



June 4, 2015

CITY OF GAINESVILLE  
 Community Redevelopment Agency  
 PO Box 490  
 Gainesville, FL 32602

Attn: Mr. Kelly Gillen

RE: **Guaranteed Maximum Price Proposal  
 Grace Market Place**

Dear Kelly,

Attached is a copy of our GMP Proposal for the GRACE Marketplace Improvements. Clarifications to the GMP are listed below.

**Our GMP for providing this work is Five Hundred Eighty-Five Thousand Five Hundred Twenty-Five and 00/100 Dollars (\$585,525.00).**

**Alternate No. 01 – New LED Lamps in Existing Light Fixtures ADD \$1,367.00**

**Alternate No. 02 – New Light Fixtures with LED lamps ADD \$3,983.00**

**Clarifications:**

1. The project duration will be 12 weeks.
2. We have included costs for a half-time project manager and full-time superintendent project supervision.
3. Work will be accomplished during normal work hours. This will include various activities which will cause loud noises.
4. We have anticipated providing a dumpster located within the project site fencing.
5. We have included cost for temporary partitions and barricades as necessary to protect campus occupants and staff from construction activities.
6. We have included a 30% wood repair allowance for necessary repairs upon demolition of the existing roof system. Repair costs are figured per linear foot for fascia board and per 4x8 area for roof decking.
7. Costs for new shingle roof includes removal of existing roof materials, furnish and installation of 30lb felt underlayment, 3 tab shingles with 25 year warranty, new edge metals and flashing, ridge vents and replacement lead boots.
8. Costs for exterior painting includes painting surface preparation as necessary, one coat of primer, two coats of finish paint with a three neutral tone paint color scheme. All new painted buildings to carry a 5 year warranty. A rust inhibiting primer and finish paint is included for all exterior doors.
9. Costs for Architectural Services for the renovation of the existing Food Service Building Kitchen have been included in our GMP. Services include 50% review documents, Construction Documents for Bidding, Permitting and Construction, and Bid Administration.
10. Costs for commercial kitchen equipment provided by AAA Refrigeration, Inc. as quoted on 7/1/2014 and 2/4/2015.



11. Costs to conduct the 12-year hydrostatic testing of the fire suppression system's (3) agent storage cylinders, install (2) new activation cartridges, and complete the hydrostatic test of the hood fire suppression system to return the existing system to code compliancy. Includes costs to design, permit, and execute renovations of the existing Ansul R-102 hood fire suppression system to protect the existing (4) exhaust hoods with the requested appliances.
12. Costs to pressure test existing gas line into kitchen hood area and make minor repairs to system. We will run new 1/2" water line and install (2) new filters at new location for ice machines to existing mop sink. We will jet clean existing sanitary and grease lines through the grease trap and camera lines to examine its function and for necessary repairs. We will also pump out grease trap. Will provide gas hook-ups for up to (5) new cooking appliances and water piping hookup for new dishwasher.
13. Costs for new kitchen equipment circuits, existing light fixture repair, and testing of existing fire alarm, hood fans, and fire suppression system.
14. We have not included repairing / replacing non-code compliant systems associated with the kitchen equipment installation. If discovered, we will identify the existing system for the design teams input.
15. We have not included impact fees in our GMP.
16. Hazardous materials removal or mitigation is not included in our price or schedule.
17. The owner shall be responsible to provide and pay for consumption of and connections to utilities required for temporary service and construction.
18. The General Conditions are line itemed for review. Once approved, we will lump sum the general conditions and bill based on the percentage complete of the work in place
19. We have included a 3% CM contingency to be utilized upon consent of Owner.
20. Project contingency has management fee added to it. No proportional amount of fee will be returned to the owner in conjunction with cost saving associated with the General Conditions or the project buy-out savings.
21. CPPI will apply for all permits and a permit fee percentage is included in our GMP.
22. Our Builders Risk Insurance and General Liability will be billed on a percentage basis for the company. Our rate is .85%, which is included in this proposal.
23. Costs for Payment and Performance bond are included in our GMP.

We appreciate the opportunity to provide you with this proposal. Please notify us if you wish to proceed with this work or if you have any questions.

Sincerely,

***Charles Perry Partners, Inc.***  
***Diversified Projects Division***

***Rachael Smith***

Rachael Smith  
Assistant Project Manager

