

1. Requested Motion

Meeting Date: October 21, 2013

Approve the Construction Manager at Risk Agreement RFQ-13-08-PR *MH Restoration Phase II*, Amendment No. 2 setting the project Guaranteed Maximum Price between the Town and Fowler Construction and Development (CM) and authorize the Town Manager to execute the documents.

Why the action is necessary:

Town Council authorization is required pursuant to the Town's procurement documents to approve all purchases that exceed \$25,000.00.

What the action accomplishes:

Authorization allows the Mound House restoration project to move forward.

2. Agenda:

- Consent
- Administrative

3. Requirement/Purpose:

- Resolution
- Ordinance
- Other

4. Submitter of Information:

- Council
- Town Staff-Public Works
- Town Attorney

5. Background:

Town Council approved the Construction Manager (CMAR) master contract at the September 16, 2013 meeting including Amendment No. 1, setting forth a scope of work and fees associated with pre-construction activities and development of a Guaranteed Maximum Price (GMP) related to the construction services necessary to complete the restoration of the Mound House building. These specific work activities are detailed within the Amendment No 1.

As part of the project there are three alternates that have also been evaluated consisting of the installation of the fire suppression system in the attic area and on the second floor; hurricane covering for the windows/doors; and exterior lighting.

Additional information relating to the scope, alternates and GMP will be forthcoming.

6. Alternative Action:

Take no action.

7. Management Recommendations:

Approve the contract as presented

8. Recommended Approval:

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Parks & Recreation Director	Town Clerk
						

9. Council Action:

- Approved
- Denied
- Deferred
- Other

TOWN OF FORT MYERS BEACH



MEMORANDUM

DATE: October 18, 2013
TO: Terry Stewart, Town Manager
FROM: Cathie Lewis, Public Works Director *C Lewis*
SUBJECT: Phase II Mound House Restoration CMAR Guaranteed Maximum Price

Since receiving the preliminary Guaranteed Maximum Price (GMP) proposal, on Tuesday, 10/15/13, I worked through each line item in an effort to determine where costs could be modified or reevaluated for cost savings. While performing that exercise, I did not have the pricing proposals from the various subcontractor trades that Fowler Construction is proposing to use. I utilized the estimates that had previously been provided by the Town's Consultant, Renker, Eich, Parks, and added a contingency to it. Using the aforementioned documents the GMP that I arrived at was \$597,672.90.

Today a meeting was held to begin negotiations relating to the project costs. Resulting from that meeting Fowler Construction has thus far reduced their GMP from \$742,597.00 to \$727,155.45. At that meeting I was provided with the subcontractor estimates that were used to develop the GMP and I have forwarded them to the Town's consultant for evaluation. On first glance at the subcontractor estimates there may be room for additional reductions.

The GMP that has been provided is substantially higher than what was anticipated. Three components comprise the GMP; Cost of Work, CMAR Fee (8% Overhead plus 5% Profit), and Contingency (5%). I believe Fowler Construction has agreed to a reasonable fee and contingency.

As you know, using this project delivery method, more often than not ends with the actual project costs less than the GMP that has been initially presented. However, in this case I am doubtful that the GMP will be reduced to a level that is equal to what the project costs were originally forecast to be, unless certain components of the project are removed. With that being said, the GMP presented does not include the three alternates that were included.

I had indicated that I would attach a revised Blue Sheet for Town Council's review along with the back-up information, however with the cost concerns I will wait to prepare it until Town Council has an opportunity to discuss the matter at its Work Shop.

Attached is the memorandum received from Fowler Construction, with their revised proposal and the project time schedule.



CONDITIONS TO GMP
FT. MYERS BEACH MOUND HOUSE RESTORATION
October 15, 2013

Allowances (see Article 6.3, Allowances)

1. Lead Abatement (AMRC)	\$ 39,550
2. Environmental Monitoring (Greenfield)	\$ 9,690
3. masonry Restoration	\$ 33,275
4. Ceramic Tile	\$ 3,000
5. Painting	\$ 41,059
6. Period 1920's Bathtub (acquisition, freight, restoration)	\$ 3,500
7. Chimney Pipe	\$ 1,000

Exclusions:

1. Toilet, sink and associated bath fixtures (none specified in plans)
2. Exterior sidewalk – excluded per instruction from Town
3. Hanging light fixture in Bungalow / Family room
4. Asbestos Abatement if necessary – Town to provide asbestos survey
5. Simpson H10A Hurricane tie fasteners per agreement with Town and County Plan Review
6. Lead and asbestos abatement & monitoring for alternates #1 & #3.
7. Builders Risk Insurance

Additions:

1. At the direction of the Town, the Fire Alarm system IS included in this GMP although shown as alternate in Exhibit "A". The fire sprinkler system remains as an Alternate #1.
2. R-38 Cellulose blown insulation in ceiling of second floor

Substitutions:

1. Interior recessed ceiling light fixtures specified will not fit and cannot be properly installed. The following substitution has been made and accepted by the Town and Architect: INFINIUM LED Retrofit Recessed Downlights substitute for fixtures listed in Fixture Schedule "A".
2. Exterior recessed ceiling fixtures will not fit and cannot be properly installed. A substitution has Not been made and a Change Order will become necessary to make this substitution.

Permit and Contract Time:

Terms of the Agreement specify that the Town is responsible to submit all permit applications and expedite the required approvals. The final construction documents have not been completed by the Town's architect and; therefore, the permit

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applications have not been submitted by the Town. Accordingly, the Contract Times identified in Exhibit "A" CONTRACT TIME shall delete the wording, "from date of Notice To Proceed and insert the wording, " from date of Building Permit Issuance".

Contract Documents (Plans and Specifications):

The CM has not been provided Final Construction Plans or Specifications for permitting and construction as of the date of this GMP submittal. Accordingly, this GMP is based on plans and specification documents originally dated September 7, 2012 and specifically the plans and specifications listed on the attached "Index to Drawings". It is further understood that upon review of the Architect's permit plan submittal, the permitting authorities may required certain changes be made that have not been included in this GMP and will required a Change Order to satisfy the requirement.

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INDEX TO DRAWINGS

All Bid Drawings Dated 09/072012 unless noted below:

COVER	COVER SHEET			
GA-1	ARCHITECTURAL GENERAL NOTES	S-1	STRUCTURAL ROOF MODIFICATION PLAN	
SA-1	SITE PLAN	S-2	STRUCTURAL DETAILS	
LS-1.1	FIRST FLOOR LIFESAFETY PLAN	FP-1	FIRE PROTECTION - COVER SHEET, NOTES	
LS-1.2	SECOND FLOOR LIFESAFETY PLAN	FP-2	FIRE PROTECTION SITE PLAN	
10/03/12 A-1.1	FIRST FLOOR PLAN	FP-3	FIRE PROTECTION FLOOR PLANS	
A-1.2	SECOND FLOOR PLAN	FP-4	FIRE PROTECTION BUILDING SECTION AND DETAILS	
A-3.1	BUILDING ELEVATIONS	E-1	ELECTRICAL COVER SHEET	
10/04/12 A-3.2	BUILDING SECTIONS	E-2	ELECTRICAL SITE PLAN	
A-5.1	ENLARGED PLANS - INTERIOR STAIR	E-3	ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN	
A-5.2	INTERIOR STAIR ELEVATIONS	E-4	ELECTRICAL LIGHTING PLANS	
A-5.3	<RESERVED>	E-5	ELECTRICAL POWER PLANS	
10/04/12 A-5.4	ENLARGED PLANS - EXTERIOR STAIR	E-6	FIRE ALARM PLANS	
A-5.5	<RESERVED>	E-7	ELECTRICAL RISER DIAGRAM AND PANEL SCHD.	
A-5.6	<RESERVED>	E-8	FIRE ALARM RISER DIAGRAM AND DETAILS	
A-5.7	ENLARGED DETAILS-LIFT	E-9	ELECTRICAL LIGHTING FIXTURE SCHD. AND DTLS.	
09/21/12 A-5.8	ENLARGED DETAILS-TUDOR WING	E-10	ELECTRICAL SPECIFICATION	
A-5.9	ENLARGED DETAILS-FIREPLACE	E-11	FIRE ALARM SPECIFICATION	
A-5.10	ENLARGED DETAILS-BATHROOM CLOSET	E-12	FIRE ALARM SPECIFICATION	
09/21/12 A-7.1	FIRST FLOOR REFLECTED CEILING PLAN			
A-7.2	SECOND FLOOR REFLECTED CEILING PLAN			
A-8.1	DOOR ELEVATIONS			
10/04/12 A-8.2	DOOR DETAILS			
A-8.3	WINDOW ELEVATIONS			
A-8.4	WINDOW DETAILS			

Note: Drawings and specifications revised per Addendums 1, 2, 3, 4, 5 and Architect's Response to Pre-bid Questions 1.2 and 3 dated 07/22/2013.



PROJECT NAME: **Mound House Restoration**

PROJECT #:

CURRENT DATE: **10 14 2013**

CONTRACT AMOUNT: **\$ 692,529**

TOTAL PROJECT SQUARE FOOTAGE :

PROJECT DURATION: **6 months or 26 weeks**

Confidential

DO NOT MAKE ENTRIES!!!

#	CATEGORY	NOTE	ALLOWANCE AMOUNT	CONTRACTED AMOUNT	TOTAL AMOUNT
1.0 GENERAL REQUIREMENTS					
SUPERVISION:					
1010.0	Construction Manager	Rob Fowler Sr		\$ 14,560	\$ 14,560
1020.0	Project Mgr/Superintendent	Rob Fowler Jr		\$ 72,800	\$ 72,800
1030.0	Project Coordinator				\$ -
SUBMITTALS:					
1100.0	Schedules	In 1020			\$ -
1120.0	Progress Reports	In 1020			\$ -
1130.0	Shop Drawings	In 1020			\$ -
1140.0	Samples	In 1020			\$ -
1150.0	Oper / Maint. Data	In 1020			\$ -
1160.0	Photographs/Renderings	Not Anticipated			\$ -
TEMP Facilities/Services					
1200.0	Electric	Furnished by Town of FMB - Hook-up by FCD		\$ 900	\$ 900
1220.0	Cellular Service			\$ 450	\$ 450
1230.0	Non-potable Water	Furnished by Town of FMB			\$ -
1240.0	Drinking Water				\$ -
1250.0	Temporary Toilet			\$ 660	\$ 660
1260.0	First Aid Supplies			\$ 200	\$ 200
1270.0	Safety Supplies				\$ -
1280.0	Barriers			\$ 500	\$ 500
1290.0	Signage				\$ -
1310.0	Office Trailer				\$ -
1320.0	Temporary Fencing			\$ 2,500	\$ 2,500
BONDS/INSURANCE:					
1405.0	Bonding			\$ 18,000	\$ 18,000
1410.0	General Liability			\$ 3,485	\$ 3,485
1420.0	Workers Comp.				\$ -
1430.0	Builders Risk	Furnished by Town of FMB			\$ -
REGULATORY FEES:					
1510.0	Impact Fees	Not Anticipated			\$ -
1520.0	Local Bldg. Permits	By Town of FMB			\$ -

1530.0	State Permits	By Town of FMB			\$	-
1540.0	Federal Permits	By Town of FMB			\$	-
1550.0	Utility Connect Fees	Not Anticipated			\$	-
1560.0	Inspections	Not Anticipated			\$	-
	OTHER EXPENSES:					
1610.0	Labor			\$ 1,500	\$	1,500
1620.0	Onsite Sundries			\$ 250	\$	250
1630.0	Operating Sundries			\$ 250	\$	250
1640.0	Design/Architecture	Furnished by Town of FMB			\$	-
1650.0	Engineering	Furnished by Town of FMB			\$	-
1660.0	Trash Removal			\$ 1,950	\$	1,950
1670.0	Survey & Staking	Not Anticipated			\$	-
1675.0	Scaffolding	By Subcontractors			\$	-
1690.0	Soil/Concrete PSI Testing	Not Anticipated			\$	-
1700.0	Mobilization				\$	-
1710.0	Travel Expense			\$ 4,295	\$	4,295
1720.0	Reprographics Expense			\$ 400	\$	400
1730.0	Cleaning - Continuous				\$	-
1740.0	Cleaning - Final			\$ 1,500	\$	1,500
1750.0	Project Close-Out				\$	-
1760.0	Rentals			\$ 250	\$	250
	DIVISION TOTAL			\$ 124,450		
2.0	SITWORK					
2010.0	Soil Investigation (borings)	Not Anticipated			\$	-
2030.0	Termite Protection	Not Anticipated			\$	-
2050.0	Demolition	Interior concrete slab removal		\$ 3,175	\$	3,175
2075.0	Core Drilling	By Subcontractor			\$	-
2080.0	Hazardous Mat. Removal	AMRC - \$32,950 Lead Removal + Non-Hazardous Disposal	\$ 39,550		\$	39,550
		Greenfield Env - \$8,075 Environmental Monitoring	\$ 9,690		\$	9,690
2150.0	Shoring/Underpinning	Not Anticipated			\$	-
2780.0	Electric Power Service Line	In 16050			\$	-
2785.0	Voice/Data Service Line	In 16050			\$	-
	DIVISION TOTAL			\$ 52,415		
3.0	CONCRETE					
3010.0	Structural Concrete	Not Anticipated			\$	-
3330.0	Ext Walks,Pads,Driveways	Pad Removed from Scope			\$	-
	DIVISION TOTAL			\$ -		
4.0	MASONRY					
4020.0	Masonry		\$ 33,275		\$	33,275
	DIVISION TOTAL		\$ 33,275			
5.0	METALS					
5100.0	Steel Construction	Not Anticipated			\$	-
5500.3	Metal Hand Railings	In 6200			\$	-
	DIVISION TOTAL		\$ -			
6.0	WOOD & PLASTICS					
6050.0	Fasteners/Adhesives	In 6200			\$	-
6100.0	Rough Carpentry	Ext Columns		\$ 8,220	\$	8,220

6110.0	Framing Lumber	In 6200			\$ -
6170.0	Trusses	Repair/Rework		\$ 5,250	\$ 5,250
6200.0	Finish Carpentry	1st floor		\$ 24,480	\$ 24,480
		2nd floor		\$ 47,560	\$ 47,560
		1st floor Ceiling		\$ 14,980	\$ 14,980
		2nd floor Ceiling		\$ 8,990	\$ 8,990
		Door & Window - Temporary Plywood Closures FCD		\$ 1,000	\$ 1,000
6210.0	Millwork	In 6200			\$ -
6400.0	Casework	In 6200			\$ -
6450.0	Countertops	In 6200			\$ -
6455.0	Standing/Running Trim	In 6200			\$ -
	DIVISION TOTAL		\$ 110,480		
7.0 THERMAL/MOISTURE PROTECTION					
7100.1	Fluid Applied Waterproofing	Not Anticipated			\$ -
7200.0	Building Insulation	R11 shaft walls & R38 ceiling		\$ 2,312	\$ 2,312
7600.0	Flashing/Sheet Metal	In 7710			\$ -
7700.0	Roof Specialties				\$ -
7710.0	Gutters			\$ 5,700	\$ 5,700
7900.0	Joint Sealants/Caulking	FCD		\$ 2,500	\$ 2,500
	DIVISION TOTAL		\$ 10,512		
8.0 DOORS/WINDOWS					
8200.0	Wood/Plastic Doors	Repair/Rework		\$ 26,780	\$ 26,780
8600.0	Wood/Plastic Windows	Repair/Rework		\$ 19,690	\$ 19,690
8700.0	Finish Door Hardware	in 8200/8600			\$ -
8810.0	Glass/Glazing	In 8200/8600			\$ -
	DIVISION TOTAL		\$ 46,470		
9.0 FINISHES					
9220.0	Stucco			\$ 5,675	\$ 5,675
9250.0	Drywall/Hardcoat	In 6200			\$ -
9300.0	Ceramic Wall/Floor Tile		\$ 3,000		\$ 3,000
9550.0	Wood Flooring	In 6200			\$ -
9900.0	Painting		\$ 41,059		\$ 41,059
9910.0	Interior Trim/Caulk	In 9900			\$ -
	DIVISION TOTAL		\$ 49,734		
10.0 SPECIALTIES					
10520.0	Fire Extinguishers/Cabs	NIC			\$ -
10670.0	Shelving	In 6200			\$ -
10715.0	Storm Shutters	In Alternate 3			\$ -
10800.0	Toilet/Bath Accessories	Not Anticipated			\$ -
	DIVISION TOTAL		\$ -		
11.0 EQUIPMENT					
11132.0	Projection Screen	In 6200 - Draper Access/Series E			\$ -
	DIVISION TOTAL		\$ -		
12.0 FURNISHINGS					
12010.0	Furnishings	Tub & Fixtures	\$ 3,500		\$ 3,500
		Chimney Pipe	\$ 1,000		\$ 1,000

		Stove, Sink, Cabinet - In 6200			\$ -
	DIVISION TOTAL	\$ 4,500			
13.0	SPECIAL CONSTRUCTION				
	DIVISION TOTAL	\$ -			\$ -
14.0	CONVEYING SYSTEMS				
14200.0	Elevators	Garaventa - Genisis Verticle Lift \$25,750 + power door operators \$1,500		\$ 27,250	\$ 27,250
14400.0	Lifts	Garaventa Evacuation Chair		\$ 3,295	\$ 3,295
	DIVISION TOTAL	\$ 30,545			
15.0	MECHANICAL				
15300.0	Fire Sprinkler System	In Alternate 1			\$ -
15400.0	Plumbing Systems	Abandon Gas Pipe in wall FCD		\$ 250	\$ 250
15410.0	Plumbing Fixtures	In 12010 for Tub			\$ -
15500.0	HVAC Systems	Not Anticipated			\$ -
	DIVISION TOTAL	\$ 250			
16.0	ELECTRICAL				
16050.0	Elec Distribution Systems	\$139,115		\$ 139,115	\$ 139,115
16400.0	Elec Service Entrance				\$ -
16500.0	Lighting Systems - Bldg	In 16050			\$ -
16500.0	Lighting Systems - Site	In Alternate 2			\$ -
16510.0	Electrical Fixtures	In 16050			\$ -
16610.0	Security Systems	NIC			\$ -
16700.0	Voice/Data Systems	NIC			\$ -
16720.0	Fire Detection Alarm Sys	Alternate 1 - Requested to place back in bid		\$ 8,950	\$ 8,950
16770.0	PA/Music Systems	NIC			\$ -
	DIVISION TOTAL	\$ 148,065			
		Allowance Subtotal	\$ 131,074		
		Contracted Subtotal		\$ 479,622	
		Project Cost			\$ 610,696
		MATH CHECK (must equal Total Amount)			\$ 610,696
		Contractor Overhead 8%	\$48,856		
		Contractor Fee 5%	\$32,978		
		Total Contract Amount	\$692,529		



Preliminary
Mound House Restoration

PROJECT NAME:

PROJECT #:

CURRENT DATE:

10 14 2013

CONTRACT AMOUNT:

\$ 707,235

TOTAL PROJECT SQUARE FOOTAGE :

PROJECT DURATION:

6 months or 26 weeks
Confidential

**DO NOT MAKE
ENTRIES!!!**

#	CATEGORY	NOTE	ESTIMATE AMOUNT	CONTRACT AMOUNT	TOTAL AMOUNT
1.0 GENERAL REQUIREMENTS					
	SUPERVISION:				
1010.0	Construction Manager	Rob Fowler Sr		\$ 14,560	\$ 14,560
1020.0	Project Manager	Rob Fowler Jr		\$ 72,800	\$ 72,800
1030.0	Project Coordinator	John Pfisterer		\$ 4,368	\$ 4,368
	SUBMITTALS:				
1100.0	Schedules	In 1020			\$ -
1120.0	Progress Reports	In 1020			\$ -
1130.0	Shop Drawings	In 1020			\$ -
1140.0	Samples	In 1020			\$ -
1150.0	Oper / Maint. Data	In 1020			\$ -
1160.0	Photographs/Renderings	Not Anticipated			\$ -
	TEMP Facilities/Services				
1200.0	Electric	Furnished by Town of FMB - Hook-up by FCD	\$ 900		\$ 900
1220.0	Cellular Service		\$ 900		\$ 900
1230.0	Non-potable Water	Furnished by Town of FMB			\$ -
1240.0	Drinking Water				\$ -
1250.0	Temporary Toilet		\$ 660		\$ 660
1260.0	First Aid Supplies		\$ 200		\$ 200
1270.0	Safety Supplies		\$ 200		\$ 200
1280.0	Barriers		\$ 500		\$ 500
1290.0	Signage		\$ 400		\$ 400
1310.0	Office Trailer		\$ 2,700		\$ 2,700
1320.0	Temporary Fencing		\$ 2,500		\$ 2,500
	BONDS/INSURANCE:				
1405.0	Bonding		\$ 18,000		\$ 18,000
1410.0	General Liability		\$ 3,485		\$ 3,485
1420.0	Workers Comp.				\$ -
1430.0	Builders Risk	Furnished by Town of FMB			\$ -
	REGULATORY FEES:				
1510.0	Impact Fees	Not Anticipated			\$ -
1520.0	Local Bldg. Permits	By Town of FMB			\$ -

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			Estimate	Contract	Total ✓
1530.0	State Permits	By Town of FMB			\$ -
1540.0	Federal Permits	By Town of FMB			\$ -
1550.0	Utility Connect Fees	Not Anticipated			\$ -
1560.0	Inspections	Not Anticipated			\$ -
	OTHER EXPENSES:				
1610.0	Labor		\$ 3,000		\$ 3,000
1620.0	Onsite Sundries		\$ 750		\$ 750
1630.0	Operating Sundries		\$ 750		\$ 750
1640.0	Design/Architecture	Furnished by Town of FMB			\$ -
1650.0	Engineering	Furnished by Town of FMB			\$ -
1660.0	Trash Removal		\$ 1,950		\$ 1,950
1670.0	Survey & Staking	Not Anticipated			\$ -
1675.0	Scaffolding	By Subcontractors			\$ -
1690.0	Soil/Concrete PSI Testing	Not Anticipated			\$ -
1700.0	Mobilization				\$ -
1710.0	Travel Expense		\$ 4,295		\$ 4,295
1720.0	Reprographics Expense		\$ 750		\$ 750
1730.0	Cleaning - Continuous				\$ -
1740.0	Cleaning - Final		\$ 2,500		\$ 2,500
1750.0	Project Close-Out		\$ 500		\$ 500
1760.0	Rentals		\$ 750		\$ 750
	DIVISION TOTAL		\$ 137,418		
2.0 SITEWORK					
2010.0	Soil Investigation (borings)	Not Anticipated			\$ -
2030.0	Termite Protection	Not Anticipated			\$ -
2050.0	Demolition	Interior concrete slab removal		\$ 3,175	\$ 3,175
2075.0	Core Drilling	By Subcontractor			\$ -
2080.0	Hazardous Mat. Removal	AMRC - \$32,950 Lead Removal + Non-Hazardous Disposal		\$ 39,550	\$ 39,550
		Greenfield Env - \$8,075 Environmental Monitoring		\$ 9,690	\$ 9,690
2150.0	Shoring/Underpinning	Not Anticipated			\$ -
2780.0	Electric Power Service Line	In 16050			\$ -
2785.0	Voice/Data Service Line	In 16050			\$ -
	DIVISION TOTAL		\$ 52,415		
3.0 CONCRETE					
3010.0	Structural Concrete	Not Anticipated			\$ -
3330.0	Ext Walks,Pads,Driveways	Pad Removed from Scope			\$ -
	DIVISION TOTAL		\$ -		
4.0 MASONRY					
4020.0	Masonry			\$ 33,275	\$ 33,275
	DIVISION TOTAL		\$ 33,275		
5.0 METALS					
5100.0	Steel Construction	Not Anticipated			\$ -
5500.3	Metal Hand Railings	In 6200			\$ -
	DIVISION TOTAL		\$ -		
6.0 WOOD & PLASTICS					
6050.0	Fasteners/Adhesives	In 6200			\$ -
6100.0	Rough Carpentry	Ext Columns		\$ 8,220	\$ 8,220

6110.0	Framing Lumber	In 6200			\$	-
6170.0	Trusses	Repair/Rework			\$	5,250
6200.0	Finish Carpentry	1st floor			\$	24,480
		2nd floor			\$	47,560
		1st floor Ceiling			\$	14,980
		2nd floor Ceiling			\$	8,990
		Door & Window - Temporary Plywood Closures FCD			\$	1,000
6210.0	Millwork	In 6200			\$	-
6400.0	Casework	In 6200			\$	-
6450.0	Countertops	In 6200			\$	-
6455.0	Standing/Running Trim	In 6200			\$	-
	DIVISION TOTAL		\$	110,480		
7.0	THERMAL/MOISTURE PROTECTION					
7100.1	FluidApplied Waterproofing	Not Anticipated			\$	-
7200.0	Building Insulation	R11 shaft walls & R38 ceiling			\$	2,312
7600.0	Flashing/Sheet Metal	In 7710			\$	-
7700.0	Roof Specialties				\$	-
7710.0	Gutters				\$	5,700
7900.0	Joint Sealants/Caulking	FCD			\$	2,500
	DIVISION TOTAL		\$	10,512		
8.0	DOORS/WINDOWS					
8200.0	Wood/Plastic Doors	Repair/Rework			\$	26,780
8600.0	Wood/Plastic Windows	Repair/Rework			\$	19,690
8700.0	Finish Door Hardware	in 8200/8600			\$	-
8810.0	Glass/Glazing	In 8200/8600			\$	-
	DIVISION TOTAL		\$	46,470		
9.0	FINISHES					
9220.0	Stucco				\$	5,675
9250.0	Drywall/Hardcoat	In 6200			\$	-
9300.0	Ceramic Wall/Floor Tile				\$	3,000
9550.0	Wood Flooring	In 6200			\$	-
9900.0	Painting				\$	41,059
9910.0	Interior Trim/Caulk	In 9900			\$	-
	DIVISION TOTAL		\$	49,734		
10.0	SPECIALTIES					
10520.0	Fire Extinguishers/Cabs	NIC			\$	-
10670.0	Shelving	In 6200			\$	-
10715.0	Storm Shutters	In Alternate 3			\$	-
10800.0	Toilet/Bath Accessories	Not Anticipated			\$	-
	DIVISION TOTAL		\$	-		
11.0	EQUIPMENT					
11132.0	Projection Screen	In 6200 - Draper Access/Series E			\$	-
	DIVISION TOTAL		\$	-		
12.0	FURNISHINGS					
12010.0	Furnishings	Tub & Fixtures			\$	3,500
		Chimney Pipe			\$	1,000

		Stove, Sink, Cabinet - In 6200			\$ -
	DIVISION TOTAL	\$ 4,500			
13.0	SPECIAL CONSTRUCTION				
	DIVISION TOTAL	\$ -			\$ -
14.0	CONVEYING SYSTEMS				
14200.0	Elevators	Garaventa - Genisis Verticle Lift \$25,750 + power door operators \$1,500		\$ 27,250	\$ 27,250
14400.0	Lifts	Garaventa Evacuation Chair		\$ 3,295	\$ 3,295
	DIVISION TOTAL	\$ 30,545			
15.0	MECHANICAL				
15300.0	Fire Sprinkler System	In Alternate 1			\$ -
15400.0	Plumbing Systems	Abandon Gas Pipe in wall FCD		\$ 250	\$ 250
15410.0	Plumbing Fixtures	In 12010 for Tub			\$ -
15500.0	HVAC Systems	Not Anticipated			\$ -
	DIVISION TOTAL	\$ 250			
16.0	ELECTRICAL				
16050.0	Elec Distribution Systems	\$139,115		\$ 139,115	\$ 139,115
16400.0	Elec Service Entrance				\$ -
16500.0	Lighting Systems - Bldg	In 16050			\$ -
16500.0	Lighting Systems - Site	In Alternate 2			\$ -
16510.0	Electrical Fixtures	In 16050			\$ -
16610.0	Security Systems	NIC			\$ -
16700.0	Voice/Data Systems	NIC			\$ -
16720.0	Fire Detection Alarm Sys	Alternate 1 - Requested to place back in bid		\$ 8,950	\$ 8,950
16770.0	PA/Music Systems	NIC			\$ -
	DIVISION TOTAL	\$ 148,065			
		Total Estimate Amount	\$ 45,690		
		Total Contract Amount		\$ 577,974	
		Total Amount		\$ 623,664	
		MATH CHECK	(must equal Total Amount)	\$	623,664
		Contractor Overhead 8%	\$49,893		
		Contractor Fee 5%	\$33,678		
		Total Contract Amount	\$707,235		

(12)



EXHIBIT A
GUARANTEED MAXIMUM PRICE AND CONTRACT TIME

1. The Undersigned Construction Manager, having visited the site of the proposed project and having become familiar with the local conditions, nature and extent of the work, and having examined carefully the Agreement Form, General Conditions, Supplementary Conditions, Plans and Specifications and other Contract Documents, and having fulfilled their requirements as well as the Bonding requirements herein, proposes to furnish all labor, materials, equipment and other items, facilities and services for the proper execution and completion of the:

MOUND HOUSE RESTORATION PHASE II

in full accordance with the drawings and specifications prepared by the Owner's Architect and all other documents related thereto on file with Town of Fort Myers Beach, and to complete the said work within the time limits specified for the following Guaranteed Maximum Price as supported by the Schedule of Values attached hereto and made a part of this Contract

GUARANTEED MAXIMUM PRICE:

Cost of the Work: (\$ 623,664.00)
(Typed or written legibly in dollar amount)
Six Hundred Twenty-Three Thousand Six Hundred Sixty-Four & 00/100's dollars

(Typed or written legibly in words)

Construction Manager's Fee: (\$ 83,571.00)
(Typed or written legibly in dollar amount)
Eighty-Three Thousand Five Hundred Seventy-One & 00/100's dollars
8% Overhead plus 5% Profit

(Typed or written legibly in words)

Contingency: (\$ 35,362.00)
(Typed or written legibly in dollar amount)
Thirty-Five Thousand Three Hundred Sixty-Two & 00/100's dollars

5% Total
(Typed or written legibly in words)

TOTAL GUARANTEED MAXIMUM PRICE:

(\$ 742,597.00)
(Typed or written legibly in dollar amount)
Seven Hundred Forty-Two Thousand Five Hundred Ninety-Seven & 00/100's dollars

(Typed or written legibly in words)



2. ALTERNATES.

The Alternates listed below are not incorporated into the Total GMP and shall be identified separately to provide the Town of Fort Myers Beach the ability to proceed with these project components by: a) increasing the GMP as part of this Agreement; b) Project Change Order(s); c) Project Amendment; or d) Use of Project Contingency.

ALTERNATE 1: Fire-Sprinkling Protection and Fire Alarm
(\$ 10,839.00)
(Typed or written legibly in dollar amount)

Ten Thousand Eight Hundred Thirty-Nine & 00/100's dollars
(Typed or written legibly in words)

ALTERNATE 2: Site Lighting (\$ 313,296.00)
(Typed or written legibly in dollar amount)

Three Hundred Thirteen Thousand Two Hundred Ninety-Six & 00/100's dollars

We recommend this to be an Allowance item.

(Typed or written legibly in words)

ALTERNATE 3: Demountable Tensile Fabric Opening Protective System
(\$ 9,333.00)
(Typed or written legibly in dollar amount)

Nine Thousand Three Hundred Thirty-Three & 00/100's dollars

(Typed or written legibly in words)

3. **CONTRACT TIME** represents the time to perform all work as described in this Agreement and is calculated from the date specified in the Official Notice to Proceed.

- a) Substantially complete in (¹⁵⁰# days) consecutive calendar days from date of ~~Official Notice to Proceed.~~ Building Permit issuance.
- b) Final completion in (¹⁸⁰# days) consecutive calendar days from the date of ~~Official Notice to Proceed.~~ Building Permit issuance.

