Mileage Rate.** The mileage rate for authorized travel shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.  
**Lodging Rate.** The maximum reimbursable rate for lodging shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.  
**Meals.** The maximum reimbursable rates for meals shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.
- 5.1 **Liquidated Damages:** \$125 per day (calculated in accordance with Owner's Project Management Guides).

**EXHIBIT F (CONTINUED)**

**PROJECT SPECIFIC REQUIREMENTS AND PRE-CONSTRUCTION SERVICES FEE**

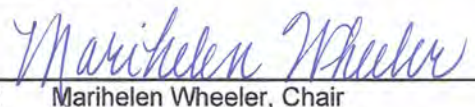
Recommendation: ☒ APPROVE ☐ DISAPPROVE

 Co-Project Manager for  
BY: Michele Lieberman, County Manager

1/28/22

DATE:

FOR THE OWNER:  
Alachua County

  
BY: Marihelen Wheeler, Chair

DATE:

FOR THE CONSTRUCTION MANAGER:  
BBI Construction Management, Inc.

  
BY: Joe Burns, President

DATE:

**EXHIBIT G**  
**PROJECT-SPECIFIC MODIFICATIONS**

*NONE.*




**EXHIBIT H**  
**NOTICE TO PROCEED**


Pursuant to the Agreement between The City of Gainesville ("Owner") and BBI Construction Management, Inc. (Construction Manager"), for the construction of Project #2022-0001510, Camp Cuscowilla Maintenance & Accessibility Improvements, the Owner and the Construction Manager hereby execute this GUARANTEED MAXIMUM PRICE ("GMP") AGREEMENT, and further agree as set forth below.

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3. The Construction Manager's Guaranteed Maximum Price ("GMP") proposal dated January 27, 2022 is accepted by the Owner.

\_\_\_\_\_  
FOR THE OWNER:  
ALACHUA COUNTY

 Co-Project Manager for  
BY: MICHELE LIEBERMAN, COUNTY MANAGER  
DATE: 1/28/22

\_\_\_\_\_  
BBI CONSTRUCTION MANAGEMENT, INC.

  
BY: JOE BURNS, PRESIDENT  
DATE: 1/27/22