

AGREEMENT FOR CONSTRUCTION MANAGEMENT FOR MINOR PROJECTS

EXHIBIT A CONSTRUCTION MANAGER'S PERSONNEL

- 1.2 **Ivan Oelrich – President**
- Matthew Marino – Pre-Construction Manager**
- John Hunnicutt – Project Manager**
- Brad Patterson – Senior Superintendent**
- Javell Woods – Assistant Project Manager**
- Justin Dean – Assistant Superintendent**

EXHIBIT B

COVER SHEET FOR GENERAL TERMS AND CONDITIONS

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

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

Description of Project

Owner Project No: N/A
Owner Project Name: **Depot Park Electrical Improvements for the City of Gainesville**
Location/Address: Depot Park, 200 SE Depot Avenue, Gainesville, FL 32601
Description: New power and lighting service along park paths.

1.5/3.3 Documents and Guidelines

1. Construction Documents provided by JBrown Professional Group Inc dated 08-26-2019
2. Color coded priority options provided via email dated 09-25-2019
3. Added receptacles provided via email dated 12-12-2019
4. _____
5. _____
6. _____

EXHIBIT D
PROJECT DESIGN AND CONSTRUCTION SCHEDULE

1.2/3.4 Project Design and Construction Schedule*

PHASE	START DATE	END DATE
Pre-Design Phase	00 00 0000	00 00 0000
Pre-Design Program Development	00 00 0000	00 00 0000
Pre-Design Budget & Program Verification	00 00 0000	00 00 0000
Concept Schematic Design (CSD)	00 00 0000	00 00 0000
CSD Construction Cost Estimate	00 00 0000	00 00 0000
Advanced Schematic Design (ASD)	00 00 0000	00 00 0000
ASD Construction Cost Estimate Report	00 00 0000	00 00 0000
Design Development (DD)	00 00 0000	00 00 0000
DD Construction Cost Estimate Report	00 00 0000	00 00 0000
50% Construction Documents (CDs)	07 08 2019	07 08 2019
50% CDs Construction Cost Estimate Report	00 00 0000	00 00 0000
Early bid packages (Site Utilities/Foundation)	00 00 0000	00 00 0000
Early bid packages ()	00 00 0000	00 00 0000
Early bid packages ()	00 00 0000	00 00 0000
100% Construction Documents (CDs)	07 08 2019	08 08 2019
Guaranteed Maximum Price (GMP) Proposal	08 08 2019	10 25 2019
Conformed Bid Documents	08 08 2019	08 26 2019
Purchase Order	00 00 0000	00 00 0000
Notice to Proceed	00 00 0000	00 00 0000
Perform Construction	04 06 2020	06 25 2020
Substantial Completion	06 26 2020	06 26 2020
Final Completion	07 10 2020	07 10 2020

*REFERENCE ARTICLE 16. SCHEDULE REQUIREMENTS IN THE GENERAL TERMS AND CONDITIONS

EXHIBIT E
Guaranteed Maximum Price Agreement

Pursuant to the Agreement between the The City of Gainesville (“Owner”) and **Oelrich Construction, Inc.** (“Construction Manager”), for the construction of **Depot Park Electrical Improvements for the City of Gainesville**, the Owner and the Construction Manager hereby execute this **GUARANTEED MAXIMUM PRICE (“GMP”) AGREEMENT** and further agree as set forth below.

- 1 Construction Manager shall commence of the Work within ten (10) calendar days after the date indicated on the Notice to Proceed. The date of Substantial Completion for the Project shall be: **June 26, 2020**.
- 2 The date of Final Completion for the Project shall be fourteen (14) days after the date of Substantial Completion.
- 3 The Construction Manager’s Guaranteed Maximum Price (“GMP”) proposal dated **December 16, 2019** attached hereto and incorporated herein, is accepted by the Owner.
- 4 In accordance with Section 3.6.1.8 of the Agreement for Construction Management Services, the Construction Manager shall award Trade Contracts representing ninety percent (90%) or more of the Cost of the Work within **thirty (30)** days of issuance of the GMP Agreement for Construction Services.
- 5 The Guaranteed Maximum Price is **\$456,991.00**

6 Construction Services GMP

SUMMARY OF COSTS	GMP
General Conditions	\$ 15,749
Staffing	\$ 60,008
Trade Contracts (cost of work)	\$ 317,606
Contingency	\$ 6,667
CM Fee % (does not include Bonds and Insurance)	
CM Fee / OH&P	\$ 41,545
GMP Total:	\$ 456,991

FOR THE OWNER:
 CITY OF GAINESVILLE

FOR THE CONSTRUCTION MANAGER:
 OELRICH CONSTRUCTION, INC.



BY: CITY MANAGER

BY: NAME, TITLE

DATE:

DATE: **12.26.19**

EXHIBIT F
PROJECT SPECIFIC REQUIREMENTS AND PRE-CONSTRUCTION SERVICES FEE

3.3.4 **LEED Certification.** The LEED Certification level is established at GOLD level. N/A for this project.

3.3.6 **Initial Construction Schedule Deadline**
 With Advanced Schematic Design submittal or
 With GMP submittal

3.4.3 **Construction Manager's Contingency** shall be no greater, as a percentage of the estimated Cost of the Work, than the following at each of the following phases:
ten percent (**10 %**) at Conceptual Schematic Design
eight percent (**8 %**) at Advanced Schematic Design
six percent (**6 %**) at Design Development
five percent (**5 %**) at (**60 %**) Construction Documents
three percent (**3 %**) at the time the GMP proposal is submitted
two percent (**2%**) at the time that Construction Manager has bought out Trade Contracts representing ninety percent (90%) of the Cost of Work or more.

3.4.5 **Jobsite Management and Logistics Plan**
 with Design Development phase submittal or
 no later than April 6, 2020

3.4.8 **Phased or "Fast-Track" Construction**
 None

3.5.1 **GMP Proposal Submittal Deadline**
 upon completion of sixty percent (**60 %**) of the Construction Documents.
 thirty (**30**) days after completion of the Construction Documents.
 no later than Month , 0000.
 GMP proposal was submitted on December 16, 2019

4.1 **Pre-Construction Services Fee (if required)**

PHASE	FEE
Pre-Design Phase	\$
Conceptual Schematic Design	\$
Advanced Schematic Design	\$
Design Development	\$
60% Construction Documents	\$
100% Construction Documents	\$
Total:	\$

4.2 **Overhead & Profit.** The Construction Manager's Overhead & Profit percentage shall not exceed 8 % for the base GMP and 10 % for any Change Orders.

4.2.2 **Mileage Rate.** The mileage rate for authorized travel shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.
Lodging Rate. The maximum reimbursable rate for lodging shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.
Meals. The maximum reimbursable rates for meals shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.

5.1 **Liquidated Damages:** \$100 per day

EXHIBIT G
PROJECT-SPECIFIC MODIFICATIONS

8.12 Modifications to the Contract for Construction

None

EXHIBIT H
NOTICE TO PROCEED

Pursuant to the Agreement between the The City of Gainesville ("Owner") and Oelrich Construction, Inc. ("Construction Manager"), for the construction of Depot Park Electrical Improvements for the City of Gainesville, the Owner and the Construction Manager hereby execute this NOTICE TO PROCEED and further agree as set forth below.

- 1 Construction Manager shall commence of the Work within ten (10) calendar days after the date indicated on the Notice to Proceed. The date of Substantial Completion for the Project shall be: June 26, 2020.
- 2 The date of Final Completion for the Project shall be fourteen (14) days after the date of Substantial Completion.
- 3 The Construction Manager's Guaranteed Maximum Price ("GMP") proposal dated July 10, 2020 attached hereto and incorporated herein, is accepted by the Owner.

FOR THE OWNER:
THE CITY OF GAINESVILLE

FOR THE CONSTRUCTION MANAGER:
OELRICH CONSTRUCTION, INC.

BY: WSPP PROJECT MANAGER

BY: NAME, TITLE Tom A. Oelrich, Pres.

DATE:

DATE: 12.26.19