

construction management | design build | general contracting

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 <u>Five Hundred Eighty-Five Thousand Five Hundred Twenty-Five and</u> 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

CHARLES PERRY PARTNERS, INC. Guaranteed Maximum Price Proposal GRACE Marketplace Improvements 3055 NE 28 Ave, Gainesville, FL



			3055 NE 28 Ave, Gainesville, FL								
Item		DESCRIPTION	6/4/2015 LABOR			MATE	MATERIAL SU		UBCONTRACTOR		Subtotals
No.		DESCRIPTION	OTY UNIT	U/P	AMOUNT	U/P	AMOUNT	U/P	AMOUNT	Totals by Line	Subtotals
1		GENERAL CONDITIONS	12 wk		months	0,10				0, 2	
3	5F.01.11.10	Project Manager	20 hrs	82.5	19800.00	0	0.00	0	0.00	19,800.00	
4	5F.01.12.10	Superintendent	40 hrs	67.5	32400.00	0	0.00	0	0.00	32,400.00	
10	5F.01.55.80	Job Site Const Vehicles (includes fuel, repairs, maint.)	3 mo	0	0.00	1325	3975.00	0	0.00	3,975.00	
27 38	5F.01.79.20 5F.01.80.30	Barricades & Safety Equipment (incl Site Fencing)	1 ls 10 pulls	0	0.00	212	212.00 0.00	225	0.00 2250.00	212.00 2,250.00	
43	5F.01.56.40	Trash Removal / Dump Fees Cellular Phone Services (PM, Superintendent & PE)	720 hrs	0	0.00	0.96	694.51	225 0	0.00	694.51	
44	5F.01.53.10	iPad/Mobile Office (PM, Superintendent & PE)	720 hrs	0	0.00	0.57	412.13	0	0.00	412.13	
58	5F.01.12.60	Data Processing Admin	2 hrs	30	720.00	0	0.00	0	0.00	720.00	
67	5F.01.77.70	Temporary Toilets	3 mo	0	0.00	0	0.00	100	300.00	300.00	
69	5F01.79.22	Temporary Site Fence	600 lf	0	0.00	0	0.00	8	4800.00	4,800.00	
70	5F01.79.46	Temporary Weather Protection	1 ls	0	0.00	371	371.00	0	0.00	371.00	
73 74	5F.01.54.05 5F.01.53.05	Stationary Supplies Computer Services (PM, PE & Data Processing)	3 mo 240 hrs	0	0.00	53 2.4062	159.00 577.49	0	0.00 0.00	159.00 577.49	
87	5F.01.59.65	Miscellaneous Items	1 ls	200	200.00	2.4002	212.00	0	0.00	412.00	
90									cludes Staffing):	67,083.13	67,083.13
120	7T.07.51.10	DIV. 07 - SHINGLE ROOFING					GC 5	oubtotai (iii	ciutes staining).	07,000.10	07,003.13
120	/1.0/.31.10	Building 1 - Admin	3140 sf	0	0.00	0	0.00	3.55	11147.00	11,147.00	
122		Building 2 - Medical Classification	6520 sf	0	0.00	ő	0.00	3.55	23146.00	23,146.00	
123		Building 3 - Dorm C	11308 sf	0	0.00	0	0.00	3.55	40143.40	40,143.40	
124		Building 4 - Dorm B	11308 sf	0	0.00	0	0.00	3.55	40143.40	40,143.40	
125		Building 5 - Recreation Pavillion	3800 sf	0	0.00	0	0.00	3.55	13490.00	13,490.00	
126 127		Building 6 - Dorm A Building 7 Drug Treetment & Education	0 sf 12470 sf	0	0.00	0	0.00	3.55 3.55	0.00	0.00	
127		Building 7 - Drug Treatment & Education Building 10 - Storage - Trash	452 sf	0	0.00	0	0.00	3.55	44268.50 1604.60	44,268.50 1.604.60	
129		Building 12 - Chapel	5040 sf	0	0.00	0	0.00	3.55	17892.00	17,892.00	
130		Building 13 - Multi-Purpose	5182 sf	0	0.00	0	0.00	3.55	18396.10	18,396.10	
131		Building 14 - Visitor Pavillion	3688 sf	0	0.00	0	0.00	3.55	13092.40	13,092.40	
132		Wood Repair Allowance	18872 sf	0	0.00	0	0.00	2	37744.80	37,744.80	
135											261068.20
143	7T.09.99.10	DIV. 09 - PAINTING									
154		Building 1 - Admin	2892 sf	0	0.00	0	0.00	0.89	2573.88	2,573.88	
155 156		Building 2 - Medical Classification Building 3 - Dorm C	4761 sf 6812 sf	0	0.00	0	0.00	0.89 0.89	4237.29 6062.68	4,237.29 6,062.68	
157		Building 4 - Dorm B	6812 sf	0	0.00	0	0.00	0.89	6062.68	6,062.68	
158		Building 5 - Recreation Pavillion	3061 sf	0	0.00	ő	0.00	0.89	2724.29	2,724.29	
159		Building 6 - Dorm A	6812 sf	0	0.00	0	0.00	0.89	6062.68	6,062.68	
160		Building 7 - Drug Treatment & Education	7125 sf	0	0.00	0	0.00	0.89	6341.25	6,341.25	
161		Building 10 - Storage - Trash	0 sf	0	0.00	0	0.00	0.89	0.00	0.00	
162		Building 12 - Chapel	4120 sf	0	0.00	0	0.00	0.89	3666.80	3,666.80	
163 164		Building 13 - Multi-Purpose Building 14 - Visitor Pavillion	4250 sf 3485 sf	0	0.00	0	0.00	0.89 0.89	3782.50 3101.65	3,782.50 3,101.65	
166		Building 14 - Visitor I avinion	5465 31	Ü	0.00	U	0.00	0.07	3101.03	3,101.03	44615.70
100		EVTEDIOD BAINTING & DOCEING CURTOTAL	-		52120.00		((12.12			205 (02 00	
172		EXTERIOR PAINTING & ROOFING SUBTOTAL	_		53120.00		6613.13			305,683.90	305,683.90
173 174	5F.81.05.02	ARCHITECTURAL DESIGN Kail Partners Construction Documents	1 ls	0	0.00	0	0.00	7000	7000.00	7,000.00	
176	31.01.03.02	rain raintiers construction Bocuments	1 13	· ·	0.00	v	0.00	7000	7000.00	7,000.00	7000.00
173		DIV. 11 - EQUIPMENT									7000.00
174	7T.11.30.04	Kitchen Equipment	1 ls	0	0.00	0	0.00	85553	85553.00	85,553.00	
176		1 1									85553.00
190		DIV. 21 - FIRE SUPPRESSION									02223.00
191	7T.21.13.10	Repair Ansul System	1 ls	0	0.00	0	0.00	5300	5300.00	5,300.00	
193											5300.00
200		DIV. 22 & 23 - PLUMBING & HVAC									
202	7T.23.10.10	Plumbing, Gas Service, & Kitchen Hood Repair	1 ls	0	0.00	0	0.00	22679	22679.00	22,679.00	
210											22679.00
211	em e.c	DIV. 26 - ELECTRICAL		_		_					
212	7T.26.30.05	Electrical Repairs and Circuits	1 ls	0	0.00	0	0.00	19800	19800.00	19,800.00	
213 214	7T.26.30.05 7T.26.30.05	Alt #1 - LED lamps in existing fixtures Alt #2 - Replace light fixtures with LED light fixtures	0 ls 0 ls	0	0.00	0	0.00	1200 3500	0.00 0.00	0.00 0.00	
219	, 1.20.30.03	Replace ught interes with LED ught lixtures	J 13	J	0.00	J	0.00	5500	0.00	0.00	19800.00
219		KITCHEN SUBTOTAL			54040.00		9039.26			140,332.00	140.332.00
		COMBINTED SUBTOTAL								513,099.03	.,
	5F.81.10.15	Contingency	3.0%							15,392.97	
		SUBTOTAL								528,492.00	
	5F.81.05.36	Permit Fee	0.7%							3,435.20	
		SUBTOTAL								531,927.20	
	5F.81.10.05	Management Fee	8.0%							42,554.69	
	5F.81.15.20	Insurance SUBTOTAL	0.85%							4,883.10 579,364.98	
	5F.81.15.05	P&P Bond								6,159.74	
		TOTAL								\$585,525	