

**SECOND AMENDMENT TO AGREEMENT NO. 10635 BETWEEN ALACHUA COUNTY AND
AJAX BUILDING CORPORATION FOR THE FAIRGROUNDS CM-AT-RISK GMP
CONSTRUCTION AGREEMENT**

THIS SECOND AMENDMENT TO AGREEMENT NO. 10635 ("Second Amendment"), made and entered into this 15th day of May A.D. 2020 by and between Alachua County, a charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "County", and AJAX BUILDING COMPANY, LLC, a Florida Limited Liability Corporation, formally named AJAX BUILDING CORPORATION, hereinafter referred to as "Construction Manager". Collectively the County and the Construction Manager are hereinafter referred to as the "Parties".

WITNESSETH:

WHEREAS, the County and the Construction Manager hereto previously entered into an agreement dated August 10, 2017 for the construction of the new Alachua County Fairgrounds for RFP No. 17-672, and entered into a FIRST amendment dated July 9, 2019, to amend the Description of Project and associated costs, as more particularly described below, to reflect changes to and the relocation and of the new Alachua County Fairground portion of the project to the Canterbury Agricultural and Equestrian Center, reflect the conceptual changes to and relocation of the IFAS Extension Office and separate Auditorium to an adjacent 5 acre parcel, delete all services and fees related to the Event Center; and

WHEREAS, the Construction Manager amended their Article of Organization, on June 27, 2019, changing their name from Ajax Building Corporation, LLC to Ajax Building Company, LLC; and

WHEREAS, the County recognizes and consents to the corporate name change; and

WHEREAS, the Parties also desire to amend the Agreement to include language which allows for electronic signatures on all subsequent documents pertaining to this agreement and to modify Exhibit K: GMP Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties hereby agree to this Second Amendment as set forth herein:

A. RECITALS: The Recitals set forth above are true, correct and are hereby incorporated into this Second Amendment.

C. Sub Section No. 5D.2 of the Agreement, *Alachua County Government Minimum Wage*, is hereby amended in its entirety to read:

2. Current required Alachua County Government Minimum Wage is \$14.00 per hour when health benefits are provided at the equivalent value of \$2.17 per hour and \$16.17 when health benefits are not provided (collectively, the “Minimum Wage”).

D. Section No. 9 of the Agreement, *Notice*, is hereby amended to change the name of the Construction Manager to read as follows:

ATTENTION: William P Byrne, President
AJAX Building Company, LLC
109 Commerce Blvd, Oldsmar FL 34677

E. Section No. 18 of the Agreement, *Electronic Signatures*, is added as follows:

Electronic Signatures

The Parties agree that an electronic version of this Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. The County shall determine the means and methods by which electronic signatures may be used to execute this Agreement and shall provide the Contractor with instructions on how to use said method. Delivery of this Agreement or any other document contemplated hereby bearing an manually written or electronic signature by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document,

will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

F. **EXHIBIT K** of the Agreement, *GMP Amendment*, is amended in its entirety and attached and incorporated herein as **K1 – AGRICULTURAL AND EQUESTRIAN CENTER EARLY SITE WORK GMP**.

G. This Second Amendment shall take effect upon the date of execution by the Parties.

H. **SAVE and EXCEPT** as expressly amended herein, all other terms and provisions of the Agreement shall be and remain in full force and effect.

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have caused this SECOND Amendment to Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

ALACHUA COUNTY, FLORIDA

Attest

J.K. "Jess Irby, Esq., Clerk

By: _____

Robert Hutchinson, Chair

Date: _____

Approved as to Form



Alachua County Attorney

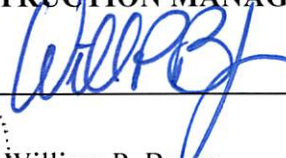
WITNESS

By: Karen Santiago

Print: Karen Santiago

Title: Asst Corporate Secretary

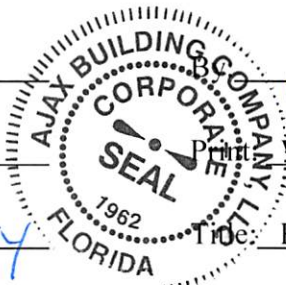
CONSTRUCTION MANAGER



Print: William P. Byrnes

Title: President

Date: 5.15.2020



IF CONTRACTOR IS INCORPORATED OR IS OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE AGREEMENTS ON BEHALF OF THE CONTRACTOR. IF A NATURAL PERSON, THEN YOUR SIGNATURE SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER THE PURCHASING/PROCUREMENT SECTION.

EXHIBIT K1 – AGRICULTURAL AND EQUESTRIAN CENTER EARLY SITE WORK GMP

GMP AMENDMENT TO CONTRACT BETWEEN OWNER AND CONSTRUCTION MANAGER FOR CONSTRUCTION OF THE NEW ALACHUA COUNTY AGRICULTURAL AND EQUESTRIAN CENTER FAIRGROUNDS; CONTRACT NO. 10635

Pursuant to Sections 4C and 7A of the Contract, dated August 10, 2017, between The County Commissioners of Alachua County, Florida (“Owner”) and AJAX Building Company, LLC. (“Construction Manager”), with respect to the construction of the Owner’s Alachua County Agricultural and Equestrian Center Fairgrounds (“Project”), the Owner and Construction Manager hereby agree to amend and modify the Contract by this Amendment and establish a Guaranteed Maximum Price and Contract Time for all the Work as set forth below:

ARTICLE 1

In accordance with Section 2 of Contract, Scope of Work, this Amendment, *AJAX Early Site GMP Proposal* dated May 8, 2020 and the other Contract Documents listed in the *AJAX Early Site GMP Proposal*, dated May 8, 2020, are hereby incorporated into and made a part of the Amendment by this reference.

ARTICLE 2

AGRICULTURAL AND EQUESTRIAN CENTER EARLY SITEWORK PHASE GUARANTEED MAXIMUM PRICE

2.1 Construction Manager’s Guaranteed Maximum Price (“GMP”) for the Work, including the estimated Cost of the Work as defined in Section 5 of the Contract including Construction Manager’s Fee as defined in Section 4 of the Contract, is Four Million Five Hundred Thirteen Thousand Five Hundred Forty-Eight Dollars and Zero Cents (\$4,513,548.00).

2.1.1 Alternate No. 1 – *New Water and Waste water at North and East side of 37-acre site*, with a cost of Two Hundred Thirty Five Thousand, One hundred and Seventy Five Dollars and Zero Cents (\$235,175.00) may be added to the GMP upon approval of the County.

2.2 The GMP includes material that may be purchased directly by the Owner (“Owner Direct

Purchases”). Construction Manager will initially process one (1) deductive Change Order under this Contract for the entire estimated amount of Owner Direct Purchases, inclusive of sales taxes. Prior to final payment, a final reconciliation of the Owner Direct Purchases against the GMP will be performed and such deductive Change Order will be prepared for the Owner’s review and execution.

2.3 The Construction Manager’s Fee for the for this *AJAX Early Site GMP Proposal* anticipated on the Equestrian Center Early Site Work is hereby established as a lump sum amount of Two Hundred and Fifty Thousand Dollars and Zero Cents (\$250,000.00), said lump sum amount is included within the above noted GMP, and is not to be construed as an additional amount to the amount listed in the Contract, but rather is a reiteration of the same amount. The remaining balance, Three Hundred Thousand Dollars and Zero Cents (\$300,000.00), of the previously established Fee shall be included in the Final GMP, subject to adjustment as identified in the contract.

2.4 The General Condition expenses for the for this *AJAX Early Site GMP Proposal* on this Project are hereby established as a not to exceed sum amount of Five Hundred Eighty-Seven Thousand Five Hundred Ninety Dollars and Zero Cents (\$587,590.00), said not to exceed sum amount is included within the above noted GMP. The items included as General Condition expenses are listed in Section 6 of the *AJAX Early Site GMP Proposal*, dated May 8, 2020, attached hereto and incorporated herein as Attachment No. 1. This itemized list shall be based upon the following categories of the Cost of Work as listed in **Exhibit P** sections: A., 1. (b-d); 4.; 5.(c),(h). Except as said not to exceed sum amount for General Condition expenses may be expressly adjusted by Change Order or Construction Change Directive, Contractor acknowledges and agrees that Owner shall have no liability for any General Condition expenses beyond payment of the above noted not to exceed sum amount and Contractor agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above not to exceed sum amount. Contractor acknowledges and agrees that unspent General Condition’s items shall be returned to the Owner through a deductive change order.

2.5 The Contractor’s bond costs for the *AJAX Early Site GMP Proposal* on this Project shall be a not to exceed sum amount of Thirty-Two Thousand Nine Hundred Forty-Seven Dollars and Zero Cents (\$32,947.00) said not to exceed sum amount is included within the above noted GMP.

2.6 Monthly installment payment of the Contractor's Fee shall be based upon the percent actual completion of the designated portion of the Work for each particular month as evidenced by actual costs submitted. The General Condition expenses shall be based upon actual costs as indicated by the supplied back up documents

2.7 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the required Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the not to exceed sum General Condition expense amount noted in paragraph 2.3 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed amount of One Hundred Thirty-Five Thousand Three Hundred Ninety-Eight Dollars and Zero Cents (\$135,398.00). Contingency funds shall be used to cover costs that may result from incomplete design and unanticipated costs that arise during construction that are not identified by the Construction Documents and other Owner requested changes in the Work. The Contractor shall not be entitled to overhead and profit or other fee's for Work charged against this Contingency. Contractor shall not proceed with any portion of the Work which it intends to charge against this contingency without first obtaining Owner's expressed written authorization to proceed. Contractor acknowledges and agrees that any Work which is to be charged against the contingency allowance that does not receive such prior written approval from the Owner shall be deemed to be part of Contractor's basic Work compensated within the GMP and not chargeable against the contingency. The Contractor shall keep a log of all items charged against the Contingency on the form attached as **Exhibit O** to this Agreement and shall utilize the Owner's "Contingency Authorization Form" attached to this Agreement as **Exhibit N** for all contingency related reimbursements. The Owner's consent is required prior to release of contingency and such consent shall not be unreasonably withheld. . Further, any contingency expenditure become part of the Contract Documents and are incorporated by reference herein. Unused contingency remaining at the end of the Work will be credited from the GMP. Contractor has no entitlement to any portion of any unused contingency.

2.8 The parties have agreed to establish an allowance within the GMP for Early Site Work in the amount of Four Hundred Four Thousand Dollars and Zero Cents (\$404,000.00). Construction Manager shall not proceed with any portion of the Work associated with the aforesaid allowance ("Allowance Work") without first obtaining Owner's express written authorization to proceed with said Allowance Work. Allowance Amounts are reflected in Section 2 of the *AJAX Early Site GMP Proposal*, dated May 8, 2020.

Contractor acknowledges and agrees that any Work which is to be charged against the allowance that does not receive such prior written approval from the Owner shall be deemed to be part of Contractor's basic Work compensated within the GMP and not chargeable against the allowance. The Contractor shall keep a log of all items charged against the Allowance and shall utilize the Owner's "Allowance Authorization Form" for all allowance related reimbursements. The Owner reserves the right, at its sole discretion, to withhold its consent on allowance expenditures. Further, any allowance expenditures become part of the Contract Documents and are incorporated by reference herein. Unused allowance amounts remaining at the end of the Work will be credited from the GMP. Contractor has no entitlement to any portion of any unused allowance.

2.9 Pursuant to **Exhibit A**, Paragraph 12.4 of the Agreement, if at the time final payment is made to Contractor the total Cost of the Work has been increased by approved Change Orders and Construction Change Directives, excepting change orders for Owner Direct Purchases, in an amount causing the original GMP, estimated to be approximately Ten Million Dollars and Zero Cents (\$10,000,000.00), to be increased or reduced by more than One Million Dollars and Zero Cents (\$1,000,000.00), then the Construction Manager's Fee shall be correspondingly increased or decreased by Sixty Thousand Dollars and Zero Cents (\$60,000.00).

2.10 If project requires trench excavation in excess of five feet deep the Construction Manager acknowledges the requirements set forth in Section 553.63 of the Florida Statutes titled Trench Safety Act. Construction Manager certifies that the required trench safety standards will be in effect during the period of construction of the Project and Construction Manager agrees to comply with all such required trench safety standards. The cost of such compliances is included in the GMP.

2.11 Construction Manager is responsible, without reimbursement from Owner, for re-inspection fees and costs; to the extent such re-inspections are due to the fault or neglect of Construction Manager.

ARTICLE 3

CONTRACT TIME AND DAMAGES

3.1 The Construction Phase Commencement Date for the Work is June 2, 2020. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is One Hundred Eighty-Six (186) days ("Contract Time"). THE SUBSTANTIAL COMPLETION DATE FOR THE AGRICULTURAL AND EQUESTRIAN CENTER EARLY SITEWORK IS THEREFORE ESTABLISHED AS DECEMBER 5, 2020. The Final Completion date for the Agricultural and Equestrian Center early site work is established no longer than 45 days from the Substantial Completion date.

3.2 Pursuant to the Amendment, the parties have established a liquidated damage rate for reasons stated therein, which the parties acknowledge and agree apply to this Amendment and Contractor's responsibility to complete the Work within the Contract Time as stated herein. Accordingly, the liquidated damage rate established in the Agreement shall be assessed against Contractor for each calendar day Contractor fails to achieve Substantial Completion and/or Final Completion of the Work within the Contract Time.

ARTICLE 4

MISCELLANEOUS

4.1 Except as expressly modified herein, the terms and conditions of the Contract remain unchanged. In the event of a conflict between the terms of this Amendment and those of the Contract, Owner and Construction Manager agree that the terms of this Amendment shall prevail and control.

(This space was intentionally left blank)

Owner

By: _____

Title: _____

Date: _____

Attest:

J. K. "Jess" Irby, Esq., Clerk
(SEAL)

Construction Manager

By: William P. Byrne

Title: William P. Byrne, President

Date: 5-15-2020

Attest: Karen Santiago



By/Title: Karen Santiago, Asst Corp Secretary

Approved as to Form

[Signature]

Alachua County Attorney

Attachment 1: AJAX Early Site GMP Proposal



EE

EARLY SITE GMP PROPOSAL

Alachua County Agricultural & Equestrian Center

23100 W. Newberry Road
Newberry, FL 32669

Ajax Project No. Job 201716
Dated: May 8, 2020



Ajax Building Corporation
424 SW 7th Terrace
Gainesville, FL 32601



AJAX BUILDING COMPANY, LLC

PROJECT NO. 201716

ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER

Early Sitework GMP PROPOSAL

May 8, 2020

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2. Allowances
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4. Completion Schedule
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6. List of Itemized General Conditions
7. Site Utilization Plan
8. Alternates





EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Ajax Building Company, LLC is pleased to present this Guaranteed Maximum Price (GMP) Proposal No. 1; Early Release Package Sitework & Utilities for the Alachua County Agricultural & Equestrian Center for consideration by Alachua County. This GMP Proposal No. 1; Early Release Package Sitework & Utilities represents the first of a total of two (2), cumulative GMP Proposals that are planned for this multi-GMP project.

Included within this GMP Proposal are 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 Alachua County is intended to serve as the basis for an Amendment to the CM Contract authorizing the construction phase of the project.

Project Description

The project consists of all civil sitework activities shown in the documents provided by CHW Engineers and listed in the Document List in section 1.

Current GMP Proposal - GMP Proposal No. 1 Early Release Sitework & Utilities

This GMP Proposal No. 1; Early Release Package Sitework & Utilities includes sitework and utility work on existing 37-acre site and new adjacent 5 acre site. 37-acre site includes construction of new stormwater ponds, utility work, relocated outdoor arena, Landscaping, pole-barn type structures over (4) existing washdown areas with related underground, and relocation of PEMB. 5-acre site includes clearing, grub and grading, construction of new stormwater ponds, building pads for IFAS Building and new road between two sites, UG utilities and building pads for 13,723 sf Auditorium and 7,379 IFAS building. Pole Barn Structures at Existing Washdown areas are included as Allowance. 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 this GMP Proposal is based upon the List of Documents included in Section I of this proposal as amended the Allowance Schedule per section 2 and the Clarifications, Qualifications, and Assumptions in section 3

This GMP Proposal No. 1, totals **\$4,513,548**

In addition to the base GMP Proposal, Ajax Building Company, LLC has provided pricing for various Alternates in Section 8 of this proposal for consideration by Alachua County. At this time, none of these Alternates are included within the base GMP Proposal. The following is a summary of the Alternates:

- | | | |
|--|-----|-----------|
| ▪ Alternate No. 1 – New Water and Waste water at North and East side of 37-acre site | Add | \$235,175 |
| ▪ Alternate No. 2 – New concrete at perimeter of existing horse-stall barns | Add | \$140,713 |
| ▪ Alternate No. 3 – New concrete at interior portion of existing horse-stall barns | Add | \$262,017 |

Future GMP Proposal

As the project moves forward, the following future GMP Proposal is planned in order to incorporate the remaining





scope of work for this multi-GMP project.

GMP Proposal No. 2 (Alachua County Agricultural & Equestrian Center):

Five-Acre Site: Construction of 13,723 sf Auditorium and 7,379 IFAS building

Thirty-seven-acre site: Construction of 2,200 sf Restroom Building, 114 sf Announcer Booth, Renovation to Clubhouse and Misc. work on existing covered Arena and Stables. This final GMP 2 will coordinate with this GMP 1 becoming the final and all inclusive proposal for the work associated with this project.

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 seven (7) months for the construction phase of the project.

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

- | | |
|----------------------------|-------------------|
| ▪ Substantial Completion * | December 5, 2020 |
| ▪ Final Completion | December 29, 2020 |

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

- | | |
|--|------------------|
| ▪ Mobilization / Start of Construction | June 1, 2020 |
| ▪ Owner Occupancy | December 5, 2020 |

In order for sitework activities to commence on June 1, 2020 as scheduled, the following contractual activities will need to be completed as indicated.

- | | |
|----------------------------------|--------------|
| ▪ GMP Negotiations Complete | May 19, 2020 |
| ▪ CM Contract Amendment Executed | May 27, 2020 |
| ▪ All Required Permits Issued | June 1, 2020 |
| ▪ Notice to Proceed Issued | May 30, 2020 |

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.





LIST OF DOCUMENTS

Attachment 1 to Exhibit K
GMP Amendment to Contract
List of Drawings and Specifications





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 the Clarifications, Qualifications, and Assumptions contained in Section III of this proposal.

The List of Documents includes the:

- Contract Drawings

- Project Specifications
- Addenda Issued by the Architect / Engineer
- Pre-Bid Requests for Information (Pre-Bid RFI's)
- Other Documents (As Listed)
- Bid Packages and Bid Package Addenda





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

CONTRACT DRAWINGS
Entitled New Alachua County Agricultural and Equestrian Center

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Addendum 1</u>	<u>Addendum 2</u>
Cover	Cover Sheet	4/7/20		
	Civil			
1 OF 1	TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
C0.00	COVER SHEET AND INDEX	4/7/20	4/22/20	4/27/20
C0.10	GENERAL NOTES	4/7/20	4/22/20	4/27/20
C0.11	LEGEND	4/7/20	4/22/20	4/27/20
C0.20	STORMWATER POLLUTION PREVENTION NOTES	4/7/20	4/22/20	4/27/20
C0.21	STORMWATER POLLUTION PREVENTION DETAILS	4/7/20	4/22/20	4/27/20
C0.22	STORMWATER POLLUTION PREVENTION PLAN	4/7/20	4/22/20	4/27/20
C0.23	STORMWATER POLLUTION PREVENTION PLAN	4/7/20	4/22/20	4/27/20
C0.24	STORMWATER POLLUTION PREVENTION PLAN	4/7/20	4/22/20	4/27/20
C0.25	STORMWATER POLLUTION PREVENTION PLAN	4/7/20	4/22/20	4/27/20
C0.26	STORMWATER POLLUTION PREVENTION PLAN	4/7/20	4/22/20	4/27/20
C0.30	DEMOLITION AND TREE PROTECTION PLAN	4/7/20	4/22/20	4/27/20
C0.31	DEMOLITION AND TREE PROTECTION PLAN	4/7/20	4/22/20	4/27/20
C0.32	DEMOLITION AND TREE PROTECTION PLAN	4/7/20	4/22/20	4/27/20
C0.33	DEMOLITION AND TREE PROTECTION PLAN	4/7/20	4/22/20	4/27/20
C0.40	TREE CANOPY PLAN	4/7/20	4/22/20	4/27/20
C0.50	OPEN SPACE PALN	4/7/20	4/22/20	4/27/20
C0.60	FUTURE POTENTIAL IMPERVIOUS PLAN	4/7/20	4/22/20	4/27/20
C1.00	MASTER SITE PLAN	4/7/20	4/22/20	4/27/20
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN	4/7/20	4/22/20	4/27/20





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Addendum 1</u>	<u>Addendum 2</u>
C1.11	DETAILED HORIZONTAL CONTROL AND SITE PLAN	4/7/20	4/22/20	4/27/20
C1.12	DETAILED HORIZONTAL CONTROL AND SITE PLAN	4/7/20	4/22/20	4/27/20
C1.13	DETAILED HORIZONTAL CONTROL AND SITE PLAN	4/7/20	4/22/20	4/27/20
C2.00	MASTER GRADING AND DRAINAGE PLAN	4/7/20	4/22/20	4/27/20
C2.10	DETAILED GRADING AND DRAINAGE PLAN	4/7/20	4/22/20	4/27/20
C2.11	DETAILED GRADING AND DRAINAGE PLAN	4/7/20	4/22/20	4/27/20
C2.12	DETAILED GRADING AND DRAINAGE PLAN	4/7/20	4/22/20	4/27/20
C2.13	DETAILED GRADING AND DRAINAGE PLAN	4/7/20	4/22/20	4/27/20
C2.14	DETAILED GRADING AND DRAINAGE PLAN	4/7/20		4/27/20
C2.50	STORMWATER MANAGEMENT FACILITY #1 PLAN AND DETAILS	4/7/20	4/22/20	4/27/20
C2.51	STORMWATER MANAGEMENT FACILITY #2 PLAN AND DETAILS	4/7/20	4/22/20	4/27/20
C2.52	STORMWATER MANAGEMENT FACILITY #3 PLAN AND DETAILS	4/7/20	4/22/20	4/27/20
C2.53	SINKHOLE REPAIR DETAIL	4/7/20	4/22/20	4/27/20
C3.00	MASTER UTILITY PLAN	4/7/20	4/22/20	4/27/20
C3.10	DETAILED UTILITY PLAN	4/7/20	4/22/20	4/27/20
C3.11	DETAILED UTILITY PLAN	4/7/20	4/22/20	4/27/20
C3.12	DETAILED UTILITY PLAN	4/7/20	4/22/20	4/27/20
C3.13	DETAILED UTILITY PLAN	4/7/20	4/22/20	4/27/20
C4.00	CONSTRUCTION DETAILS	4/7/20	4/22/20	4/27/20
C4.01	CONSTRUCTION DETAILS	4/7/20	4/22/20	4/27/20
C4.02	TYPICAL SECITON	4/7/20	4/22/20	4/27/20
C4.10	ROADWAY PLAN PROFILE	4/7/20	4/22/20	4/27/20





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Addendum 1</u>	<u>Addendum 2</u>
C4.11	ROADWAY PLAN PROFILE	4/7/20	4/22/20	4/27/20
C4.12	ROADWAY PLAN PROFILE	4/7/20	4/22/20	4/27/20
C6.00	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
C6.01	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
C6.02	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
C6.03	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
C6.04	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
C6.05	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
C6.06	ROADWAY CROSS SECTIONS	4/7/20	4/22/20	4/27/20
FDP	FINAL DEVELOPMENT PLAN	4/7/20	4/22/20	4/27/20
PDP	PRELIMINARY DEVELOPMENT PLAN	4/7/20	4/22/20	4/27/20
V-001	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
V-002	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
V-003	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
V-004	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
V-005	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
V-006	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
V-007	BOUNDARY AND TOPOGRAPHIC SURVEY	4/7/20	4/22/20	4/27/20
	Architectural			
A1	IFAS BUILDING LIFE SAFETY PLAN	4/7/20		
A1.1	IFAS BUILDING FLOOR PLAN	4/7/20	4/22/20	4/27/20
A1.2	IFAS BUILDING DIMENSION PLAN	4/7/20	4/22/20	4/27/20
A1.3	IFAS BUILDING EXTERIOR ELEVATIONS	4/7/20		
A1.4	IFAS BUILDING ROOF PLAN	4/7/20		





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Addendum 1</u>	<u>Addendum 2</u>
A1.5	IFAS BUILDING REFLECTED CEILING PLAN	4/7/20		
A2	AUDITORIUM BUILDING LIFE SAFETY PLAN	4/7/20		
A2.1	AUDITORIUM BUILDING FLOOR PLAN	4/7/20	4/22/20	4/27/20
A2.2	AUDITORIUM BUILDING DIMENSION PLAN	4/7/20	4/22/20	4/27/20
A2.3	AUDITORIUM BUILDING ENLARGED KITCHEN [PLAN	4/7/20		
A2.4	AUDITORIUM BUILDING RESTROOM PLAN	4/7/20		
A2.5	AUDITORIUM BUILDING EXTERIOR ELEVATIONS	4/7/20		
A2.6	AUDITORIUM BUILDING ROOF PLAN	4/7/20		
A2.7	AUDITORIUM BUILDING REFLECTED CEILING PLAN	4/7/20		
A3	RESTROOM BUILDING LIFE SAFETY PLAN	4/7/20		
A3.1	RESTROOM BUILDING ONE	4/7/20	4/22/20	4/27/20
A3.2	RESTROOM BUILDING ONE	4/7/20	4/22/20	4/27/20
A3.3	RESTROOM BUILDING ONE	4/7/20		
A3.4	RESTROOM BUILDING ONE	4/7/20		
A3.5	RESTROOM BUILDING ONE	4/7/20		
A4	RESTROOM BUILDING TWO	4/7/20		
A4.1	RESTROOM BUILDING TWO	4/7/20		
A4.2	RESTROOM BUILDING TWO	4/7/20		
A4.3	RESTROOM BUILDING TWO	4/7/20		
A5	ANNOUNCERS BOOTH VARIOUS PLANS	4/7/20		
A5.1	ANNOUNCERS BOOTH EXTERIOR ELEVATIONS	4/7/20		
A6	ARENA BUILDING LIFE SAFETY PLAN	4/7/20		
A6.1	ARENA BUILDING RENOVATION PLAN	4/7/20		





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<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Addendum 1</u>	<u>Addendum 2</u>
A6.01	ARENA BUILDING DEMOLITION PLAN	4/7/20		
A6.02	ARENA BUILDINGDEMOLITION ELEVATIONS	4/7/20		
A6.2	ARENA BUILDING ENLARGED PLAN	4/7/20		
A6.3	ARENA BUILDINGENLARGED PLANS	4/7/20		
A6.4	ARENA BUILDING EXTERIOR ELEVATIONS	4/7/20		
A6.5	ARENA BUILDING ROOF PLAN	4/7/20		
A7	CLUBHOUSE BUILDING	4/7/20		
A7.1	CLUBHOUSE BUILDING	4/7/20		
A7.01	CLUBHOUSE BUILDING	4/7/20		
A7.02	CLUBHOUSE BUILDING	4/7/20		
A7.2	CLUBHOUSE BUILDING	4/7/20		
A7.3	CLUBHOUSE BUILDING	4/7/20		
A7.4	CLUBHOUSE BUILDING	4/7/20		
A8	HORSE STABLES RENOVATION PLANS	4/7/20		
A9	OUTDOOR RING BLEACHER PLAN	4/7/20		
A10	PREFAB. METAL BUILDING RELOCATION PLAN	4/7/20		
	Landscape			
IR-1	IRRIGATION EXHIBIT	4/7/20	IRRIGATION IS NOT INCLUDED, SEE QUALIFICATIONS	
LS-1	LANDSCAPE NOTES AND DETAILS	4/7/20	4/22/20	4/27/20
LS-2	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
LS-3	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
LS-4	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
LS-5	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
LS-6	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20





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<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Addendum 1</u>	<u>Addendum 2</u>
LS-7	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
LS-8	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
LS-9	LANDSCAPE PLAN	4/7/20	4/22/20	4/27/20
	Structural			
S.1.1	IFAS BUILDING FOUNDATION PLAN	4/7/20		
S.1.2	IFAS BUILDING ROOF FRAMING PLAN	4/7/20		
S.2.1	AUDITORIUM BUILDING FOUNDATION PLAN	4/7/20		
S.2.2	AUDITORIUM BUILDING ROOF FRAMING PLAN	4/7/20		
S.3.1	RESTROOM BUILDING ONE FOUNDATION PLAN	4/7/20		
S.3.2	RESTROOM BUILDING ONE ROOF FRAMING PLAN	4/7/20		
S.4.1	RESTROOM BUILDING TWO FOUNDATION PLAN	4/7/20		
S.4.2	RESTROOM BUILDING TWO ROOF FRAMING PLAN	4/7/20		
S.7	FOUNDATION DETAILS	4/7/20		
S.8	FRAMING DETAILS	4/7/20		
S.9	ROOF FRAMING DETAILS	4/7/20		
	Plumbing			
P0.1	PLUMBING SITE PLAN	4/7/20	4/22/20	4/27/20
	Electrical			
E0.1	ELECTRICAL SITE PLAN	4/7/20	4/22/20	4/27/20
	(END OF DRAWINGS)			





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PROJECT SPECIFICATIONS

Entitled Technical Specifications for Alachua County Agricultural and Equestrian Center and IFAS Office and Auditorium Building dated 04/07/2020

<u>Section</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
	Division 00 – Procurement and Contracting Requirements			
000110	Table of Contents	2	4/7/20	
	Division 01 – General Requirements			
017310	FLORIDA TRENCH SAFETY ACT	1	4/7/20	
017319	CUTTING AND PATCHING	3	4/7/20	
	Division 02 - Sitework			
024000	DEMOLITION	4	4/7/20	
	Division 31 – Earthwork			
311100	CLEARING, GRUBBING AND STRIPPING	3	4/7/20	
312213	ROUGH GRADING	1	4/7/20	
312216	FINE GRADING	2	4/7/20	
312300	EARTHWORK FOR SITE CONSTRUCTION	5	4/7/20	
	Division 32 – Exterior Improvements			
321113	STABILIZED SUBGRADE	1	4/7/20	
321126	PAVEMENT BASE	1	4/7/20	
321219	ASPHALTIC CONCRETE PAVEMENT	1	4/7/20	
321313	CEMENT CONCRETE	10	4/7/20	
	Division 33 – Utilities			
331000	WATER DISTRIBUTION SYSTEM	25	4/7/20	
333111	GRAVITY WASTEWATER COLLECTION	11	4/7/20	
333913	PRECAST CONCRETE VAULTS, MANHOLES, AND WET WELLS FOR SANITARY SEWER	7	4/7/20	
333933	SPECIALTY COATINGS AND LININGS FOR SANITARY SEWER	3	4/7/20	
334100	STORM DRAINAGE SYSTEM	7	4/7/20	
	(END OF SPECIFICATIONS)			





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ADDENDA ISSUED BY THE ARCHITECT/ENGINEER

Addenda #	Description	# Pages	Date	Revised
1	Civil Addendum 1	76	04/22/2020	
2	Civil Addendum 2	77	04/27/2020	
	(END OF ADDENDA)			





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

<u>PB RFI No.</u>	<u>Description</u>	<u>Issued</u>	<u>Resp</u>	<u>Revised</u>
1	Asphalt Parking Lot Discrepancy	4/21/20	4/23/20	
2	Announcer Booth Location/	4/21/20	4/23/20	
3	Bollard Details	4/21/20	4/23/20	
4	Existing Storm Inlets	4/21/20	4/23/20	
5	Storm Structure 15 Discrepancy	4/21/20	4/23/20	
6	Storm Structure Details	4/21/20		
7	Storm Structure 13 Skimmer	4/21/20		
8	Sod Layout Plan	4/21/20		
9	Auditorium Roof Drain System	4/21/20		
10	Sand and Grease Trap Details	4/29/20		
	(END OF PRE-BID RFI'S)			

Ajax



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OTHER DOCUMENTS

<u>Reference</u>	<u>Description</u>	<u># Pages</u>	<u>Date</u>	<u>Revised</u>
GSE Engineering and Consulting	Geotechnical Report	76	11/06/19	
	(END OF OTHER DOCUMENTS)			





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BID PACKAGES AND BID PACKAGE ADDENDA

<u>BP No.</u>	<u>Description</u>	<u>Dated</u>	<u>Addendum 1</u>	<u>Addendum 2</u>	<u>Addendum 3</u>
	Master Bid Package	04/08/20	04/16/20	4/23/20	04/27/20
32.01	Sitework and Utilities	04/08/20	04/23/20		
32.09	Landscape	04/13/20			
	(END OF BID PACKAGES AND BID PACKAGE ADDENDA)				

END OF DOCUMENT LIST





SCHEDULE OF ALLOWANCES





Allowances Total \$ 404,000.00

SCHEDULE OF ALLOWANCES

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>Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 01 – General Requirements	
	Temporary Electric Connection	\$1,500
	Small Tools & Equipment	\$2,500
	Fence Panels/Relocate Temp Fence	\$5,000
	Purchase Drawings/Reproduction Cost	\$4,000
	Soil/Material Testing	\$10,000
	Punch List	\$1,000
	Division 02 – Existing Conditions	
	Division 03 – Concrete	
	Division 13 – Special Construction	
	Pole Barns for Washdown Areas	\$35,000
	Two Board Fence at Outdoor Ring	\$20,000
	Non-scoped work required for proper phasing for Final GMP	\$250,000
	Division 21 – Fire Suppression	





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<u>Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 22 – Plumbing	
	Division 26 – Electrical	
	See Division 33	
	Division 31 – Earthwork	
	Division 32 – Exterior Improvements	
	Landscape Bahia Sod	\$35,000
	Division 33 – Utilities	
	Electrical Work required for disconnects and/or other items required prior to final design	\$40,000

END OF ALLOWANCE SCHEDULE





CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS





CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS

Basis of the GMP Proposal

- This GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled "Preliminary/Final Development Plans for Alachua County Agricultural & Equestrian Center and Alachua County IFAS Extension Office & Auditorium" dated April 7, 2020 as prepared by CHW Professional Consultants. Refer to Document List included in Section I of this proposal.
 - The Project Specifications entitled "Technical Specifications for Alachua County Agricultural & Equestrian Center and Alachua County IFAS Extension Office & Auditorium" dated April 7, 2020 as prepared by CHW Professional Consultants. Refer to Document List included in Section 1 of this proposal.
 - Addendum No. 1 prepared by CHW Professional Consultants, dated April 22, 2020, 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.
 - Addendum No. 2 prepared by CHW Professional Consultants, dated April 27, 2020, 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. 1-16 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 May 7, 2020.
 - The Construction Manager's Project Schedule dated May 8, 2020
 - The Bid Packages and Bid Package Addenda issued to bidders by the Construction Manager.
- No costs are included for any additional items that may come from permit comments once received. Additional costs, if any, will be basis of a change order.
- It is understood that various allowances are included in this GMP Proposal as indicated in Section 2 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.
- These qualifications, clarifications and assumptions are intended to supplement the GMP Cost Report and the 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 GMP Proposal consists of the following:
 - The Construction Manager's general conditions and general requirements for a period of seven (7) months. General conditions for the remainder of the project will be included in the next and final GMP.
 - Base Bid GMP – Includes the following scope of work:
 - This GMP Proposal No.1; Early Release Package Sitework & Utilities includes sitework and utility work on existing 37-acre site and new adjacent 5 acre site. 37-acre site includes construction of new stormwater ponds, utility work, relocated outdoor arena and Landscaping, pole-barn type structures





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over (4) existing washdown areas with related underground, and relocation of PEMB. 5-acre site includes clearing, grub and grading, construction of new stormwater ponds, building pads for IFAS Building and new road between two sites, UG utilities and building pads for 13,723 sf Auditorium and 7,379 IFAS building. Pole Barn Structures at Existing Washdown areas are included as Allowance.

- Alternates – The following “Alternates” have been priced and are offered for consideration as part of this proposal. Refer to Section 8 of this proposal for a more detailed description and pricing for the alternates.
 - Alternate No. 1 – (New Water and Wastewater in Easement at North and East side of 37-acre site)
 - ◆ Alternate includes all valve, fittings and shut-offs. It is assumed that excavated material in utility trenches can be utilized as backfill without mixing or remediation. Assume that taps at each end will be made by the City of Newberry as shown on sheet C3.00.
 - Alternate No. 2 – (New Concrete **Perimeter** at Five Existing Horse-Stall Barns)
 - ◆ Assume hand or small machine grading of subgrade to prep for concrete. Concrete included as 4" thick, un-reinforced 3000 psi standard grey concrete. Typical sidewalk type construction.
 - Alternate No. 3 – (New Concrete at **Interior** Portion of Five Existing Horse-Stall Barns)
 - ◆ Assume hand or small machine grading of subgrade to prep for concrete. Concrete included as 4" thick, un-reinforced 3000 psi standard grey concrete. Typical sidewalk type construction.

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 seven (7) months.
 - We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project telephones, and jobsite communications.
 - We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.
 - Aerial photographs have been included.
 - Building permits cost is not included.
 - Environmental permits are not included.
 - 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 or will be paid direct by the County.
 - Costs related to a threshold inspector are not included.
 - An allowance of \$10,000 is included for lab testing.
 - Temporary utility services (water, sewer and electric) are not 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 costs associated with temporary water, sewer and electric utilities is not included as Construction Manager will be utilizing existing Clubhouse building for temporary office.





- We have included costs for Scheduling Software, Updates, Maintenance, and Support within the GMP for this Early phase GMP. The charge for this service shall be \$525 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 for this Early GMP. 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 \$700 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 for this early phase GMP. 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 cost for this service is \$4,513 calculated at 0.1% of the total GMP cost. The charge for this service shall be billed as a lump sum amount based upon the final GMP contract amount.
- Temporary gravel, limerock, crushed concrete or asphalt millings is included for the stabilization of the construction entrances.
- Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing.
- We have included re-seeding areas disturbed by construction activities with dryseed and mulch as shown on sheets C0.23, C0.24, C0.25 and C0.26 and as It should be understood that there will be a "growing in" period following the seeding operations. There is no irrigation included per County request and may affect ultimate growth/survival of seeded areas.
- One (1) each standard 4' x 8' project sign is included.
- An allowance in the amount of \$4,000 is included for the reproduction and distribution of Contract Documents for the purpose of construction.
- 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.
- We have included this project's portion of our Umbrella / General Liability Insurance Policy within the GMP. The charge for this coverage shall be \$41,522 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 \$10,000.
 - The earth movement and flood deductibles for this policy are \$25,000.
 - Deductible for a named storm is 1% VARTOL (Values at Risk at Time of Loss) minimum \$100,000 loss.
 - 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.





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- "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".
- The 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.
- Damages for delay (liquidated damages or otherwise) shall only be applicable to the overall Substantial Completion date for the entire project. Damages for delay shall not apply to interim, phased or milestone Substantial Completion dates.
- 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 \$2,031 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.
- Architectural and/or Engineering Fees are not included.
- The Construction Manager's Construction Phase Fee (OH&P) is included as a lump of \$250,000 for this Early GMP. The subsequent GMP shall be calculated in accordance with the contract amendment allocating this portion of the fee accordingly.
- This proposal does not include any provisions for enhanced hurricane protection (EHPA).
- Labor burden multiplier is included as a fixed rate of 42%. This multiplier is to account for all added expenses related to direct labor that are not included as part of OH&P. A breakdown of this labor burden has been provided to and approved by Alachua County.
- 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.
- Should the Owner elect to utilize the Direct Purchase Order process to save sales tax, the tax for actual purchases will be credited to the Owner. At the end of the Project, any refund for materials not purchased or surplus materials returned to suppliers plus the applicable sales tax amount shall be credited with an additive Change Order to the Agreement with the Construction Manager and Subcontractor's Agreement. Surplus materials shall be the property of the Subcontractor and no refund or materials shall be due to the Owner.

Division 02 – Existing Conditions





AJAX BUILDING COMPANY, LLC

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- Clarifications, qualifications and assumptions related to Division 02:
 - Abatement and Remediation Work
 - 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
 - Removal of existing light poles and speaker poles as shown for planned re-installation, however the condition of some of these existing poles is suspect. All care will be taken in removal but no guarantee exists on suitability of removed poles.
 - Demolition work and selective demolition work, as required for the renovations and new construction, is included in this proposal.
 - 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.
 - It is assumed that abandoned utilities will be disconnected and capped (not removed or filled) with the exception of septic tanks identified on the project documents to be removed.
 - We specifically exclude the relocation and/or reinstallation of any existing or temporary buildings, structures, etc., with the exception of the PEMB identified to be remove and re-installed (see Division 13 – Special Construction)
 - 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. Ajax will coordinate with the county if they wish to salvage any materials prior to mobilization.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03:
 - Concrete Work
 - We specifically exclude any special vapor barriers, radon barriers, waterproofing membranes/coatings, or any other special membranes.
 - No special or extended warranties are included. Treatment or damage mitigation to existing construction is not included.

Division 04 – Masonry

- No Masonry of any kind is included in GMP 1

Division 05 – Metals

- Standard Steel Bollards are included as shown.

Division 06 – Wood, Plastics and Composites





- Clarifications, qualifications and assumptions related to Division 06:
 - Lumber and Rough Carpentry. An allowance of \$20,000 is included for Fencing at the Outdoor ring. No other permanent fencing is included in the proposal. The County has stated they may elect to self perform installation of the permanent wood fencing.

Division 07 – Thermal and Moisture Protection

- Clarifications, qualifications and assumptions related to Division 07:
 - Waterproofing
 - No waterproofing required or included in GMP 1.

Division 08 – Openings

- No Doors, Frames, Hardware, Windows or Glass required or included in GMP 1.

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - No finishes required or included in GMP 1.

Division 10 – Specialties

- Clarifications, qualifications and assumptions related to Division 10:
 - No Specialties required or included in GMP 1.

Division 11 – Equipment

- Clarifications, qualifications and assumptions related to Division 11:
 - No Equipment required or included in GMP 1.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
 - No furnishings required or included in GMP 1.

Division 13 – Special Construction





- Clarifications, qualifications and assumptions related to Division 13:
- We have included an allowance of \$250,000 for work required prior to final GMP but not specified in the documents list. This may include purchasing materials for the County to self-perform certain portions of work to facilitate overall savings to the project. Will also be researching the capacity to relocate the existing PEMB Pole Barn at existing fairgrounds. And potential of changing portions of OH electrical to UG (Underground)
- Pole Barns
 - Four pole barns are included as an allowance of \$35,000. One at each of the existing wash-down areas.
 - Pole barns to have engineered free span trusses. All purlins are 2 x 6 yellow pine at 2' on center. Galvalume 29 gauge metal roof.

Division 14 – Conveying Systems

- No Conveying Systems are required for GMP 1.
 -

Division 21 – Fire Suppression

- Fire Protection included in GMP 1 is limited to Site Underground water line/ fire hydrants and related site infrastructure as shown.

Division 22 – Plumbing

- Clarifications, qualifications, and assumptions related to Division 22:
 - Plumbing Work
 - No building plumbing work is included. See Sitework section for site underground utilities.
 -
 -
 - Grease Interceptors and Septic Tanks
 - Grease interceptor included as an Allowance as the system was not sized at the time of GMP bidding.
 - Two Sand/Water separators are included as an Allowance as the systems were not sized at the time of GMP bidding.

Division 23 – HVAC

- Clarifications, qualifications and assumptions related to Division 23:
 - HVAC Work
 - No HVAC work is required as part of GMP 1





Division 26 – Electrical

- Clarifications, qualifications and assumptions related to Division 26:
 - Proposed Underground Electric Service from State Road 26 to five-acre site is by Clay Electric.
 - This will be included in subsequent GMP. There is an allowance of \$40,000 to take care of required electrical disconnects or other electrical work

Division 31 – Earthwork

- Clarifications, qualifications and assumptions related to Division 31:
 - Site Work / Earthwork
 - Per the Geotechnical Report section 4.8 recommendation, the stormwater facility ponds will be undercut by 3'. It is assumed that enough of the material is coming out of pond will be suitable to be used to backfill the undercut and no import is included. If unsuitables beyond the scope of the geotechnical report are encountered the removal/replacement will be at \$14.50/cy. The Geotechnical Report Section 4.3.1 and 4.6.3 advise that building pads should be undercut a minimum of 4' beneath the bottom of footing elevation. Per the Report it states to utilize the undercut material and replace and compact. If this material cannot meet compaction of is deemed unsuitable removal and replacement will be at \$14.50/cy.
 - It is assumed that excavated material at utility trench locations will be suitable for backfill without mixing or remediation or replacement with import fill.
 - No undercut/backfill has been included at new roadway.
 - No import material is included other than for building up the new building pads.
 - No costs are included to repair any sinkholes if encountered.
 - Outdoor Ring
 - Includes crushcrete base and the sand/Fleet fiber mix as detailed in documents.

Division 32 – Exterior Improvements

- Clarifications, qualifications, and assumptions related to Division 32:
 - Paving.
 - We have included Asphalt paving in two, one-inch lifts. The final lift will be completed immediately prior to final completion of Phase 2.
 - Slopes of stormwater ponds and swales will be sodded with Bahia.
 - Bottoms of stormwater ponds and swales will be seeded with dry seed and mulch.
 - Landscaping has been included as show with an Allowance of \$35,000 for Bahia sod not included in the sitework scope
 - Assume stockpiled topsoil is suitable for use at landscape areas. No import of topsoil has been included.
 - No permanent irrigation system is included. Include water in plantings for 60 days after installation. Owner responsibility for watering beyond 60 days.





Division 33 – Utilities

- Clarifications, qualifications and assumptions related to Division 33:
 - Site Utilities are included as shown on documents. The items below were not clear and are included as stated below. These items will be confirmed through the engineer and county for final selection.
 - Non-potable water line to relocated PEMB included as 1"
 - Non-potable water line from existing well to cross beneath new roadway to shut-off at 5-acre site not sized. Included as 1"
 - Include signage for each Non-Potable water connection point
 - Includes new sand-water separator to washdown at PEMB and related Wastewater lines and fittings
 - Sand-water separator is not sized and is included as 1500 gal
 - Include new sand-water separator at existing washdowns with related Wastewater lines and fittings
 - Sand-water separator not sized and is included as 1500 gal.
 - Includes new grease interceptor at Auditorium with Wastewater lines and fittings
 - Grease interceptor is not sized and included as 1000gal.

General Notes

- General clarifications, qualifications and assumptions related to the GMP Proposal:
 - Electronic, CAD or BIM "As-Built" 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.
 - 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





SCHEDULE NARRATIVE





SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated May 8, 2020 as prepared by Ajax Building Company, LLC and included in this proposal for the illustration of the below listed items. The project schedule has been updated to include progress achieved through May 8, 2020.

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 seven (7) months for the construction phase of the project.

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

- | | |
|--------------------------|-------------------|
| ▪ Substantial Completion | December 5, 2020 |
| ▪ Final Completion | December 29, 2020 |

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

- | | |
|--|------------------|
| ▪ Mobilization / Start of Construction | June 1, 2020 |
| ▪ Owner Occupancy | December 5, 2020 |

In order for sitework activities to commence on June 1, 2020 as scheduled, the following contractual activities will need to be completed as indicated.

- | | |
|----------------------------------|--------------|
| ▪ GMP Negotiations Complete | May 19, 2020 |
| ▪ CM Contract Amendment Executed | May 27, 2020 |
| ▪ All Required Permits Issued | June 1, 2020 |
| ▪ Notice to Proceed Issued | May 30, 2020 |

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 Company, LLC 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.





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 7, 2020

SCHEDULE PENDING





COST REPORT NARRATIVE/SCHEDULE OF VALUES





COST REPORT NARRATIVE/SCHEDULE OF VALUES

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 I of this proposal the Clarifications, Qualifications, and Assumptions, contained in Section III of this proposal.

The Base Bid GMP 1 Proposal for the Alachua County Agricultural & Equestrian Center totals \$4,513,548. The Base Bid GMP Proposal includes Early Release Package Sitework & Utilities includes sitework and utility work on existing 37-acre site and new adjacent 5 acre site. 37-acre site includes construction of new stormwater ponds, utility work, relocated outdoor arena, Landscaping, pole-barn type structures over (4) existing washdown areas with related underground. The 5-acre site includes clearing, grub and grading, construction of new stormwater ponds, building pads for IFAS Building and new road between two sites, UG utilities and building pads for 13,723 sf Auditorium and 7,379 IFAS building. Landscaping, Permanent Fencing & Gates and Pole Barn Structures at Existing Washdown areas are included as Allowance.

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 Alachua County included in Sections 9 and 8 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 value.

SEE GMP ESTIMATE SUMMARY NEXT PAGE





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

Cost Management Detail



Sort Sequences: 1. Sec 2. Major Item Code 3. Minor Item Code 4. Not Used
Estimate File: :Alachua County Equestrian Phase 1 Early Site GMP.e
Estimator: Primary Project Qty:0 \$ Secondary Project Qty:0 FLF Estimate UM: Imperi

Report includes Taxes & Insurance.

3:04:27PM

5/7/2020

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 Company, LLC !!!			
Sec BB BASE BID			
Major Item Code 01300.000 GENERAL CONDITIONS			
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			
General Conditions (See Breakdown)	1.00 LS	587,590.00	587,590
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$587,590
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$587,590
Major Item Code 13000.000 SPECIAL CONSTRUCTION			
Minor Item Code 13000.000 SPECIAL CONSTRUCTION			
Pole Barns for Washdown Areas	1.00 ALLW	35,000.00	35,000
Fencing at Outdoor Ring	1.00 ALLW	20,000.00	20,000
Work Required Prior to Issuance of Final GMP	1.00 ALLW	250,000.00	250,000
Total Minor Item Code 13000.000 SPECIAL CONSTRUCTION			\$305,000
Total Major Item Code 13000.000 SPECIAL CONSTRUCTION			\$305,000
Major Item Code 26000.000 ELECTRICAL WORK			
Minor Item Code 26075.000 ELECTRICAL SITEWORK			
Miscellaneous Electrical Work During Site Work	1.00 ALLW	40,000.00	40,000
Total Minor Item Code 26075.000 ELECTRICAL SITEWORK			\$40,000
Total Major Item Code 26000.000 ELECTRICAL WORK			\$40,000
Major Item Code 32000.000 SITE IMPROVEMENTS			
Minor Item Code 31650.000 ** Undefined **			
BP 32.01 Sitework & Utilities	1.00 LS	2,880,490.00	2,880,490
Total Minor Item Code 31650.000 ** Undefined **			\$2,880,490
Minor Item Code 32900.000 LANDSCAPING			
BP 32.09 Landscape & Irrigation	1.00 LS	193,150.00	193,150
Sod at Landscape Areas Not in Sitework	1.00 ALLW	35,000.00	35,000
Total Minor Item Code 32900.000 LANDSCAPING			\$228,150
Total Major Item Code 32000.000 SITE IMPROVEMENTS			\$3,108,640
Major Item Code 36000.000 BONDS & INSURANCE			
Minor Item Code 36000.000 BONDS & INSURANCE			
Performance & Payment Bond	1.00 LS	32,947.00	32,947

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AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

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

Estimate File: :Alachua County Equestrian Phase 1 Early Site GMP.e
 Estimator:
 Primary Project Qty: 0
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

Report includes Taxes & Insurance.

3:04:27PM				5/7/2020
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 Company, LLC !!!				
General Liability Insurance	1.00	LS	41,522.00	41,522
Builder's Risk Insurance	1.00	LS	10,420.00	10,420
Total Minor Item Code 36000.000 BONDS & INSURANCE				\$84,889
Total Major Item Code 36000.000 BONDS & INSURANCE				\$84,889
Major Item Code 37000.000 WARRANTIES				
Minor Item Code 37000.000 WARRANTY				
Warranty Allocation	1.00	LS	2,031.00	2,031
Total Minor Item Code 37000.000 WARRANTY				\$2,031
Total Major Item Code 37000.000 WARRANTIES				\$2,031
Major Item Code 80000.000 CONTINGENCY				
Minor Item Code 80000.000 CONTINGENCY				
Construction Manager's Contingency	1.00	LS	135,398.00	135,398
Total Minor Item Code 80000.000 CONTINGENCY				\$135,398
Total Major Item Code 80000.000 CONTINGENCY				\$135,398
Major Item Code 90000.000 OVERHEAD & FEE				
Minor Item Code 90000.000 OVERHEAD & FEE				
Construction Manager's Fee	1.00	LS	250,000.00	250,000
Total Minor Item Code 90000.000 OVERHEAD & FEE				\$250,000
Total Major Item Code 90000.000 OVERHEAD & FEE				\$250,000
Total Sec BB BASE BID				\$4,513,548





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

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

Estimate File: :Alachua County Equestrian Phase 1 Early Site GMP.e
Estimator:
Primary Project Qty: 0 \$
Secondary Project Qty: 0 FLF
Estimate UM: Imperi

Report includes Taxes & Insurance.

3:04:27PM

5/7/2020

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 Company, LLC !!!			
ESTIMATE TOTALS			\$4,513,548





GMP GENERAL CONDITIONS COSTS





GMP GENERAL CONDITIONS COSTS

Below is an itemized breakdown of the general conditions/staffing costs. The actual cost for each items will be billed monthly with detail back up. Any items shown as allowances will be utilized and managed similar to other cost of work allowance items.

Cost Management Detail



Sort Sequences: 1. Sec 2. Major Item Code 3. Minor Item Code 4. Not Used
Estimate File: Alachua County Equestrian Phase 1 Early Site Construction GC's
Estimator: Primary Project Qty: 1 Secondary Project Qty: 0 FLF Estimate UM: Imperi

Report includes Taxes & Insurance.

3:02:30PM 5/7/2020

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 Company, LLC !!!			
Sec BB BASE BID			
Major Item Code 01300.000 GENERAL CONDITIONS			
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			
Operations Manager	31.00 WEEK	750.00	23,250
Full Time Project Manager	31.00 WEEK	3,345.15	103,700
Full Time Project Manager Vehicle Allowance	7.00 MO	600.00	4,200
Asst. Project Manager	31.00 WEEK	2,370.75	73,493
Asst. Project Manager Vehicle Allowance	7.00 MO	300.00	2,100
General Superintendent	31.00 WEEK	615.00	19,965
Full Time Project Superintendent	31.00 WEEK	3,206.00	99,386
Asst. Superintendent #1	4.00 WEEK	1,957.50	7,830
Project Administrator	31.00 WEEK	1,044.00	32,364
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$365,388
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$365,388
Major Item Code 01300.300 GENERAL REQUIREMENTS			
Minor Item Code 01320.000 CONSTRUCTION PROGRESS DOCUMENTATION			
Project Camera	7.00 MO	35.00	245
Aerial Photographs	7.00 MO	125.00	875
Construction Schedule	7.00 MO	75.00	525
Total Minor Item Code 01320.000 CONSTRUCTION PROGRESS DOCUMENTATION			\$1,645
Minor Item Code 01350.000 SPECIAL PROCEDURES			
Bid Advertisements	1.00 LS	500.00	500
Project Document Management Software	1.00 LS	4,513.00	4,513
Data Processing	1.00 LS	700.00	700
Total Minor Item Code 01350.000 SPECIAL PROCEDURES			\$5,713
Minor Item Code 01410.000 REGULATORY REQUIREMENTS			
Building Permits	1.00 NIC		
Environmental Permits	1.00 NIC		
Water System Service Charges	1.00 NIC		
Water Systems Tap Charges	1.00 NIC		
Sewer System Service Charges	1.00 NIC		
Sewer System Tap Charges	1.00 NIC		
Transportation Impact Fees	1.00 NIC		
Impact/Connection Fees	1.00 NIC		

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AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

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

Estimate File: :Alachua County Equestrian Phase 1 Early Site Construction GC's.
 Estimator:
 Primary Project Qty: 0 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

Report includes Taxes & Insurance.

3:02:30PM

5/7/2020

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 Company, LLC !!!				
Total Minor Item Code 01410.000				
REGULATORY REQUIREMENTS				
Minor Item Code 01420.000 SAFETY				
Safety Supplies	7.00	MO	123.07	861
Safety Jobsite Signs	40.00	EACH	68.00	2,720
Temporary Fire Protection (1 ea / 6,000 Sf)	5.00	EA	95.67	478
Safety Director	7.00	MO	108.79	762
Water, Ice, & Cups	7.00	MO	37.43	262
Total Minor Item Code 01420.000 SAFETY				\$5,083
Minor Item Code 01430.000 QUALITY ASSURANCE				
Punch List Allowance	1.00	LS	1,000.00	1,000
Total Minor Item Code 01430.000				\$1,000
QUALITY ASSURANCE				
Minor Item Code 01450.000 QUALITY CONTROL				
Laboratory Testing Allowance	1.00	LS	10,000.00	10,000
Total Minor Item Code 01450.000				\$10,000
QUALITY CONTROL				
Minor Item Code 01500.000 TEMPORARY FACILITIES				
Project Office Trailer(No job trailer phase 1. Ajax to utilize office space in Clubhouse)	1.00	NIC		
Project Tool House	3.00	MO	120.00	360
Tool House Delivery & Removal	1.00	EACH	93.00	93
Carpenter Perform Misc. Safety	31.00	WEEK	1,450.00	44,950
Project Office Supplies	7.00	MO	267.50	1,873
Jobsite Office Supply	1.00	LS	400.00	400
Jobsite Postage	7.00	MO	217.50	1,522
Jobsite Office Equipment (Minimal phase 1)	7.00	MO	800.00	5,600
Total Minor Item Code 01500.000				\$54,798
TEMPORARY FACILITIES				
Minor Item Code 01510.000 TEMPORARY UTILITIES				
Chemical Toilets	7.00	MO	200.00	1,400
Temporary Electric Connection Misc.	1.00	ALLW	1,500.00	1,500
Total Minor Item Code 01510.000				\$2,900
TEMPORARY UTILITIES				
Minor Item Code 01530.000 PROJECT COMMUNICATIONS				
Jobsite Communications	7.00	MO	500.00	3,500
Total Minor Item Code 01530.000				\$3,500
PROJECT COMMUNICATIONS				
Minor Item Code 01540.000 CONSTRUCTION TOOLS & EQUIPMENT				
Small Tools & Equipment	1.00	ALLW	2,500.00	2,500
Superintendent Pick-up Truck	7.00	MO	750.00	5,250
Fuel for Superintendent Pick-up Truck	7.00	MO	374.50	2,622
Fork Lift - 2.5 Ton, 4 WD	4.00	MO	2,050.00	8,200
Fork Lift Operator	4.00	MO	5,022.00	20,088
Fuel, Oil, & Lube for Forklift	2.00	MO	374.50	749
Total Minor Item Code 01540.000				\$39,409
CONSTRUCTION TOOLS & EQUIPMENT				
Minor Item Code 01560.000 TEMPORARY BARRIERS & ENCLOSURES				

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AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

Sort Sequences:

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

Estimate File: :Alachua County Equestrian Phase 1 Early Site Construction GC's.

Estimator:

Primary Project Qty: 0 \$
 Secondary Project Qty: 0 FLF
 Estimate UM: Imperi

Report includes Taxes & Insurance.

3:02:30PM

5/7/2020

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 Company, LLC !!!			
Temporary Job Fence	6,900.00	LNFT	24,150
Wind Screen/Visual Barrier	2,450.00	LNFT	8,575
Fence Panels/Relocate Temp Fence	1.00	ALLW	5,000
Total Minor Item Code 01560.000			\$37,725
TEMPORARY BARRIERS & ENCLOSURES			
Minor Item Code 01580.000 PROJECT IDENTIFICATION			
Project Sign	1.00	EACH	1,080
Jobsite Signage	1.00	LS	400
Total Minor Item Code 01580.000			\$1,480
PROJECT IDENTIFICATION			
Minor Item Code 01720.000 CONSTRUCTION PREPARATION			
Purchase Drawings/Reproduction Cost	1.00	ALLW	4,000
Surveys - Initial	1.00	LS	2,500
Total Minor Item Code 01720.000			\$6,500
CONSTRUCTION PREPARATION			
Minor Item Code 01740.000 PROJECT CLEANING			
Construction Clean-up	1,212.00	MNHR	37,602
Rubbish Removal	2.00	MO	107
Dump Charges	550.00	CUYD	10,740
Total Minor Item Code 01740.000			\$48,449
PROJECT CLEANING			
Minor Item Code 01770.000 CLOSEOUT PROCEDURES			
As-Built Drawings	1.00	LS	4,000
Total Minor Item Code 01770.000			\$4,000
CLOSEOUT PROCEDURES			
Total Major Item Code 01300.300 GENERAL REQUIREMENTS			\$222,202
Total Sec BB BASE BID			\$587,590





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

Sort Sequences:

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

Estimate File: :Alachua County Equestrian Phase 1 Early Site Construction GC's.

Estimator:

Primary Project Qty: 0 \$
Secondary Project Qty: 0 FLF
Estimate UM: Imperi:

Report includes Taxes & Insurance.

3:02:30PM

5/7/2020

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 Company, LLC !!!			
ESTIMATE TOTALS			\$587,590





SITE UTILIZATION PLAN NARRATIVE





SITE UTILIZATION PLAN NARRATIVE

Refer to the attached Site Utilization Plan dated May 1, 2020 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 wind screening will be installed as a visual barrier at South as West facing 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 at the South West side of the project. Two 10' wide vehicle gate will be located at this entrance.
- Secondary Construction Entrances: Secondary entrances to the project site will be located immediately North of South West gate, two 10' wide vehicle gates will be located at these entrances. These entrances will serve as secondary and emergency access to the project site.
- Unless already stabilized, 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.
- Pedestrian Gates: One pedestrian gate is included at each site for non-vehicular access. .
 -

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.





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

- Tree and Root Pruning: All tree and root pruning required will be performed in accordance with the Contract Documents.

Crane, Vehicle and Equipment Paths

- Crane, vehicle and equipment paths required for equipment and/or vehicle travel, bearing, access, etc. within the project site will be stabilized with gravel, limerock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building 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 temporary jobsite office for this Phase 1 will be contained within the existing Clubhouse building onsite.
- Temporary Power & Water
 - Temporary electrical and water service for the jobsite office will be obtained from utilize existing service already in place in the Clubhouse building. No other connections or service fees are included.
- Temporary Sanitary Sewer:
 - Ajax Field office employees will utilize the Clubhouse Restroom Facilities.
 - 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).
- Temporary Telephone and Internet Services:
 - Temporary telephone service for the jobsite office trailers will be obtained from the Clubhouse.
 - Temporary internet service for the jobsite office trailers will be obtained from Clubhouse.

Construction Traffic, Parking and Deliveries

- Ajax Building Company, LLC Office Staff: Ajax office staff will utilize the Entry Gate 3 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 Entry Gate 2 drive for access and parking. Parking for construction employees and personnel will be in the location(s) indicated on the Site Utilization Plan.





AJAX BUILDING COMPANY, LLC PROJECT NO. 201716
ALACHUA COUNTY AGRICULTURAL & EQUESTRIAN CENTER
GMP PROPOSAL May 8, 2020

- Construction Deliveries: General construction related deliveries will utilize the Entry Gate 3 and drive for access to the project site.

Maintenance of Site

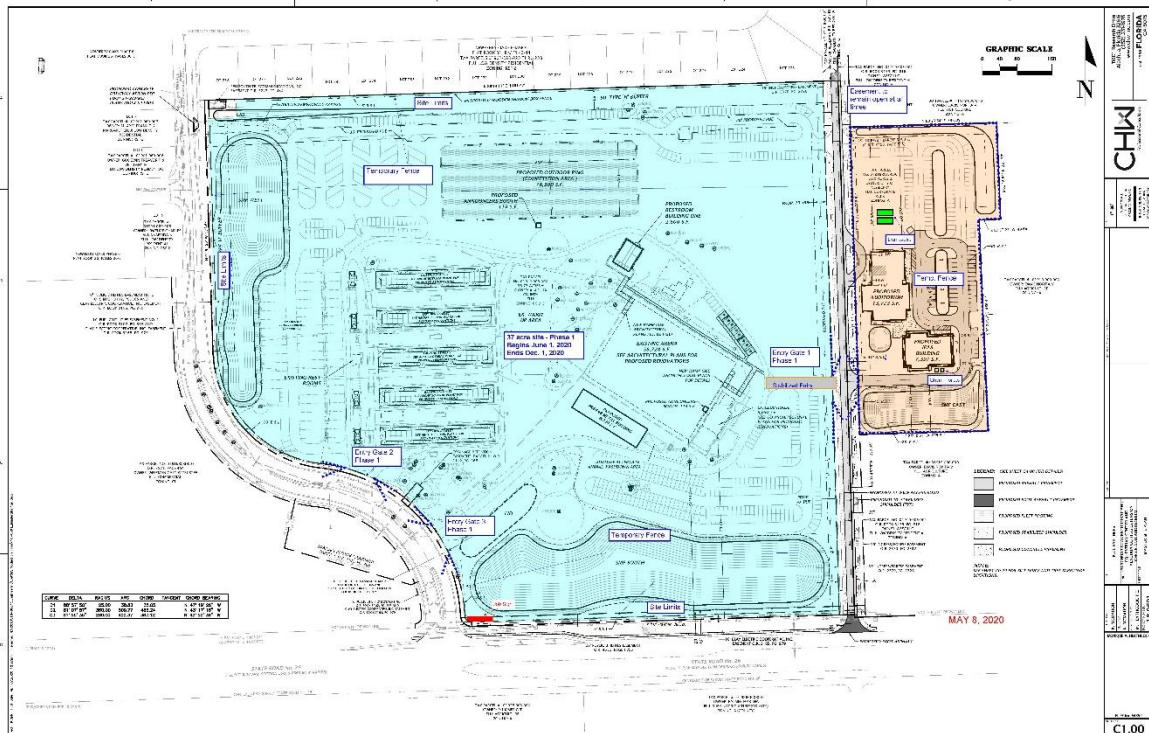
- Ajax Building Company, LLC will maintain all temporary fencing, visual windscreen barriers, tree protection, erosion control measures, construction storage areas, and construction parking areas to ensure safety and an acceptable appearance. It is assumed that the Owner will continue to maintain all other areas outside the construction site or not occupied by Ajax Building Company, LLC.
- 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.

Contact Person	Job Title	Contact Number
Lon Neuman	Operations Manager	Office #904-262-866 / Mobile #904-509-3312
Mike Winn	Project Manager	Office # 352-322-2557 / Mobile #813-539-3937
Wesley Wallace	Project Superintendent	Office # 352-377-1102 / Mobile #813-918-0896
Tyler Williams	Project Engineer	Office #352-377-1102 / Mobile #352-647-1679







ALTERNATES NARRATIVE





ALTERNATES NARRATIVE

Within this section we have included pricing for various Alternates for consideration by Alachua County[At this time, none of these Alternates are included within the Base Bid GMP Proposal. The pricing for each alternate represents the adjustment required to the Base Bid GMP Proposal to incorporate the proposed change in scope. A summary listing of the proposed alternates is listed below. A more detailed description and a detailed cost report for each alternate have been provided immediately following this narrative. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

- Alternate No. 1 – Supply and install Water and Wastewater at North and East Side of 37-acre site
Add **\$ 235,175.00**
- Alternate No. 2 – Supply and Install Perimeter Concrete Slab at Five Horse Stall Barns
Add **\$ 140,713.00**
- Alternate No. 3 – Supply and Install Interior Concrete Slab at Five Horse Stall Barns
Add **\$ 262,017.00**

The Alternate Pricing provided is guaranteed through July 2020, 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.

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

In addition to the alternate pricing provided in this section of the proposal, pricing for various Value Engineering and Budget Options under consideration have been provided in Section 9 of this proposal.





ALTERNATE NO. 1

Alternate Narrative:

Provide and Install Water and Wastewater at North and East side of 37-acre site.

Provide required to supply and install all water and wastewater complete with all piping, fittings, couplings, connections, restraints, valves and all else for installation as shown within utility easement. North side easement approximately 1,420 lineal feet and East side is approximately 1,150 lineal feet.

Adjustment to the Base Bid GMP:	Add/Deduct	<u>\$ 235,175.00</u>
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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:	Add/Deduct	Zero day schedule impact
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ALTERNATE NO. 2

Alternate Narrative:
Supply and Install Perimeter Concrete Slab at Five Horse Stall Barns

Adjustment to the Base Bid GMP:	Add/Deduct	<u>\$ 140,713.00</u>
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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:	Add/Deduct	Zero day schedule impact
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ALTERNATE NO. 3

Alternate Narrative:

Supply and Install Interior Concrete Slab at Five Horse Stall Barns

Adjustment to the Base Bid GMP: Add/Deduct **\$ 262,017.00**

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: Add/Deduct **Zero day schedule impact**

