

RESOLUTION 15-111

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH ACCEPTING THE GUARANTEED MAXIMUM PRICE AND SUBSTANTIAL COMPLETION DATE FOR THE CITY ADMINISTRATIVE CAMPUS PROJECT PROPOSED BY GAC CONTRACTORS, INC. IN THE FORM OF AMENDMENT NUMBER 1 TO THE CONSTRUCTION MANAGEMENT AGREEMENT; APPROVING THAT AMENDMENT TO THE AGREEMENT; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

BE IT RESOLVED that the appropriate officers of the City are authorized to execute and deliver on behalf of the City that Amendment Number 1 dated June 22, 2015, in substantially the form presented to the Council today, containing a Guaranteed Maximum Price of Nine Million Six Hundred Forty Thousand Eighty Dollars and Ninety Three Cents (\$9,640,080.93) and substantial completion dates of April 5, 2016 for the Police Building, September 13, 2016 for the Public Works Building, and November 13, 2016 for the remaining work, with such changes, insertions or omissions as may be approved by the City Manager, whose execution of such agreement shall be conclusive evidence of such approval.

THIS RESOLUTION shall become effective immediately upon passage.


PASSED in regular session this 25th day of June, 2015.

CITY OF PANAMA CITY BEACH

By: 

Gayle P. Oberst, Mayor

ATTEST:


Holly White, City Clerk

PANAMA CITY BEACH – ADMINISTRATIVE CAMPUS

N:\DOUG\PCB\City Hall Campus 2014\GAC CM Agreement\City of Panama City Beach Construction Management 00091 Form of GMP Amendment 040915 - Admin Campus.doc

SECTION 00091

FORM OF GMP AMENDMENT

**AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND
CONSTRUCTION MANAGER FOR OWNER'S ADMINISTRATIVE CAMPUS**

Pursuant to the Agreement, dated June 22, 2015 ("Agreement") between THE CITY OF PANAMA CITY BEACH, FLORIDA ("Owner") and GAC CONTRACTORS, INC. ("Construction Manager"), with respect to the construction of the Owner's ADMINISTRATIVE CAMPUS ("Project"), the Owner and Construction Manager hereby agree to amend and modify the Agreement by this Amendment and establish a "Guaranteed Maximum Price," above which the Construction Manager guarantees the actual Cost of the Work and Construction Manager's Fee will not to exceed and Contract Time for all the Construction Phase Services portion of the Work.

W I T N E S S E T H

WHEREAS, the Pre-Construction Phase of the Agreement has been completed;
and

WHEREAS, the Construction Manager has duly bid and presented to the City Council for acceptance all or substantially all of the components of labor and materials required to construct the improvements contemplated by the Agreement, excepting certain components which cannot be bid until later in the project and excepting Construction Manager's professional services to be performed by the Construction Manager in consideration of the Construction Manager's fixed fee as set forth in the Agreement; and

WHEREAS the Construction Manager has recommended award of each contract for which bids were solicited, and

WHEREAS, the Construction Manager has prepared detailed cost estimates for the labor and materials for which pre-construction bidding is impractical; and

WHEREAS, the Construction Manager has based its Guaranteed Maximum Price upon the award of all such contracts to the recommended bidder and its detailed cost estimates; and

WHEREAS the Construction Manager has submitted to the City a list of the

hourly rates and estimated hours of its employees which may deliver Self-Performance labor-only services during the Construction Phase, and agreed that those services will be billed on a time involved basis as part of the Cost of the Work, not to exceed the total amount of the Cost of the Work specified in this Amendment No. 1; and

WHEREAS the Construction Manager has submitted its Guaranteed Maximum Price and the City desires to accept that price,

NOW THEREFORE, in consideration of the mutual benefits contained in the Agreement and this Amendment No. 1, the Owner and Construction Manager agree as follows:

ARTICLE 1

SCOPE OF WORK

The scope of the Work consists of the construction of a Police, Public Works, and Fuel Center _____, in accordance with the Agreement, this Amendment and the other Contract Documents listed as Attachments 1 through 6 below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attach. No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
1.	List of Drawings and Specifications	1 through <u>2</u>	06/23/15
2.	Assumptions and Clarifications	1 through 1	06/23/15
3.	Completion Schedule	<u> </u> through <u> </u>	Pending
4.	Schedule of Values for Cost of Work*	1 through 6	06/23/15
5.	List of Itemized General Conditions	1 through 2	06/23/15
6.	List of Subcontractors and Major Suppliers	1 through 1	06/22/15

* To be set out in format consistent with modified AIA Application and Certification form to be provided by Owner.

ARTICLE 2

GUARANTEED MAXIMUM PRICE

2.1 Construction Manager's Guaranteed Maximum Price ("GMP") for the Work is Nine Million, Six Hundred Forty Thousand, Eighty Dollars and 93/100 _____

(\$9,640,080.93 _____) composed of the following amounts and no other:

2.1.1 Cost of the Work as defined in the Agreement and actually incurred by CONSTRUCTION MANAGER, not to exceed Eight Million, Sixty-Four Thousand, Six Hundred Ninety-Two Dollars and 51/100 _____ dollars (\$8,064,692.50 _____). The CONSTRUCTION MANAGER guarantees that all costs or expenses that would cause the Cost of the Work to exceed the amount just stated shall be borne by the CONSTRUCTION MANAGER unless adjusted by the Owner in a Change Order.

2.1.2 General Conditions Expense as defined in the Agreement and actually incurred by CONSTRUCTION MANAGER, not to exceed Eight Hundred Sixty-Six Thousand, Eight Hundred Eighty-Four Dollars and 55/100 _____ dollars (\$866,884.55 _____). The CONSTRUCTION MANAGER guarantees that all costs or expenses that would cause the General Conditions Expense to exceed the amount just stated shall be borne by the CONSTRUCTION MANAGER unless adjusted by the Owner in a Change Order.

2.1.3 Construction Manager's Fee in the lump sum, fixed amount of Four Hundred Forty-Two Thousand, Eight Hundred Fourteen Dollars and 92/100 _____ Dollars (\$442,814.92 _____).

2.1.4 Contingency Expense as defined in the Agreement and actually incurred by CONSTRUCTION MANAGER, not to exceed Two Hundred Sixty-Five Thousand, Six Hundred Eighty-Eight Dollars and 96/100 _____ dollars (\$265,688.96 _____).

2.2 Monthly installment payment of the Construction Manager's Fee and reimbursement of the Cost of the Work and the General Condition Expenses shall be based upon the percent completion of the designated portion of the Work for each particular month.

2.3 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 the parties have agreed to establish the not-to-exceed Contingency Expense set forth in this Amendment. 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. Construction Manager shall not proceed with any portion of the Work which it intends to charge against this contingency without first obtaining Owner's express written authorization to proceed. The Construction Manager 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 Construction Manager's basic Work compensated within the GMP and not chargeable against the Owner's Contingency Allowance. The Owner reserves the right, at its sole discretion, to withhold its consent on contingency expenditures. Further, any contingency expenditures become part of the Contract Documents and are

incorporated by reference herein. Unused contingency remaining at the end of the job will be deducted from the Guaranteed Maximum Price. Construction Manager has no entitlement to any portion of any unused contingency. If upon completion of seventy five percent (75%) of the work, the remaining amount of Contingency exceeds one-half of the amount of the initial contingency, such excess shall be transferred to the Owner and reduce the Guaranteed Maximum Amount by the amount of the excess.

2.4 If the Construction Manager receives bids or ultimately contracts for portions of the Cost of the Work which are less than the amounts budgeted in the Guaranteed Maximum Price proposal approved by Owner for such portions included in the Cost of the Work, such buyout savings shall first be utilized to offset shortfalls of funds on other bid packages or contracts included in the Cost of the Work. If, after offsetting any shortfalls buyout savings remain, all buyout savings shall be transferred or returned to the Owner and reduce the Cost of the Work and Guaranteed Maximum Amount by the amount of the excess.

2.5 Construction Manager recognizes that this Contract includes work for trench excavation in excess of five feet deep. 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 amount of One Hundred Dollars and xx/100_____ dollars (\$100.00___) has been separately identified for the cost of compliance with the required trench safety standards; said amount is included within the Cost of the Work.

2.6 For purposes of the Owner's internal accounting and Construction Manager's applications for payment, the Construction Manager has divided the Cost of the Work between the construction phase services as follows.

i) Police Department facility and parking lot with associated entrance drive, lighting and stormwater collection:

Four Million, Eighty-Two Thousand , Seven Hundred Nine Dollars and 11/100_____ Dollars (\$4,082,709.11_____).

ii) Public Works facility, including plaza and parking lot with associated lighting and stormwater collection:

Five Million, One Hundred Fourteen Thousand, One Hundred Seventy-Three Dollars and 92/100_____ Dollars (\$5,114,173.92_____).

iii) Fueling facility, stormwater basin facilities, and all remaining utilities (water, wastewater, reclaimed water, gas, electric, communications, etc.):

Three Hundred Seventy-Two Thousand, Seven Hundred Eighty-Seven Dollars and 90/100_____ Dollars (\$372,787.90_____).

iv) Demolition and removal of abandoned facilities:

Seventy Thousand, Four Hundred Ten Dollars and xx/100 _____
Dollars (\$70,410.00_____).

ARTICLE 3

CONTRACT TIME

3.1 The Construction Phase is divided into two consecutive tasks, first the concurrent construction of the two-story public works building and the separate, one-story police building, with associated campus infrastructure, and second demolition and removal of certain existing campus buildings. The Construction Phase Commencement Date for the Work is July 13, 2016_____.

3.1.1 The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the police building and necessarily associated campus infrastructure portion of the Work is Eight Months, Three Weeks, and 2 Days_____ (267_____) days (the "Police Building Time"). THE POLICE BUILDING SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS April 5, 2016_____. In this case, Substantial Completion means that the building is AVAILABLE FOR FULL OCCUPANCY AND ALL INTENDED USES and entitled to a Certificate of Occupancy. The Owner shall be allowed twenty business days after Substantial Completion to vacate the police building for demolition. 3.1.2 The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the public works building and necessarily associated campus infrastructure portion of the Work is 14 Months_____ (428_____) days (the "Public Works Building Time"). THE PUBLIC WORKS SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS September 13, 2016_____. In this case, Substantial Completion means that the building is AVAILABLE FOR FULL OCCUPANCY AND ALL INTENDED USES and entitled to a Certificate of Occupancy. The Owner shall be allowed twenty business days after Substantial Completion to vacate the public works building for demolition.

3.1.3 The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the remaining portions of the Work, including by way of example and not limitation, demolition and removal, parking lots and landscaping, is 2 Months_____ (60_____) days. THE FINAL, SUBSTANTIAL COMPLETION DATE OF THE WORK IS THEREFORE ESTABLISHED AS November 13, 2016_____. (the "Contract Time")

3.2 Pursuant to this Agreement, the parties have established THREE SUBSTANTIAL COMPLETION DATES and THREE LIQUIDATED DAMAGE RATES for reasons stated therein, which the parties acknowledge and agree apply to this Amendment and Construction Manager's responsibility to complete the police building and necessarily associated campus infrastructure within the Police Building Time, to complete the public works building and necessarily associated campus infrastructure within the Public Works Building Time, and to complete all the remaining portions of the Work within the Contract Time as stated herein. Accordingly, the liquidated damage rates established in this Agreement shall be assessed from Construction Manager for each calendar day Construction Manager fails to achieve Substantial Completion for the designated portion of the Work within the respective time. All Change Orders or Construction Change Directives shall be designated and directed to only one of the forgoing three components of the Work. Circumstances affecting two or three of those components shall be the subject of separate Change Orders or Construction Directives or both.

ARTICLE 4

MISCELLANEOUS

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

4.2 The recitals first above stated are true, complete and not misleading.

4.3 There is no breach or default in any material term or condition of the Agreement, and neither party is aware of any circumstances that with the passage of time or the giving of notice would constitute such a breach or default.

4.4 Except as amended herein, the Agreement shall remain in full force and effect. In the event of a conflict between the terms, conditions and covenants of the Agreement and the terms, conditions and covenants of this Amendment No. 1, this Amendment shall control.

4.5 There are no other agreements, representations or understandings between the parties, oral or written, relating to the matters addressed in this Amendment No. 1 beyond the terms, conditions and covenants here written and in the Agreement.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, this Amendment in two (2) copies each of which shall be deemed an original on the date first written above.

(SEAL)

OWNER:

CITY OF PANAMA CITY BEACH,
FLORIDA

ATTEST:

BY: _____

City Clerk

NAME: _____
(Please type)

TITLE: _____

City Attorney (as to form only)

CONSTRUCTION MANAGER:

ATTEST:

BY: _____

NAME: Derwin White, Vice President

(Please Type)

NAME _____

ADDRESS: P.O. Box 59462, Panama
City, FL 32412____

(Please Type)

Attachment 1
List of Drawings and Specifications

See Attached

		<u>Index & General Info</u>	<u>Date of Plans</u>		
		G-100	12/22/2014		
<u>Civil</u>	<u>Date of Plans</u>	<u>Architectural</u>	<u>Date of Plans</u>	<u>Architectural Continued</u>	<u>Date of Plans</u>
C1	3/28/2014	P-A1.1	12/22/2014	P-A7.3	12/22/2014
C2	3/28/2014	P-A1.2	12/22/2014	W-A1.1	12/22/2014
C3	3/28/2014	P-A1.3	12/22/2014	W-A1.1D	12/22/2014
C4	3/28/2014	P-A1.4	12/22/2014	W-A1.2	12/22/2014
C5	3/28/2014	P-A1.5	12/22/2014	W-A1.2D	12/22/2014
C6	3/28/2014	P-A1.6	12/22/2014	W-A1.3	12/22/2014
C7	3/28/2014	P-A2.1	12/22/2014	W-A1.4	12/22/2014
C8	3/28/2014	P-A2.2	12/22/2014	W-A2.1	12/22/2014
C8A	3/28/2014	P-A3.1	12/22/2014	W-A2.2	12/22/2014
C9	3/28/2014	P-A3.2	12/22/2014	W-A3.1	12/22/2014
C10	3/28/2014	P-A4.1	12/22/2014	W-A3.2	12/22/2014
C11	3/28/2014	P-A5.1	12/22/2014	W-A4.1	12/22/2014
C12	3/28/2014	P-A5.2	12/22/2014	W-A5.1	12/22/2014
C13	3/28/2014	P-A5.3	12/22/2014	W-A5.2	12/22/2014
C14	3/28/2014	P-A5.4	12/22/2014	W-A5.3	12/22/2014
C15	3/28/2014	P-A5.5	12/22/2014	W-A5.4	12/22/2014
C16	3/28/2014	P-A5.6	12/22/2014	W-A5.5	12/22/2014
C17	3/28/2014	P-A5.7	12/22/2014	W-A5.6	12/22/2014
C18	3/28/2014	P-A5.8	12/22/2014	W-A5.7	12/22/2014
C19	3/28/2014	P-A6.1	12/22/2014	W-A6.1	12/22/2014
DOT1	3/28/2014	P-A6.2	12/22/2014	W-A6.2	12/22/2014
DOT2	3/28/2014	P-A6.3	12/22/2014	W-A6.3	12/22/2014
DOT3	3/28/2014	P-A6.4	12/22/2014	W-A7.1	12/22/2014
DOT4	3/28/2014	P-A6.5	12/22/2014	W-A7.2	12/22/2014
DOT5	3/28/2014	P-A6.6	12/22/2014	FC-A1.0	7/25/2014
		P-A7.1	12/22/2014	FC-A2.0	7/25/2014
		P-A7.2	12/22/2014	S-100	7/23/2014
<u>Lanscaping</u>	<u>Date of Plans</u>	<u>Structural</u>	<u>Date of Plans</u>	<u>Structural Continued</u>	<u>Date of Plans</u>
IR.1	11/21/2014	P-S0.1	10/31/2014	W-S501	5/9/2014
IR.2	11/21/2014	P-S1.1	10/31/2014	W-S502	5/9/2014
LS.0	10/31/2014	P-S1.2	10/31/2014	W-S503	10/28/2014
LS.1	10/31/2014	P-S1.3	10/31/2014	W-S600	10/28/2014
LS.2	11/21/2014	P-S1.4	10/31/2014		
LS.3	11/21/2014	P-S1.5	10/31/2014		
LS.4	10/31/2014	P-S5.1	10/31/2014		
LS.5	10/31/2014	P-S5.2	10/31/2014		
LS.5.1	10/31/2014	P-S5.3	10/31/2014		
LS.6	10/31/2014	W-S001	5/9/2014		
		W-S100	10/28/2014		
		W-S101	10/28/2014		
		W-S102	10/28/2014		
		W-S103	10/28/2014		
		W-S104	5/9/2014		
		W-S200	10/28/2014		
		W-S201	10/28/2014		
		W-S300	10/28/2014		
		W-S301	10/28/2014		
		W-S302	10/28/2014		
		W-S303	10/28/2014		

<u>Plumbing</u>	<i>Date of Plans</i>	<u>Mechanical</u>	<i>Date of Plans</i>	<u>Electrical</u>	<i>Date of Plans</i>
P1.1	10/31/2014	M1.1	10/31/2014	P-E1	10/31/2014
P1.2	10/31/2014	M1.2	10/31/2014	P-E2	10/31/2014
P-P2.1	10/31/2014	M1.3	10/31/2014	P-E3	10/31/2014
P-P2.2	10/31/2014	M4.1	10/31/2014	P-E4	10/31/2014
P-P3.1	10/31/2014	M4.2	10/31/2014	P-E5	10/31/2014
P-P3.2	10/31/2014	M5.1	10/31/2014	P-E6	10/31/2014
W-P2.1	10/31/2014	M5.2	10/31/2014	P-E7	10/31/2014
W-P2.2	10/31/2014	M6.1	10/31/2014	P-E8	10/31/2014
W-P3.1	10/31/2014	M6.2	10/31/2014	P-E9	10/31/2014
W-P3.2	10/31/2014	M6.3	10/31/2014	P-E10	10/31/2014
		M6.4	10/31/2014	P-E11	10/31/2014
		P-M2.1	10/31/2014	P-E12	10/31/2014
		P-M2.2	10/31/2014	W-E1	10/31/2014
		P-M3.1	10/31/2014	W-E2	10/31/2014
		P-M3.2	10/31/2014	W-E3	10/31/2014
		W-M2.1	10/31/2014	W-E4	10/31/2014
		W-M2.2	10/31/2014	W-E5	10/31/2014
		W-M3.1	10/31/2014	W-E6	10/31/2014
		W-M3.2	10/31/2014	W-E7	10/31/2014
				W-E8	10/31/2014
				W-E9	10/31/2014
				W-E10	10/31/2014
				W-E11	10/31/2014
				W-E12	10/31/2014
				W-E13	10/31/2014
				W-E14	10/31/2014
				W-E15	10/31/2014
				W-E16	10/31/2014
<u>Telecommunications</u>	<i>Date of Plans</i>	<u>Fire Protection</u>	<i>Date of Plans</i>		
P-T1	10/31/2014	FP1.1	10/31/2014		
P-T2	10/31/2014	P-FP2.1	10/31/2014		
P-T3	10/31/2014	P-FP2.2	10/31/2014		
P-T4	10/31/2014	W-FP2.1	10/31/2014		
W-T1	10/31/2014	W-FP2.2	10/31/2014		
W-T2	10/31/2014				
W-T3	10/31/2014				
W-T4	10/31/2014				
W-T5	10/31/2014				
W-T6	10/31/2014				

Attachment 2
Allowance

See Attached

Attachment 3
Assumptions and Clarifications

See Attached

City of Panama City Beach Administrative Campus

General Notes/Clarifications/Findings

1	Flooring - All flooring is based off of mid-grade flooring, due to no specification requirements.
2	Trusses are currently designed with 2' o.c. with purlins.
3	Police Building is carrying an allowance of \$30,000 for furnishings and appliances.
4	Public Works Building is carrying an allowance of \$30,000 for furnishings and appliances.
5	An Allowaance of \$35,000 is being carried for the Gulf Power's underground utilities.
6	Test and balance is to be performed by the Mechanical Engineer
7	An Allowance of \$60,000 is being carried for the phone system.
8	An allowance of \$50,000 is being carried for the canopy at the Fuel Center.
9	There is no specification for the Fuel Depot. GAC will match what the WWT Plant has with the appropriate allowances.
10	An allowance of \$7,000 is being carried for the Vault Door

Attachment 4
Completion Schedule

See Attached

Attachment 5
Schedule of Values

See Attached

City of Panama City Beach Administrative Campus



100 % Construction Documents - GMP Summary

Police Station 18,246sf
 Public Works 23,828sf
 Fuel Center

<u>Description</u>	<u>see attached Appraisal Report Fixed</u>	<u>Total</u>
Preliminary Cost Estimate	\$237,481.80	\$79,160.60
Total General Conditions	\$474,963.61	\$79,160.60
Total Sitework	\$490,711.80	\$122,677.95
Total Concrete	\$181,187.00	\$17,280.00
Total Masonry	\$340,859.00	\$0.00
Total Metals	\$342,356.00	\$3,000.00
Total Woods And Plastics	\$28,865.00	\$0.00
Total Thermal/Moisture Protection	\$194,831.60	\$3,000.00
Total Doors And Windows	\$250,854.43	\$0.00
Total Finishes	\$312,590.00	\$7,700.00
Total Specialties	\$7,515.00	\$0.00
Total Equipment	\$0.00	\$0.00
Total Furnishings	\$42,800.00	\$0.00
Total Special Construction	\$0.00	\$95,000.00
Total Conveying Systems	\$0.00	\$0.00
Total Mechanical	\$673,630.00	\$0.00
Total Electrical	\$663,256.00	\$14,660.00
Total Estimated Hard Costs	\$3,766,937.63	\$342,478.55
5.00% Fixed Contractor's Fee	\$188,346.88	\$17,123.93
0.85% Insurance & Taxes	\$32,018.97	\$2,911.07
3.00% Budget Contingency	\$113,008.13	\$10,274.36
Total Estimated Project Cost	\$4,100,311.61	\$372,787.90
Less anticipated sales tax savings		-\$156,000.00
Total Budget cost/gsf	\$224.50	\$216.84
		\$9,484,080.93
		\$225.41



City of Panama City Beach Administrative Campus

Detailed Budget Breakdown (Public Works and Police Station)

	Quant.	Unit	Cost	Total	NOTES
Division 2 - Sitework					
Permitting by Owner	1	ls	\$ -		NIC
Crane Services/Buckhoist/Trash Chute	1	mo	\$ -	\$ -	
Sitework					
Demolition	1.00	ls	\$ 63,409.50	\$ 63,410	C-m les Includes Ph1 and Ph2 Building Demo
Asbestos Abatement	1	ls	\$ 7,000.00	\$ 7,000	CES - Abatement Only
Site Work Package	1	ls	\$ 999,900.00	\$ 999,900	
Rough grade	0.00	ac	\$ -	\$ -	n/a
Site Utilities	0	ls	\$ -	\$ -	n/a
Concrete Walks	0	sf	\$ -	\$ -	
Paving & Curbs	0	ls	\$ -	\$ -	
Stripping & Sealing	0	ls	\$ -	\$ -	
Landscaping					
Irrigation, Plantings and Trees	1	ls	\$ 156,470.00	\$ 156,470	Lawnscares - See VE Items
Hardscape - Thermo Paint at sidewalks	1	ls	\$ 130,000.00	\$ -	Delayed Purchase
Total Sitework				\$ 1,226,780	
Division 3 - Concrete					
Concrete Subcontractor					
CIP Foundations - Public Works	1	ls	\$ 250,252.00		n/a King
CIP Foundations - Police	1	ls	\$ 170,662.00		n/a King
CIP Foundations - Fuel Depot	1	ls	\$ 17,280.00		n/a King
CIP Foundations - Combine	1	ls	\$ 43,844.00	\$ 431,844	King
Hollow Core Slabs - Both Police and Public	1	ls	\$ 22,500.00	\$ 22,500	Spancrete - Includes Install
	0	sf	\$ -	\$ -	
Site Concrete - Sidewalks			\$ -	\$ -	Included in Site Package
Total Concrete				\$ 454,344	\$ -
Division 4 - Masonry					
Masonry - Public Works	1	ls	\$ 321,584.00		N/A
Masonry - Police	1	ls	\$ 340,859.00		N/A
Masonry - Combined Buildings	1	ls	\$ 662,584.00	\$ 662,584	Masonry Inc
		sf	\$ -		N/A
Masonry - Site walls	1	ls	\$ -		N/A
Total Masonry				\$ 662,584	\$ -
Division 5 - Metals					
Steel Package - Combined	1	ls	\$ 237,500.00	\$ 237,500	JnJ Steel - excludes roof deck
Steel Package - Public Works	1	ls	\$ 176,750.00		N/A
Steel Package - Police	1	ls	\$ 57,750.00		N/A
Steel Package - Fuel Center	1	ls	\$ 3,000.00		N/A
Elevator hoist beams	1	ea	\$ 5,000.00	\$ 5,000	
Architectural Rails - Decorative Trusses, Hand Rails & Brackets (Aluminum)	1	ls	\$ 23,810.00	\$ 23,810	Architectural Rails, inc
Misc Steel	1	ls	\$ 5,500.00	\$ 5,500	
Cold Formed Metal Trusses - Combined	1	ls	\$ 454,367.00	\$ 454,367	Builders First - VE Potential
Cold Formed Metal Trusses - Public Works	1	ls	\$ 189,416.00		VE
Cold Formed Metal Trusses - Police	1	ls	\$ 264,951.00		VE
Aluminum Trellis -	1	ls	\$ 15,000.00		Delayed Purchase
Total Metals				\$ 726,177	\$ -
Division 6 - Woods And Plastics					
Rough carpentry - Wood Blocking (Roof, Interior)	1	ls	\$ 4,700.00	\$ 4,700	Misc
Millwork - Combined	1	ls	\$ 106,480.00	\$ 106,480	Phips
Millwork - Public Works	1	ls	\$ 82,080.00		N/A
Millwork - Police	1	ls	\$ 24,400.00		N/A
Millwork - Misc Sheving	1	ea	\$ 2,700.00	\$ 2,700	
Window Sills - Public Works	94	ea	\$ 45.00	\$ 4,230	
Window Sills - Police	47	ea	\$ 45.00	\$ 2,115	
Total Woods And Plastics				\$ 120,225	\$ -
Division 7 - Thermal/Moisture Protection					
Roofing System - Combined	1	ls	\$ 193,624.00	\$ 193,624	Amentech - VE
Roofing System - Public Works			\$ 82,897.00		VE for roof included. Item 8
Roofing System - Police			\$ 110,727.00		
Water Proofing - Combined	1	sf	\$ 41,000.00	\$ 41,000	ABG - Caulking - see VE
Water Proofing - Public Works			\$ 35,000.00		
Water Proofing - Police			\$ 12,000.00		
Water Proofing - Fuel Station			\$ 3,000.00		
Thermal Insulation Batt - Combined		sf	\$ 1.00	\$ -	With Framing - RCM
Thermal Insulation Batt - Public Works					



City of Panama City Beach Administrative Campus

Detailed Budget Breakdown (Public Works and Police Station)

	Quant.	Unit	Cost	Total	NOTES:
Thermal Insulation Ball - Police					
Thermal Insulation Spray - Icyrene - Combined	1	s	\$ 54,204 00	\$ 54,204	Sowell
Thermal Insulation Spray - Icyrene - Public Works	1	ls	\$ 18,149 40		See - VE Item 6 - Included
Thermal Insulation Spray - Icyrene - Police	1	ls	\$ 36,054 60		See - VE Item 6 - Included
Thermal Barrier - If Required	1	ls	\$ 42 100 00	\$ 42 100	
Hardie - Police-	1	ls	\$ 24,000 00		
Hardie- Public Works -	1	ls	\$ 40,500 00		
Hardie siding Combined - (2'-6" Soffit)	1	ls	\$ 64,500 00	\$ 64 500	RCM - Includes wd bl - VE
Total Thermal/Moisture Protection				\$ 395 428	\$ -
Division 8 - Doors And Windows					
Hollow metal Doors and Frames - Combined div. 10, hm, access control	1	ls	\$ 300,616 00	\$ 300 616	Boyd
HM Doors and Frames - Combined div. 10, hm, access control - Public Works	1	ls	\$ 131 487 19		
HM Doors and Frames - Combined div 10, hm, access control - Police	1	ls	\$ 168,033 43		
Detention Doors and Hardware and Accessories - Police	1	ls	\$ 25,000 00	\$ 25,000	Boyd
Vault Door - Allowance - Police	1	ea	\$ 7,000 00	\$ 7 000	Boyd
Storefront Doors & Hardware - Combined	1	ls	\$ 152,125 00	\$ 152 125	Glass Center See VE Item 9
Storefront Doors & Hardware - Public Works			\$ 102,400 00		
Storefront Doors & Hardware - Police			\$ 50 821 00		
Access panels	20 00	ea	\$ 78 00	\$ 1 560	
Fixed Louvers	0 00	ea	\$ 1,500 00	\$ -	Included in HVAC
Total Doors And Windows				\$ 488 301	\$ -
Division 9 - Finishes					
Stucco Subcontractor					
Stucco exterior	1	ls	\$ 163,750 00	\$ 163,750	Plaster Craft- Includes rigid - VE
Stucco exterior - Police	1	ls	\$ 61,875 00	\$ -	
Stucco exterior - Public Works	1	ls	\$ 101,875 00	\$ -	
Drywall Subcontractor / Ceilings					
Drywall, Framing, Ceilings	1	ls	\$ 411,010 00	\$ 411 010	RCM - DW ceiling
Drywall, Framing, Ceilings - Police	1	ls	\$ 147 287 00		
Drywall, Framing, Ceilings - Public Works	1	ls	\$ 263 723 00		
Add For XP Board	0	ls	\$ 3,000 00	\$ -	
			\$ 8 295 00	\$ -	
Painting Subcontractor					
Prime/Paint - Combined	1	ls	\$ 90,700 00	\$ 90 700	RCM
Prime/Paint - Police-	1	ls	\$ 34 000 00		
Prime/Paint - Public Works -	1	ls	\$ 49,000 00		
Prime/Paint - Fuel Center -	1	ls	\$ 7 700 00		
Paint wood trim		ea	\$ 2 50	\$ -	
Paint Exterior	0	sf	\$ 1 75	\$ -	included
Flooring					
All Flooring - Mid Grade Flooring - No specs	1	ls	\$ 135,385 00	\$ 135 385	Sharp
All Flooring - Mid Grade Flooring - Public Works	1	ls	\$ 65,957 00		
All Flooring - Mid Grade Flooring - Police	1	ls	\$ 69,428 00		
		sf		\$ -	
		sf		\$ -	
Total Finishes				\$ 800,845	\$ -
Division 10 - Specialties					
Specialties					
Toilet Accessories (Full ADA)	0	sets		\$ -	Included Boyd
Toilet Partitions	0	ls		\$ -	
Signage - Combined	1	ls	\$ 16 200 00	\$ 16 200	Advanced
Signage - Public Works	1	ls	\$ 8 635 00		
Signage - Police			\$ 7 515 00		
Total Specialties				\$ 16,200	\$ -
Division 11 - Equipment					
	0	0	ls		NIC
Total Equipment				\$ -	\$ -
Division 12- Furnishings					
Window Treatments - By Owner	0	ls	\$ -		NIC
Furnishings and Appliances - Police - Allowance	1	s	\$ 30,000 00	\$ 30 000	Allowance
Furnishings and Appliances - Public Works - Allowance	1	ls	\$ 30,000 00	\$ 30 000	Allowance
Window Shutters - Combined	1	ls	\$ 25,600 00	\$ 25 600	Possible Delayed Purchase
Detention Furniture Include Doors	1	ls	\$ 25 000 00		N/A Included in Boyd



City of Panama City Beach Administrative Campus

Detailed Budget Breakdown (Public Works and Police Station)

	Quant	Unit	Cost	Total	NOTES
Outdoor Benches and Furnishings	1	ls	\$ 7,500.00	\$ 7,500	
Total Furnishings				\$ 93,100	\$ -
Division 13 - Special Construction					
Fuel Center Canopy - Allowance	1	ls	\$ 50,000.00	\$ 50,000	No spec
Fuel Station - Relocate	1	ls	\$ 45,000.00	\$ 45,000	No spec
Total Special Construction				\$ 95,000	\$ -
Division 14 - Conveying Systems					
Elevators - Hydro	1	ls	\$ 45,150.00	\$ 45,150	
Conveying Systems				\$ 45,150	\$ -
Division 15 - Mechanical					
Plumbing Subcontractor					
Plumbing - Combined	1	ls	\$ 206,500.00	\$ 206,500	Bayou
Plumbing - Police	1	ls	\$ 117,600.00		
Plumbing - Public Works	1	ls	\$ 88,900.00		
Fire sprinkler Subcontractor					
Fire suppression system - Combined	1	ls	\$ 68,273.00	\$ 68,273	Seago
Fire suppression system - Police			\$ 26,030.00		
Fire suppression system - Public Works			\$ 42,243.00		
Fire Pump		ls	\$ 18,000.00		n/a
HVAC Subcontractor					
HVAC System -	1	ls	\$ 1,088,000.00	\$ 1,088,000	Bayou
HVAC System - Police	1	ls	\$ 530,000.00		
HVAC System - Public Works	1	ls	\$ 558,000.00		
Total Mechanical				\$ 1,362,773	\$ -
Division 16 - Electrical					
Fire alarm subcontractor					
Fire Alarm Work		sf	\$ 1.00	\$ -	
Electrical Subcontractor					
Electrical - Combined	1	ls	\$ 1,519,786.00	\$ 1,519,786	Kenny Strange - VE
Electrical - Public Works	1	ls	\$ 871,870.00		
Electrical - Police	1	ls	\$ 633,256.00		
Electrical - Fuel	1	ls	\$ 14,660.00		
Low Voltage					
Telecom/Data - Included in Electrical	1	ls	\$ 97,401.50		n/a
Phone System Allowance	1	ls	\$ 60,000.00	\$ 60,000	Included in Kenny Strange Allowance
Total Electrical				\$ 1,579,786	\$ -

Subtotal - Hard Cost

Total Hard Cost \$ 8,064,693
 GC \$ 791,606.01
 OHP \$ 518,093
 \$ 9,374,392

PCB Admin

100% - GMP

Potential Value Engineering Items

	Description	Potential Savings	
1	Landscape - Substitute 3 Washington palms (20' overall height) for each proposed medjool date palm.	\$ 9,340.00	
2	Landscape - Reduce proposed 3 gallon mully grass to 1 gallon size.	\$ 3,895.00	
3	Landscape - Reduce proposed 12' height live oaks to 10' height (total 41' trees).	\$ 8,200.00	
4	Concrete - Utilize flyash in concrete mix design.	\$ 6,350.00	
5	Aluminum hand rails become mill finish vs. powder coat.	\$ 6,350.00	
6	Spray Foam - From R-38 Icyene to R-20 open cell spray foam.	\$ 26,346.00	
7	Roof - Use 24 Ga. Steel roof panels painted kynar 500 in lieu of aluminum panels. Includes 35 year finish warranty and 20 year weather tightness warranty.	\$ 26,362.00	
8	Roof - Use 24 Ga. Steel roof panels with galvalume plus mill finish in lieu of aluminum panels. Includes 25 year finish warranty and 20 year weather tightness warranty.	\$ 50,266.00	
9	Storefront - Deduct to eliminate intermediate verticals to have the Public Works look more like the Police Station.	\$ 32,600.00	
10	Lighting Package	\$ 25,000.00	
11	Plenum Cable to be ran.	\$ 2,000.00	
12	Reduce the amount of conduit needed. Utilize MC cable.	\$ 23,000.00	
13	Trusses 4' o.c. vs. the 2'. This will reduce the need for the purlins and the addition of type B roof deck.	\$ 72,669.00	
14	Soffit overhang to reduce to 24" vs. 30" as shown. This will reduce the amount of both the material waste and the labor to rip 4'x8' sheets of hardie.	\$ 10,000.00	architectural
15	Delete water repellant on exterior masonry. Due to the vapor barrier within the masonry cavity, the water repellant is not needed.	\$ 20,000.00	
16	Work associated with the trellis at public works.	\$ 15,000.00	Delayed Purchase
17	Alternate for the parking lot to be base only. Base to be prepped for acceptance of pavement for future.	\$ -----	
18	Delayed Purchase - Exterior aluminum	\$ 18,500.00	

19	Delayed Purchase - Delete exterior colored thermoplastic side walk designs.	\$ 130,000.00	
20	Stucco/EIFS - Remove dow rigid board and provide density foam. Also remove smooth finish and provide light sand finish.	\$ 73,250.00	
21	HVAC - Chang condensing boilers to fan assisted style. The boiler efficiency would be reduced from 94% to 87%. minimal energy saving would be lost.	\$ 9,850.00	Will need E.O.R approval
22	Option to used Data Aire Computer units in lieu of Liebert (basis of design).	\$ 20,000.00	Will need E.O.R approval
23	Option to delete the 5-year warranty, but keep 5 year parts on the Liebert computer room air conditioning units.	\$ 16,000.00	GAC still hold the 3-year warranty provided
24	Option to use Aquatherm pipe in lieu of carbon steel pipe for the chilled and hot water above ground systems.	\$ 12,000.00	Will need E.O.R approval

Attachment 6
List of Itemized General Conditions

See Attached

GAC Contractors, Inc		Duration		60.9	
City of Panama City Beach Administrative Campus		Duration		14.0	
Job Site Requirements					
Description	Quantity	Unit	Unit Cost	Total	
Bullder's Risk Policy	85000.0	\$/K	0.500	42,500	
Permit Fees Allowance	1.0000	Ls	0.00		by owner
Impact Fees					by owner
Field Engineering - Surveyor	1.0	Ls	6,000.00	6,000	
Materials Testing	1.0	Ls	15,000.00	15,000	
Plans Reproduction	8.0	Ls	300.00	2,400	
Office Equipment	1.0	Ls	1,000.00	1,000	
Office Supplies	14.0	Mo	100.00	1,405	
Lodging	14.0	Mo	0.00	0	
Gas & Oil Reimbursements	11236.0	Mi	0.55	6,180	
Mail/Shipping	14.0	Mo	45.00	632	
Temp. Telephones, Fax, & Modem	14.0	Mo	85.00	1,194	
On Site Communications	14.0	Mo	250.00	3,511	
Temp. First Aid	1.0	Ls	150.00	150	
Temp. Fire Protection	55.0	Ea	55.00	3,025	
Project Sign	1.0	Ea	1,200.00	1,200	
Visibility Screen	1500.0	Lf	3.00	4,500	
Construction Photos	14.0	Mo	519.00	7,289	
Temp. Electric	14.0	Mo	300.00	4,214	
Temp. Permanent Electric (Gulf Power) - Allowance	1.0	mo	35,000.00	35,000	
Temp. Water	14.0	Mo	85.00	1,194	
Temp. Toilets	42.1	Ea/Mo	85.00	3,581	
Misc Expense	1.0	Ls	30,230.00	30,230	
3rd Party Scheduler (\$9,000)					
Note Vault - (\$3,700)					
Misc Expense - (\$9200)					
Multi Vista - Construction Camera (\$8,330.00)					
Equipment rental	7.0	mo	2,000.00	14,045	
Safety Equipment/Barricades	1.0	Ls	4,000.00	4,000	
Temp Fence Wind Screen	0.0	Ls	600.00	0	
Scaffolding/walkway	1.0	Ls	0.00	0	
Temporary Site Fence	3200.0	Lf	2.00	6,400	
Field Offices & Furniture	14.0	Mo/Ea	800.00	11,236	
Set-Up Office Trailers	1.0	Ls	1,500.00	1,500	
Dismantle Office Trailers	1.0	Ls	1,500.00	1,500	
Sanitary For Trailers	14.0	Mo	120.00	1,685	
Storage Trailers	14.0	Mo/Ea	250.00	3,511	
General Project Cleanup (Temp Labor)	1.0	Ls	45,000.00	45,000	
Final Cleanup	42074.0	Sf	0.47	19,775	
Street Sweeper	0.0	Sf	100.00	0	
Debris Dumpster & Dump Fees	75.0	Ea	450.00	33,750	
Contract Closeout & As-Builts	1.0	Ls	13,700.000	13,700	
Total Jobsite expenses			Total Jobsite expenses	\$326,307	
Total Labor			Total Labor	\$465,299	
Total General Conditions			Total General Conditions	\$791,606	

City of Panama City Beach Administrative Campus

INDIVIDUAL/TITLE	DURATION WORK DAYS (14 Months)	COST PER HOUR	LABOR BURDEN 35% Fixed
CONSTRUCTION PHASE FEE			
<i>OFF SITE PERSONNEL</i>			
Project Executive	304	72.12	1.35
Safety Director	304	30.00	1.35
Senior Estimator	304	34.62	1.35
Project Coordinator	304	57.69	1.35
Assistant Project Coordinator	304	25.00	1.35
Scheduler	304	30.00	1.35
TOTALS FOR OFF-SITE PERSONNEL			
<i>ON-SITE PERSONNEL</i>			
TBD / Project Manager	304	36.06	1.35
TBD / Sr. Superintendent	304	52.50	1.35
TBD / Job Site Coordinator & Rei	304	14.42	1.35
TBD / Assistant Superintendent	304	26.44	1.35
TBD / Job Site Coordinator	304	57.69	1.35
TBD / APM / PE (1)	304	26.44	1.35
TBD / APM / PE (2)	304	26.44	1.35
TOTALS FOR ON-SITE PERSONNEL			
JOB SITE OFFICE SUPPLIES			
EXPRESS MAIL AT HOME OFFICE			
TOTALS FOR CONSTRUCTION PHASE FEE			

Attachment 7
List of Subcontractors and Major Suppliers

See Attached

[END OF SECTION 00091]

Sub-contractor List

Division	Description	Sub-contractor	
2	Sitework	C-miles	
	Landscaping	Lawnscapes	
3	Concrete	King	
4	Masonry	Masonry Inc.	
5	Steel	J&J Steel	
	Trusses	Builders First	
6	Millwork	Phips	
7	Roofing	Ameritech	
	Water Proofing	ABG	
	Insulation - Batt	RCM	
	Insulation - Spray	Sowell	
	Hardie Siding	RCM	
8	HM DR & FR	Boyd	
	Storefront	Glass Center	
9	Stucco	Plaster Craft	
	Drywall/Ceilings	RCM	
	Paint	RCM	
	Flooring	Sharp	
10	Toilet Acc.	Boyd	
	Signage	Advanced	
11	N/A		N/A
12	Furniture	Boyd	
13	N/A		TBD
14	Elevator	Mowrey	
15	Plumbing	Bayou	
	Fire Suppression	Seago	
	HVAC	Bayou	
16	Fire Alarm	Kenny Strange	
	Electrical	Kenny Strange	
	Low-Volt	Kenny Strange	