

EXHIBIT N**LUMP SUM AMENDMENT AGREEMENT FORM**

Pursuant to Sections 3B and 5A of the Design Build Agreement, dated _____, between Pinellas County, Florida (“Owner”) and “Design Builder”), for the design and construction of the (“Project”), Owner and Design Builder establish the Lump Sum Price and Contract Time for all the Work as set forth below:

ARTICLE 1**SCOPE OF WORK**

The scope of the Work consists of the design and construction of the Project in accordance with the Agreement, this Amendment and 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:

Attachment Number	Description	Pages	Dated
1.	List of Drawings and Specifications	1 through 7	8/16/2019
2.	Schedule of Values	1 through 2	8/16/2019
3.	Clarifications, & Exclusions	1 through 4	8/16/2019
4.	Completion Schedule	1 through 10	8/16/2019
5.	List of Subcontractors and Major Suppliers	1 through 1	8/16/2019
6.	Allowances	1 through 2	8/16/2019

DIRECT PURCHASES

The Owner, at its sole discretion, may elect to directly purchase materials and/or equipment included in the Guaranteed Maximum Price in order to take advantage of tax savings. Should the Owner elect to purchase materials and/or equipment directly, the general procedure shall be as follows:

1. All subcontracts shall be competitively bid by the Design Builder as outlined in other sections of this Agreement.
2. Each selected subcontractor shall submit a documented list of materials and/or equipment in the scope of its work in excess of \$15,000 along with the amount of sales tax applicable to such material and/or equipment.
3. The Design Builder shall forward these lists to the Owner, and the Owner shall obtain a purchase order for each item.
4. Once purchase orders have been obtained by the Owner for direct payment of these items, the Design Builder shall remove their direct cost from the schedule of Values accompanying its monthly pay applications. Tax savings realized from the Owner's direct purchase of each item, shall be transferred in the Schedule of Values to the line item for the Owner's Contingency. No retainage will be held on Direct Purchase material.
5. The Design Builder will order the materials as approved by the Owner (County Project Manager).
6. Invoices will be delivered directly to the Design Builder.
7. The Design Builder will develop and prepare a detailed summary of all direct purchase items along with their associated asset assignments to the appropriate corresponding County departments and stakeholders and locations in the buildings.
8. The Design Builder and the Owner will sign off on the packing slips to ensure materials ordered were received.
9. Design Builder will match the invoices to the packing slips and submit to the Owner (Pinellas County's Finance Department) via email to ClerkFinanceDivisionFixedAssets@co.pinellas.fl.us to ensure the vendor/subcontractor is paid timely. The invoices must be received in a timely manner in order to comply with Section 218.735, *Florida Statutes* "Local Government Prompt Payment Act". Design Builder should date and time stamp all direct purchases invoices.

ARTICLE 2

LUMP SUM PRICE

2.1 The Lump Sum Price for the Work, as defined in Section 3B of the Agreement, is **Eleven Million, Seven Hundred Seventy Thousand, Five Hundred Seventy-Six Dollars (\$11,770,576.00)**.

2.2 Monthly installment payment of the Lump Sum Price 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 certain Change Order situations that may arise during Phase 2, the parties have agreed to establish an Owner controlled contingency within the Lump Sum Price in the amount of **Two Hundred Fifty Nine Thousand, Three Hundred Eighty-Six Dollars (\$259,386.00)** ("Owner's Contingency"). The Design Builder acknowledges and agrees that any change work which is to be charged against the Owner's Contingency must be approved in advance in a Change Order or Construction Change Directive signed by **Derek A. Weaver**. The Owner reserves the right, at its sole discretion, to withhold its consent on Owner's Contingency expenditures. Unused Owner's Contingency remaining at Substantial Completion will be deducted from the Lump Sum Price. Design Builder has no entitlement to any portion of any unused Owner's Contingency.

2.4 If the parties agree to establish Allowances within the Lump Sum Price, said Allowances items and amounts will be identified in Attachment 6. Design Builder shall not proceed with any portion of the Work associated with the aforesaid Allowances ("Allowance Work") without first obtaining Owner's express written authorization to proceed with said Allowance Work.

2.5 Design Builder recognizes that this Contract includes work for trench excavation in excess of five feet deep. Design Builder acknowledges the requirements set forth in Section 553.63 of the Florida Statutes titled Trench Safety Act. Design Builder certifies that the required trench safety standards will be in effect during the period of construction of the Project and Design Builder agrees to comply with all such required trench safety standards.

2.5.1 The amount of **Zero dollars (\$0)** has been separately identified in Attachment 2, Schedule of Values, for the cost of compliance with the required trench safety standards; said amount is included within the Lump Sum Price.

ARTICLE 3

CONTRACT TIME

3.1 The Phase 2 Commencement Date for the Work is **October 16, 2019**. The total period of time beginning with the Phase 2 Commencement Date through the date required for Substantial Completion of the Work is **658** days ("Contract Time"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS **August 3, 2021**.

3.2 Pursuant to this Agreement, the parties have established a liquidated damage rate for reasons stated therein, which the parties acknowledge and agree apply to this Amendment and Design Builder's responsibility to complete the Work within the Contract Time as stated herein. Accordingly, the liquidated damage rate established in this Agreement shall be assessed from Design Builder for each calendar day Design Builder fails to achieve Substantial Completion for the Designated Work within the Contract Time.

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 Design Builder agree that the terms of this Amendment shall prevail and control.

Owner: **PINELLAS COUNTY, by and through its Board of County Commissioners**

Design Builder: **Manhattan Construction (Florida, Inc.).**

By: _____	By: <u>JMM</u>
Print Name: _____	Print Name: <u>J. Michael Miller</u>
Its: _____	Its: <u>Operations Manager</u>
Date: _____	Date: <u>9/16/19</u>

APPROVED AS TO FORM

By: Joseph A. Morrissey
Office of the County Attorney

Page	Title	Date
00 - GENERAL		
G-001	Cover Sheet	4/17/2019
GI-001	General Project Information	4/17/2019
GV-100	Life Safety Building Code Summary	4/17/2019
GV-101	Life Safety Building Code Summary	4/17/2019
GV-102	Life Safety Plan Level 2	4/17/2019
GV-103	Life Safety Plan Level 3	4/17/2019
GV-104	Life Safety Plan Level 4	4/17/2019
05 - INTERIORS		
ID-100.1	Interior Demolition Plan Parking Lower Level	4/17/2019
ID-100.2	Interior Demolition Plan Parking Upper Level	4/17/2019
ID-101	Interior Demolition Plan Level 1	4/17/2019
ID-102	Interior Demolition Plan Level 2	4/17/2019
ID-103	Interior Demolition Plan Level 3	4/17/2019
ID-104	Interior Demolition Plan Level 4	4/17/2019
ID-105	Interior Demolition Plan Level 5	4/17/2019
ID-202	Reflected Ceiling Demolition Plan Level 2	4/17/2019
ID-203	Reflected Ceiling Demolition Plan Level 3	4/17/2019
ID-204	Reflected Ceiling Demolition Plan Level 4	4/17/2019
ID-205	Reflected Ceiling Demolition Plan Level 5	4/17/2019
IF-100.1	Interior Dimension Plan Parking Lower Level	4/17/2019
IF-100.2	Interior Dimension Plan Parking Upper Level	4/17/2019
IF-101	Interior Dimension Plan Level 1	4/17/2019
IF-102	Interior Dimension Plan Level 2	4/17/2019
IF-103	Interior Dimension Plan Level 3	4/17/2019
IF-104	Interior Dimension Plan Level 4	4/17/2019
IF-105	Interior Dimension Plan Level 5	4/17/2019
IR-102	Reflected Ceiling Plan Level 2	4/17/2019
IR-103	Reflected Ceiling Plan Level 3	4/17/2019
IR-104	Reflected Ceiling Plan Level 4	4/17/2019
I-201	Interior Elevations	4/17/2019
I-301	Door Schedule	4/17/2019
I-302	Door Elevations and Details	4/17/2019
I-320	Interior Partition Types	4/17/2019
I-322	Standard Partition Details	4/17/2019
I-323	Interior Details	4/17/2019
I-420	Elevator Plans and Details	4/17/2019
IQ-102	Enlarged Restroom Floor Plans & Elevations	4/17/2019
I-601	Finish Schedules & Material Code List	4/17/2019
I-901	Courtroom Enlarged Floor Plans	4/17/2019
I-902	Courtroom Enlarged Floor Plans	4/17/2019
I-903	Courtroom Enlarged Floor Plans	4/17/2019
I-910	Courtroom Elevations	4/17/2019
I-911	Courtroom Elevations	4/17/2019
I-912	Courtroom Elevations	4/17/2019

Attachment 1: List of Drawings and Specifications
ST. PETERSBURG COURTS CONSOLIDATION
DRAWINGS - 50% CONSTRUCTION DOCUMENTS

August 16, 2019

I-913	Courtroom Elevations	4/17/2019
I-914	Courtroom Elevations	4/17/2019
I-920	Courtroom Millwork Sections and Details	4/17/2019
I-921	General Courtroom Sections and Details	4/17/2019
07 - FIRE PROTECTION		
F-001	Fire Protection General Notes	10/22/2018
FX100.2	Fire Protection Existing Conditions Plan Lower Level Parking	10/16/2018
FX100.2	Fire Protection Existing Conditions Plan Upper Level Parking	10/16/2018
FX101	Fire Protection Existing Conditions Plan Level 1	10/15/2018
FX102	Fire Protection Existing Conditions Plan Level 2	10/15/2018
FX103	Fire Protection Existing Conditions Plan Level 3	10/15/2018
FX104	Fire Protection Existing Conditions Plan Level 4	10/15/2018
FX105	Fire Protection Existing Conditions Plan Level 5	10/16/2018
FD104	Fire Protection Demolition Plan Level 4	10/22/2018
FD105	Fire Protection Demolition Plan Level 5	10/22/2018
FK101	Fire Protection Plan Level 1	10/16/2018
FK102	Fire Protection Plan Level 2	10/16/2018
FK103	Fire Protection Plan Level 3	10/16/2018
FK104	Fire Protection Plan Level 4	10/16/2018
FK105	Fire Protection Plan Level 5	10/16/2018
FK301	Fire Protection Sections	10/29/2018
FK302	Fire Protection Riser Isometrics	2/11/2019
F-501	Fire Protection Details	10/30/2018
08 - Plumbing		
P-001	Plumbing Notes, Legends and Drawing List	4/17/2019
PD102	Plumbing Demolition Plan - 2nd Floor	4/17/2019
PD103	Plumbing Demolition Plan - 3rd Floor	4/17/2019
PD104	Plumbing Demolition Plan - 4th Floor	4/17/2019
P-101	Plumbing Plan - 1st Floor Above Ceiling	4/17/2019
P-102	Plumbing Plan - 2nd Floor	4/17/2019
P-103	Plumbing Plan - 3rd Floor	4/17/2019
P-104	Plumbing Plan - 4th Floor	4/17/2019
P-401	Plumbing Sanitary Plans - Public Restrooms	4/17/2019
P-402	Plumbing Domestic Water Plans - Public Restrooms	4/17/2019
P-403	Plumbing Enlarged Plans - Jury Restrooms	4/17/2019
P-404	Plumbing Enlarged Plans - 2nd Floor Judge Restroom	4/17/2019
P-501	Plumbing Details	4/17/2019
P-601	Plumbing Schedules	4/17/2019
PX102	Plumbing Existing Plan 2nd Floor	4/17/2019
09 - Mechanical		
M-001	Mechanical Abbreviations, Legends and Drawing List	4/17/2019
M-002	Mechanical General Notes	4/17/2019
MD100	Mechanical Demolition Plan - Basement AHU Equipment Room	4/17/2019
MD101	Mechanical Demolition Plan - 1st Floor	4/17/2019
MD102	Mechanical Demolition Plan - 1st Floor	4/17/2019
MD103	Mechanical Demolition Plan - 2nd Floor	4/17/2019
MD104	Mechanical Demolition Plan - 3rd Floor	4/17/2019

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August 16, 2019

MD105	Mechanical Demolition Plan - 4th Floor	4/17/2019
MH102	HVAC Plan - 2nd Floor	4/17/2019
MH103	HVAC Plan - 3rd Floor	4/17/2019
MH104	HVAC Plan - 4th Floor	4/17/2019
MR102	Mechanical Ceiling Plan - 2nd Floor	4/17/2019
MR103	Mechanical Ceiling Plan - 3rd Floor	4/17/2019
MR104	Mechanical Ceiling Plan - 4th Floor	4/17/2019
M-201	Mechanical Diagrams	4/17/2019
M-221	Mechanical Diagrams - 2nd Floor Supply	4/17/2019
M-222	Mechanical Diagrams - 2nd Floor Return	4/17/2019
M-231	Mechanical Diagrams - 3rd Floor Supply	4/17/2019
M-232	Mechanical Diagrams - 3rd Floor Return	4/17/2019
M-241	Mechanical Diagrams - 4th Floor Supply	4/17/2019
M-242	Mechanical Diagrams - 4th Floor Return	4/17/2019
M-301	Mechanical Code Compliance	4/17/2019
M-302	Mechanical Code Compliance	4/17/2019
M-501	Mechanical Details	4/17/2019
M-502	Mechanical Details	4/17/2019
M-503	Mechanical Details	4/17/2019
M-601	Mechanical Equipment Schedules	4/17/2019
M-701	Mechanical Controls	4/17/2019
M-702	Mechanical Controls Plan 2nd Floor	4/17/2019
M-703	Mechanical Controls Plan 3rd Floor	4/17/2019
M-704	Mechanical Controls Plan 4th Floor	4/17/2019
M-800	Mechanical Analysis HVAC Summary	4/17/2019
M-820	Mechanical HVAC Load Plan - 2nd Floor	4/17/2019
M-821	Mechanical Analysis HVAC Summary - 2nd Floor	4/17/2019
M-830	Mechanical HVAC Load Plan - 3rd Floor	4/17/2019
M-831	Mechanical Analysis HVAC Summary - 3rd Floor	4/17/2019
M-840	Mechanical HVAC Load Plan - 4th Floor	4/17/2019
M-841	Mechanical Analysis HVAC Summary - 4th Floor	4/17/2019
10 - Electrical		
E-001	Electrical Legends	4/17/2019
E-302	Power Floor Plan - 2nd Floor	4/17/2019
E-303	Power Floor Plan - 3rd Floor	4/17/2019
E-304	Power Floor Plan - 4th Floor	4/17/2019
E-305	Power Floor Plan - 5th Floor	4/17/2019
E-402	Lighting Floor Plan - 2nd Floor	4/17/2019
E-403	Lighting Floor Plan - 3rd Floor	4/17/2019
E-404	Lighting Floor Plan - 4th Floor	4/17/2019
E-501	Electrical Riser	4/17/2019
E-502	Electrical Schedules	4/17/2019
E-503	Electrical Schedules	4/17/2019
11 - Telecommunications / Audio Visual		
T0-0	Telecom Legend and Notes	4/17/2019
T1-1	First Floor Telecom Plan	4/17/2019
T1-2	2nd Floor Telecom Plan	4/17/2019

Attachment 1: List of Drawings and Specifications
ST. PETERSBURG COURTS CONSOLIDATION
DRAWINGS - 50% CONSTRUCTION DOCUMENTS

August 16, 2019

T1-3	3rd Floor Telecom Plan	4/17/2019
T1-4	4th Floor Telecom Plan	4/17/2019
T1-5	5th Floor Telecom Plan	4/17/2019
T1-6	Lower Level Parking Telecom Plan	4/17/2019
T1-7	Upper Level Parking Telecom Plan	4/17/2019
T2-1	Telecom Details	4/17/2019
T2-2	Telecom Details	4/17/2019
T3-1	Telecom Riser Diagrams	4/17/2019
T3-2	Telecom Riser Diagrams	4/17/2019
T3-3	Telecom Riser Diagrams	4/17/2019
T4-1	Telecom Enlarged Plans	4/17/2019
T4-2	Telecom Enlarged Plans	4/17/2019
V0-0	Audio Visual Legend and Notes	4/17/2019
V1-2	Second Floor Audio Visual Plan	4/17/2019
V1-3	3rd Floor Audio Visual Plan	4/17/2019
V1-4	4th Floor Audio Visual Plan	4/17/2019
V2-1	2nd Floor Court Rooms - Enlarged Plan	4/17/2019
V2-2	3rd Floor Court Rooms - Enlarged Plan	4/17/2019
V2-3	4th Floor Court Rooms - Enlarged Plan	4/17/2019
V2-4	3rd Floor Child Waiting, Judge Conf., Server Room - Enlarged Plan	4/17/2019
V2-5	2nd 3rd, & 4th Floor Hearing Rooms - Enlarged Plan	4/17/2019
V3-1	Audio Visual Courtroom Signal Diagrams	4/17/2019
V3-2	Audio Visual Courtroom Video Diagrams	4/17/2019
V3-4	Audio Visual Courtroom Video Conferencing Signal Diagram	4/17/2019
V5-1	Audio Visual Rack Elevations	4/17/2019
S0-0	Security Legend and Notes	4/17/2019
S1-0	Security Site Plan	4/17/2019
S1-1	First Floor Security Plan	4/17/2019
S1-2	Second Floor Security Plan	4/17/2019
S1-3	3rd Floor Security Plan	4/17/2019
S1-4	4th Floor Security Plan	4/17/2019
S1-5	5th Floor Security Plan	4/17/2019
S1-P1	Lower Level Parking Security Plan	4/17/2019
S1-P2	Upper Level Parking Security Plan	4/17/2019
S2-1	Security Door Details	4/17/2019
S2-2	Security Camera Details	4/17/2019
S2-3	Security Device Details	4/17/2019
S3-1	Security Schedules	4/17/2019
S4-1	Security Functional Diagram	4/17/2019

Attachment 1: List of Drawings and Specifications
ST. PETERSBURG COURTS CONSOLIDATION
SPECIFICATIONS - 50% CONSTRUCTION DOCUMENTS

August 16, 2019

Section Number	Description	Date
DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS		
003126	Existing Hazardous Material Information	4/17/2019
DIVISION 01 - GENERAL REQUIREMENTS		
011000	Summary	4/17/2019
012300	Alternates	4/17/2019
012500	Substitution Procedures	4/17/2019
012600	Contract Modification Procedures	4/17/2019
012900	Payment Procedures	4/17/2019
013100	Project Management and Coordination	4/17/2019
013200	Construction Progress Documentation	4/17/2019
013233	Photographic Documentation	4/17/2019
013300	Submittal Procedures	4/17/2019
013516	Alteration Project Procedures	4/17/2019
015000	Temporary Facilities and Controls	4/17/2019
016000	Product Requirements	4/17/2019
017300	Execution	4/17/2019
017419	Construction Waste Management and Disposal	4/17/2019
017700	Closeout Procedures	4/17/2019
017823	Operation and Maintenance Data	4/17/2019
017839	Project Record Documents	4/17/2019
017900	Demonstration and Training	4/17/2019
DIVISION 02 - EXISTING CONDITIONS		
024119	Selective Demolition	4/17/2019
28200	Asbestos Remediation	6/4/2019
DIVISION 03 - CONCRETE (NOT USED)		
DIVISION 04 - MASONRY (NOT USED)		
DIVISION 05 - METALS		
055000	Metal Fabrications	4/17/2019
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES		
061053	Miscellaneous Rough Carpentry	4/17/2019
064023	Interior Architectural Woodwork	4/17/2019
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
071800	Traffic Coatings	4/17/2019
078413	Penetration Firestopping	4/17/2019
079200	Joint Sealants	4/17/2019
079219	Acoustical Joint Sealants	4/17/2019
DIVISION 08 - OPENINGS		
081213	Hollow Metal Frames	4/17/2019
081416	Flush Wood Doors	4/17/2019
087111	Door Hardware	4/17/2019
088000	Glazing	4/17/2019
DIVISION 09 - FINISHES		
092116	Gypsum Board Shaft Wall Assemblies	4/17/2019
092216	Non-Structural Metal Framing	4/17/2019
092300	Gypsum Plastering	4/17/2019
092900	Gypsum Board Shaft Wall Assemblies	4/17/2019
093013	Ceramic Tiling	4/17/2019
095123	Acoustical Tile Ceilings	4/17/2019
096513	Resilient Base and Accessories	4/17/2019
096813	Tile Carpeting	4/17/2019
097519	Stone Trim	4/17/2019
097714	Acoustical Wall Panels	4/17/2019
098433	Sound-Absorbing Wall Units	4/17/2019
099123	Interior Painting	4/17/2019
DIVISION 10 - SPECIALTIES		
102113.19	Plastic Toilet Compartments	4/17/2019
102641	Bullet-Resistant Fiberglass Panels	4/17/2019
102800	Toilet, Bath, and Laundry Accessories	4/17/2019
104413	Fire Protection Cabinets	4/17/2019
DIVISION 11 - EQUIPMENT (NOT USED)		
DIVISION 12 - FURNISHINGS		
122413	Roller Window Shades	4/17/2019
DIVISION 14 - CONVEYING EQUIPMENT		

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ST. PETERSBURG COURTS CONSOLIDATION
SPECIFICATIONS - 50% CONSTRUCTION DOCUMENTS

August 16, 2019

142100	Machine-Room-Less Traction Elevators	4/17/2019
DIVISION 21 - FIRE SUPPRESSION		
210517	Sleeves and Sleeve Seals for Fire-Suppression Piping	4/17/2019
210518	Escutcheons for Fire-Suppression Piping	4/17/2019
210523	General-Duty Valves for Fire Protection Piping	4/17/2019
210529	Hangers and Supports for Fire Suppression Piping and Equipment	4/17/2019
211200	Fire-Suppression Standpipes	4/17/2019
211313	Wet-Pipe Sprinkler Systems	4/17/2019
DIVISION 22 - PLUMBING		
220000	Plumbing	4/17/2019
220500	Common Work Results for Plumbing	4/17/2019
220700	Plumbing Insulation	4/17/2019
DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING		
230500	Common Work Results for HVAC	4/17/2019
230501	HVAC Air Duct Cleaning	4/17/2019
230513	Common Motor Requirements for HVAC Equipment	4/17/2019
230553	Identification for HVAC Piping & Equipment	4/17/2019
230593	Testing, Adjusting, and Balancing for HVAC	4/17/2019
230700	HVAC Insulation	4/17/2019
230719	HVAC Piping Insulation	4/17/2019
230800	Commissioning of HVAC	4/17/2019
232300	Refrigerant Piping	4/17/2019
232924	Enclosed Controllers	4/17/2019
233113	Metal Ducts	4/17/2019
233300	Air Duct Accessories	4/17/2019
233423	HVAC Power Ventilators	4/17/2019
233600	Air Terminal Units	4/17/2019
233713	Diffusers, Registers, and Grilles	4/17/2019
238123	Computer-Room Air Conditioners	4/17/2019
DIVISION 26 - ELECTRICAL		
260100	Basic Electrical Requirements	4/17/2019
260500	Common Work Results for Electrical	4/17/2019
260519	Low-Voltage Electrical Power Conductors and Cables	4/17/2019
260529	Hangers and Supports for Electrical Systems	4/17/2019
260533	Raceways and Boxes for Electrical Systems	4/17/2019
260544	Sleeves and Sleeve Seals for Electrical Systems	4/17/2019
260553	Identification for Electrical Systems	4/17/2019
260923	Lighting Control Devices	4/17/2019
262413	Switchboards	4/17/2019
262416	Panelboards	4/17/2019
262726	Wiring Devices	4/17/2019
265100	Interior Lighting	4/17/2019
DIVISION 27 - COMMUNICATIONS		
270010	Communications General	4/17/2019
270090	Communications Performance Verification	4/17/2019
271000	Structured Cabling Systems	4/17/2019
271100	Broadband Cabling Systems	4/17/2019
274010	Audio-Visual General	4/17/2019
274020	Audio-Visual Cabling	4/17/2019
274090	Audio-Visual Performance Verification	4/17/2019
274110	Audio Systems	4/17/2019
274111	Video Systems	4/17/2019
274112	Media Control Systems	4/17/2019
274114	Projection Screens	4/17/2019
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY		
280500	Security General	4/17/2019
280513	Security Conductors and Cables	4/17/2019
280528	Security Pathways	4/17/2019
280800	Security Performance Verification	4/17/2019
281300	Access Control Systems	4/17/2019
282300	Video Surveillance Systems	4/17/2019
283111	Digital, Addressable Fire-Alarm System	4/17/2019
283700	Security Communications Systems	4/17/2019

Attachment 1: List of Drawings and Specifications
ST. PETERSBURG COURTS CONSOLIDATION
BID MANUAL

August 16, 2019

Section Number	Description	Date
Section 1.0	Invitation to Bid	5/6/2019
Section 1.1	Bid Proposal Form	5/6/2019
Section 1.2	Bidding Phase Forms	5/6/2019
Section 2.0	Instruction to Bidders	5/6/2019
Section 2.1	Supplementary Conditions	5/6/2019
Section 2.2	Scope of Work	5/6/2019
Work Category 02A	Existing Conditions	5/6/2019
Work Category 05A	Structural & Miscellaneous Steel	5/6/2019
Work Category 06A	Rough Carpentry / Blocking	5/6/2019
Work Category 06B	Millwork, Finish Carpentry	5/6/2019
Work Category 07A	Waterproofing / Joint Sealants	5/6/2019
Work Category 08A	Doors, Frames & Hardware	5/6/2019
Work Category 08B	Glass & Glazing	5/6/2019
Work Category 09A	Drywall, Stud Framing & Plaster	5/6/2019
Work Category 09B	Acoustical	5/6/2019
Work Category 09C	Tiling / Stone	5/6/2019
Work Category 09D	Soft Flooring	5/6/2019
Work Category 09E	Painting & Coatings	5/6/2019
Work Category 10A	Div. 10 Misc Specialities	5/6/2019
Work Category 12A	Window Shades	5/6/2019
Work Category 14A	Elevator	5/6/2019
Work Category 21A	Fire Protection Systems	5/6/2019
Work Category 22A	Plumbing	5/6/2019
Work Category 23A	Mechanical	5/6/2019
Work Category 26A	Electrical	5/6/2019
Section 3.0	Project Specific General Conditions	5/6/2019
Section 4.0	Schedule	5/6/2019
Section 5.0	Scope of Work Description	5/6/2019
Section 6.0	Subcontract Exhibits	5/6/2019
Exhibit A	Preliminary Construction Schedule	5/6/2019
Exhibit B	Contract Document Log	5/6/2019
Exhibit C	Options	5/6/2019
Exhibit D	Manhattan Prequalification Package	5/6/2019
Exhibit E	Sample Insurance Certificate	5/6/2019
Exhibit F	Sample Manhattan General Provisions (MGP)+37:48	5/6/2019

Project Name: St. Petersburg Justice Center Courts Consolidation							TOTAL SQFT: 41,234			
Date: June 12, 2019, Amended July 3, 2019, July 10, 2019, July 31, 2019							BLDG SQFT: 41,234			
GENERAL SUMMARY, LUMP SUM PROPOSAL										
MANHATTAN CONSTRUCTION										
Bid Pkg No.	Scope of Work	Labor	Material	Subcontract	Equipment	TOTAL	COSTS PER SQFT	PERCENTAGE OF TOTAL COST	COMMENTS	
BP01A	GENERAL CONDITIONS	-	-	1,513,271	-	\$ 1,513,271	\$36.70	12.86%		
BP01B	DESIGN	-	-	389,926	-	\$ 389,926	\$9.46	3.31%		
BP01C	TESTING	-	-	65,655	-	\$ 65,655	\$1.59	0.56%		
BP01D	UNFORESEEN CONDITIONS ALLOWANCE	-	-	50,000	-	\$ 50,000	\$1.21	0.42%		
BP01D	PERMITS ALLOWANCE	-	-	39,900	-	\$ 39,900	\$0.97	0.34%		
BP01D	MISC & STRUCTURAL STEEL ALLOWANCE	-	-	54,200	-	\$ 54,200	\$1.31	0.46%		
BP01D	INTERIOR SIGNAGE ALLOWANCE	-	-	16,080	-	\$ 16,080	\$0.39	0.14%		
BP01D	FFE ALLOWANCE	-	-	180,000	-	\$ 180,000	\$4.37	1.53%		
BP01D	MOVING EXISTING ITEMS ALLOWANCE	-	-	49,000	-	\$ 49,000	\$1.19	0.42%		
BP01D	DISTRIBUTION SWITCHES ALLOWANCE	-	-	126,000	-	\$ 126,000	\$3.06	1.07%		
BP01E	FINAL CLEANING	-	-	16,800	-	\$ 16,800	\$0.41	0.14%		
BP02A	DEMOLITION AND ABATEMENT	-	-	732,420	-	\$ 732,420	\$17.76	6.22%		
BP03A	CONCRETE	-	-	NIC	-	\$ -	\$0.00	0.00%		
BP04A	MASONRY	-	-	NIC	-	\$ -	\$0.00	0.00%	No masonry required	
BP05A	STEEL	-	-	NIC	-	\$ -	\$0.00	0.00%	Steel not sized on 50% documents, Costs included in Allowances BP01D	
BP06A	FINISH CARPENTRY	-	-	1,093,808	-	\$ 1,093,808	\$26.53	9.29%		
BP07A	TRAFFIC COATINGS	-	-	w/ Painting	-	\$ -	\$0.00	0.00%		
BP07B	PENETRATION FIRESTOPPING	-	-	w/ Trades	-	\$ -	\$0.00	0.00%		
BP07C	JOINT SEALANTS	-	-	w/ Trades	-	\$ -	\$0.00	0.00%		
BP08A	DOORS, FRAMES, AND HARDWARE	-	-	210,427	-	\$ 210,427	\$5.10	1.79%		
BP08B	GLASS	-	-	28,710	-	\$ 28,710	\$0.70	0.24%		
BP09A	DRYWALL AND PLASTER	-	-	537,620	-	\$ 537,620	\$13.04	4.57%		
BP09B	FLOORING	-	-	309,051	-	\$ 309,051	\$7.50	2.63%		
BP09C	CEILINGS AND ACOUSTICAL	-	-	214,525	-	\$ 214,525	\$5.20	1.82%		
BP09D	PAINTING	-	-	68,941	-	\$ 68,941	\$1.67	0.59%		
BP10A	SPECIALTIES	-	-	61,734	-	\$ 61,734	\$1.50	0.52%		
BP10B	SIGNAGE	-	-	w/ Allowances	-	\$ -	\$0.00	0.00%		
BP12A	WINDOW TREATMENTS	-	-	36,378	-	\$ 36,378	\$0.88	0.31%		
BP14A	ELEVATORS	-	-	298,000	-	\$ 298,000	\$7.23	2.53%		
BP21A	FIRE SUPPRESSION	-	-	197,430	-	\$ 197,430	\$4.79	1.68%		
BP22A	PLUMBING	-	-	418,546	-	\$ 418,546	\$10.15	3.56%		
BP23A	HVAC	-	-	907,940	-	\$ 907,940	\$22.02	7.71%		
BP26A	ELECTRICAL	-	-	1,204,275	-	\$ 1,204,275	\$29.21	10.23%		
BP27A	COMMUNICATIONS AND SECURITY	-	-	498,850	-	\$ 498,850	\$12.10	4.24%		
BP27B	AUDIO VISUAL	-	-	925,000	-	\$ 925,000	\$22.43	7.86%		
Subtotal		-	-	10,244,487	-	\$ 10,244,487	\$248.45	87.03%		
Cross Check Subtotal						\$ 10,244,487				
Subtotal						\$ 10,244,487	\$248.45	87.03%		
0.000%	Sales Tax (Included Above in Costs)					-				
1.500%	Subcontractor Default Insurance					\$ 130,968				
Subtotal Cost of Work						\$ 10,375,455	\$251.62	88.15%		
2.500%	Design Builder Contingency					\$ 259,386				
2.500%	Owner Contingency					\$ 259,386				
0.750%	Escalation Allowance					\$ 77,816				
1.100%	General Liability					\$ 129,435				
0.650%	Builder's Risk					NIC				
0.892%	CM Payment & Performance Bond					\$104,994				
Subtotal Cost of Work						\$ 11,206,472	\$271.78	95.21%		
5.000%	Fee					\$ 560,324				
Total Budget for Design Development Documents (Phase 2)						\$ 11,776,796	\$285.37	99.97%		
Phase 1 Un-used Owner Contingency Carry Over						\$ 3,780	\$0.09	0.03%		
TOTAL PROJECT PHASE 2 - LUMP SUM PROPOSAL						\$ 11,770,576	\$285.46	100.00%		

Attachment 2: Schedule of Values

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NUMBER: 1
 APPLICATION DATE: 7/31/2019
 PERIOD TO: 7/31/2019

In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

St. Pete Judicial Center Courts Consolidation

ITEM NO.	API	DESCRIPTION OF WORK	SCHEDULED VALUE	BUDGET TRANSFERS	CHANGE ORDERS	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE (IF VARIABLE RATE)
						FROM PREVIOUS APPLICATION	THIS PERIOD					
St. Pete Judicial Center Courts Consolidation												
1		Division 1 - General Conditions	\$ 1,513,271.00			\$ 1,513,271.00			\$ -	0.00%	\$ 1,513,271.00	\$ -
2		Division 1 - Design	\$ 389,926.00			\$ 389,926.00			\$ -	0.00%	\$ 389,926.00	\$ -
3		Division 1 - Testing	\$ 65,655.00			\$ 65,655.00			\$ -	0.00%	\$ 65,655.00	\$ -
4		Division 1 - Allowances - Unforeseen Conditions	\$ 50,000.00			\$ 50,000.00			\$ -	0.00%	\$ 50,000.00	\$ -
5		Division 1 - Allowances - Permits	\$ 39,900.00			\$ 39,900.00			\$ -	0.00%	\$ 39,900.00	\$ -
6		Division 1 - Allowances - Misc. and Structural Steel	\$ 54,200.00			\$ 54,200.00			\$ -	0.00%	\$ 54,200.00	\$ -
7		Division 1 - Allowances - Interior Signage	\$ 16,080.00			\$ 16,080.00			\$ -	0.00%	\$ 16,080.00	\$ -
8		Division 1 - Allowances - Furniture, Fixtures and Equipment (FF&E)	\$ 180,000.00			\$ 180,000.00			\$ -	0.00%	\$ 180,000.00	\$ -
9		Division 1 - Allowances - Moving Existing Items	\$ 49,000.00			\$ 49,000.00			\$ -	0.00%	\$ 49,000.00	\$ -
10		Division 1 - Allowances - Distribution Switches	\$ 126,000.00			\$ 126,000.00			\$ -	0.00%	\$ 126,000.00	\$ -
11		Division 1 - Allowances - Escalation	\$ 77,816.00			\$ 77,816.00			\$ -	0.00%	\$ 77,816.00	\$ -
12		Division 1 - Final Cleaning	\$ 16,800.00			\$ 16,800.00			\$ -	0.00%	\$ 16,800.00	\$ -
13		Division 2 - Demolition & Abatement	\$ 732,420.00			\$ 732,420.00			\$ -	0.00%	\$ 732,420.00	\$ -
14		Division 3 - Concrete	\$ -			\$ -			\$ -		\$ -	\$ -
15		Division 4 - Masonry	\$ -			\$ -			\$ -		\$ -	\$ -
16		Division 5 - Steel	\$ -			\$ -			\$ -		\$ -	\$ -
17		Division 6 - Finish Carpentry	\$ 1,093,808.00			\$ 1,093,808.00			\$ -	0.00%	\$ 1,093,808.00	\$ -
18		Division 7 - Traffic Coatings	\$ -			\$ -			\$ -		\$ -	\$ -
19		Division 7 - Penetration Firestopping	\$ -			\$ -			\$ -		\$ -	\$ -
20		Division 7 - Joint Sealants	\$ -			\$ -			\$ -		\$ -	\$ -
21		Division 8 - Doors, Frames, and Hardware	\$ 210,427.00			\$ 210,427.00			\$ -	0.00%	\$ 210,427.00	\$ -
22		Division 8 - Glass	\$ 28,710.00			\$ 28,710.00			\$ -	0.00%	\$ 28,710.00	\$ -
23		Division 9 - Drywall & Plaster	\$ 537,620.00			\$ 537,620.00			\$ -	0.00%	\$ 537,620.00	\$ -
24		Division 9 - Flooring	\$ 309,051.00			\$ 309,051.00			\$ -	0.00%	\$ 309,051.00	\$ -
25		Division 9 - Ceilings & Acoustical	\$ 214,525.00			\$ 214,525.00			\$ -	0.00%	\$ 214,525.00	\$ -
26		Division 9 - Painting	\$ 68,941.00			\$ 68,941.00			\$ -	0.00%	\$ 68,941.00	\$ -
27		Division 10 - Specialties	\$ 61,734.00			\$ 61,734.00			\$ -	0.00%	\$ 61,734.00	\$ -
28		Division 10 - Signage	\$ -			\$ -			\$ -		\$ -	\$ -
29		Division 12 - Window Treatments	\$ 36,378.00			\$ 36,378.00			\$ -	0.00%	\$ 36,378.00	\$ -
30		Division 14 - Elevators	\$ 298,000.00			\$ 298,000.00			\$ -	0.00%	\$ 298,000.00	\$ -
31		Division 21 - Fire Suppression	\$ 197,430.00			\$ 197,430.00			\$ -	0.00%	\$ 197,430.00	\$ -
32		Division 22 - Plumbing	\$ 418,546.00			\$ 418,546.00			\$ -	0.00%	\$ 418,546.00	\$ -
33		Division 23 - HVAC	\$ 907,940.00			\$ 907,940.00			\$ -	0.00%	\$ 907,940.00	\$ -
34		Division 26 - Electrical	\$ 1,204,275.00			\$ 1,204,275.00			\$ -	0.00%	\$ 1,204,275.00	\$ -
35		Division 27 - Communications & Security	\$ 498,850.00			\$ 498,850.00			\$ -	0.00%	\$ 498,850.00	\$ -
36		Division 27 - Audio Visual	\$ 925,000.00			\$ 925,000.00			\$ -	0.00%	\$ 925,000.00	\$ -
37		Subcontractor Default Insurance	\$ 130,968.00			\$ 130,968.00			\$ -	0.00%	\$ 130,968.00	\$ -
38		Design Builder Contingency	\$ 259,386.00			\$ 259,386.00			\$ -	0.00%	\$ 259,386.00	\$ -
39		Owner Contingency	\$ 259,386.00			\$ 259,386.00			\$ -	0.00%	\$ 259,386.00	\$ -
40		General Liability	\$ 129,435.00			\$ 129,435.00			\$ -	0.00%	\$ 129,435.00	\$ -
41		Builder's Risk	\$ -			\$ -			\$ -	0.00%	\$ -	\$ -
42		CM Payment & Performance Bonds	\$ 104,994.00			\$ 104,994.00			\$ -	0.00%	\$ 104,994.00	\$ -
43		General Contractor Fee	\$ 560,324.00			\$ 560,324.00			\$ -	0.00%	\$ 560,324.00	\$ -
44		Phase 1 Unused Owner Contingency Carry Over	\$ 3,780.00			\$ 3,780.00			\$ -	0.00%	\$ 3,780.00	\$ -
		TOTAL	\$ 11,770,576.00	\$ -	\$ -	\$ 11,770,576.00	\$ -	\$ -	\$ -	0.00%	\$ 11,770,576.00	\$ -

Attachment 3: Assumptions, Clarifications, Exclusions



ST. PETERSBURG JUSTICE CENTER, COURTS CONSOLIDATION QUALIFICATIONS

Dated: June 12, 2019, Amended July 3, 2019, July 10, 2019, July 31, 2019, August 16, 2019

PACKAGE	ITEM #	DESCRIPTION
BP01A	GENERAL CONDITIONS	
	1	The pricing for the lump sum proposal is only based on the document list provided herein.
	2	The current state of the documents is 50% Construction Documents. The lump sum price is subject to change based on permit/review comments from the Authority Having Jurisdiction, and/or owner comments.
	3	Our Proposal is based on the enclosed Manhattan Construction Company Proposed Construction Schedule plus time adjustments for any Change Orders, and is contingent upon receiving the complete Building Permit and any and all related permits or approvals that may be required for a 100% un-encumbered construction start by Manhattan Construction Company.
	4	Proposal is based on receiving payment for stored materials and payment terms as noted in subcontractor quotes e.g.: Elevators
	5	In preparing Manhattan's lump sum agreement proposal, Manhattan has included a contingency amount for the Manhattan exclusive use to protect against unanticipated costs incurred and unplanned impacts which must be addressed in order to complete the Work in accordance with the Contract Documents. Manhattan shall provide written notice to Owner in a timely fashion after it has reason to believe that any such item may be charged to Manhattan's Contingency and prior to any actual expenditures from Manhattan's Contingency; however, Owner's concurrence shall be required for reimbursement of costs to Manhattan from the Manhattan Contingency, but shall not be unreasonably withheld. In addition, the Manhattan shall furnish to Owner, upon Owner's request, documentation supporting any expenditures from Manhattan's Contingency. Manhattan's Contingency shall be shown in a schedule of values and clearly identified as the Manhattan Contingency. Upon final completion, any sums remaining in Manhattan's Contingency after final payment shall accrue to Owner
	6	An Owner contingency is included in the lump sum proposal for use by the Owner to fund additional items for the project.
	7	All construction Float in the Construction Schedule shall accrue to the project.
	8	Costs associated with Energy reviews and Accessibility reviews and inspections are not included.
	9	Due to the characteristics of differing materials at the project site, an exact match of the existing conditions may not be possible due to the changes in material.
	10	Costs for working "off-hours" have been included in the budget pricing. Work is anticipated to be performed Monday - Friday between the hours of 6:00pm and 6:00am. Overtime costs for acceleration has not been included.
	11	An OCIP / CCIP or wrap up insurance policy has not been included.
	12	Costs for utilities such as electrical power, water, and sewer have not been included in the lump sum proposal as it is anticipated the current utilities will be used for construction and funded direct by the Owner.
	13	Included is the use of a Subcontractor Default Insurance Policy and the rate is indicated on our estimate recap sheet. The cost for the Subcontractor Default Insurance Policy is a fixed internal rate and thereby un-auditable.
	14	General Liability Insurance is included and the rate is indicated on the estimate recap sheet. The cost for General Liability Insurance is a fixed internal rate and thereby un-auditable.
	15	Costs for employee and trade parking have not been included in the lump sum proposal. It is anticipated the personnel working nights will have parking access to the lot directly across the street without fees and personnel present during days will have access to the parking garage and/or lot directly across the street without fees.
	16	Costs for a layout performed by a licensed surveyor or record survey at completion is not included in the lump sum proposal as it is not applicable to the project.
	17	Costs for courthouse security and/or security escorts have not been included.
	18	As discussed, Pinellas County will provide temporary construction office space in the 501 1st Ave North, Suite 110.
	19	Impact fees or any other governmental fees are excluded.
	20	Additional work requested by the Owner or Authorities Having Jurisdiction (permit review, inspections, or other requests) to be funded by use of Owner Contingency.
	21	For change order work performed pursuant to section 10.4, the Design Builder may charge actual and reasonable direct costs in connection with such change work along with the fee percentage as stated in Attachment 2 of this agreement.
	22	Line items in the schedule of values for the general requirements/conditions are lump sum will be billed per month as shown on the completion schedule (Attachment 4).

Attachment 3: Assumptions, Clarifications, Exclusions



ST. PETERSBURG JUSTICE CENTER, COURTS CONSOLIDATION QUALIFICATIONS

Dated: June 12, 2019, Amended July 3, 2019, July 10, 2019, July 31, 2019, August 16, 2019

PACKAGE	ITEM #	DESCRIPTION
BP01D	ALLOWANCES	
	1	<p>In reference to the Design Build Services Agreement, Exhibit H (General Terms and Conditions), paragraph 2.3 indicates the Design Builder assumes all risks with respect to the conditions encountered at the project site including subsurface or concealed conditions. In addition the aforementioned paragraph indicates the Design Builder will not be entitled to any adjustment to the Lump Sum Price or Contract Time as a result of the site conditions encountered with the exception of hazardous materials. As destructive investigation is not feasible due to the existing facility being occupied with judicial activities in process an allowance is being included to fund work required due to unforeseen conditions that cannot be observed to being concealed by existing finishes or the spaces by occupied by building occupants and/or building activities.</p> <p>The allowance is intended to fund all conditions unforeseen during the preconstruction and construction phases of the project. Additional work required for hazardous materials that are unforeseen during the preconstruction and construction phases will be funded via change order to the Lump Sum Price and not the aforementioned allowance.</p> <p>In the event concealed conditions are discovered that have been unknown to the project team, additional design work may be required along with an extension to the schedule and costs added to the lump sum agreement for design fees, general conditions, and cost of work items.</p>
	2	The Design Build Services Agreement, Exhibit K (Permits) indicates the Permit Fee / Other is \$39,900 and is included in the lump sum agreement pricing as an allowance. There are not additional costs included in the price for the lump sum agreement for any governmental fees.
	3	Cost overruns in allowance costs are to be funded to the Design-Builder via change order or use of contingency. Cost savings from allowances may either be transferred to contingency or used for other scopes of work.
	4	Allowances included in the lump sum agreement are inclusive of labor, materials, subcontractor overhead & fee unless noted otherwise.
	5	Manhattan has strived to include allowances for design items identified by Manhattan as missing from project documents. Manhattan will reconcile these allowances based on Construction Documents when they are provided for use. Items not fully detailed and located on the contract project documents will also be priced once final Construction Documents are received by Manhattan.
BP02A	DEMOLITION	
	1	<p>Costs for asbestos abatement have been included for items indicated in the Building Sciences Assessment, Asbestos Pre-Renovation Survey dated September 14, 2015, prepared by GHD. The items included for asbestos abatement are 3,000 SF of existing plaster ceilings, acoustical ceiling tiles in Courtroom #6 Entrance to Judge's Chambers, 12" x 12" vinyl tile in 3 maintenance rooms, and red/brown HVAC mastic on the seams for the ductwork.</p> <p>It is suspected the innerliner of the existing mechanical ductwork may test positive for asbestos containing material, therefore, costs are included for remediation of the innerliner of the existing ductwork. The deduct cost of work line item for remediation of the innerliner is \$43,440.</p> <p>It is suspected the balance of the existing plaster ceilings may test positive for asbestos containing material, therefore, costs are included to remediate the existing plaster ceilings on the 2nd floor, 3rd floor, and 4th floor. The deduct cost of work line item for remediation of the additional plaster ceilings is \$173,060.</p>
	2	Removal of asbestos and/or hazardous not indicated in the documents is excluded.

Attachment 3: Assumptions, Clarifications, Exclusions



ST. PETERSBURG JUSTICE CENTER, COURTS CONSOLIDATION QUALIFICATIONS

Dated: June 12, 2019, Amended July 3, 2019, July 10, 2019, July 31, 2019, August 16, 2019

PACKAGE	ITEM #	DESCRIPTION
BP03A CONCRETE		
	1	Concrete and concrete housekeeping pads are not required for the project and costs are excluded from the proposal.
BP04A MASONRY		
	1	Masonry is not required and excluded from the proposal.
BP05A STEEL		
	1	Steel required for the project has not been sized due to the state of the documents and anticipated steel is included as an allowance.
BP06A FINISH CARPENTRY		
	1	Courtroom wood panels are included as blueprint matched, 48" or 60" wide (not 36" as shown on the drawings). Panels will be balanced matched (not centered matched), plain sliced cherry (not quartered) as sequences would have multiple breaks with quartered.
	2	Due to the natural characteristics of wood veneers in regards to veining color variations, an exact matching of the Architect's single sample and/or existing finishes is extremely difficult. Manhattan will submit a range of sample veneers for approval including photos and/or personal inspection as necessary.
BP08B GLASS		
	1	The cost for glass is included for glass "lites" in the doors and frames as required. Costs for storefront anywhere in the building is not included.
BP11A EQUIPMENT		
	1	Costs for Parking Control Equipment, Loading Dock Equipment, Detention Equipment and Food Service Equipment are not included.
	2	Existing elevator finishes outside the existing elevator shaft cannot be matched due to age of material and manufacturer. All cab walls, doors, and ceiling to be #4 stainless steel. All outside elevator fixtures to be #4 stainless steel.
BP12A WINDOW TREATMENT		
	1	Draper Window Shades are included in lieu of Mechoshade.
BP14A ELEVATORS		
	1	Access to view the existing elevator shaft was inaccessible during design and bidding. Costs to remove and/or relocate items concealed in the existing elevator shaft are not included.
	2	Owner payment to Manhattan for elevators will be adjusted to reflect the payment terms of the selected elevator subcontractor. This may include required deposits and/or payments to initiate shop drawings, equipment procurement and delivery.
21A, 22A, 23A FIRE PROTECTION, PLUMBING, HVAC		
	1	It is anticipated water supply is adequate to meet the project requirements.
	2	Mechanical piping of any kind is not to be painted as there is no mechanical piping exposed to view, however, all mechanical piping will be marked every 20'.
BP27A COMMUNICATIONS		
	1	Costs for distributed antenna systems (DAS) and public safety systems for radio communications are not part of the project and excluded from the lump sum agreement.
	2	Sheet T0-1 references Cat 6A entrance protectors. The entrance protectors are not applicable to the project, therefore, all costs for entrance protectors are excluded.
	3	Keynote 13 on Sheet T4-1 references distribution switches. Distribution switches are included as an allowance.

Attachment 3: Assumptions, Clarifications, Exclusions



ST. PETERSBURG JUSTICE CENTER, COURTS CONSOLIDATION QUALIFICATIONS

Dated: June 12, 2019, Amended July 3, 2019, July 10, 2019, July 31, 2019, August 16, 2019

PACKAGE	ITEM #	DESCRIPTION
	4	The Security Drawings reference Local Camera Power Supply. The cameras specified are power of Ethernet, therefore, the Local Camera Power Supply is not included.

PHASE 1-DESIGN & PRECONSTRUCTION

LUMP SUM AGREEMENT

ID	Description	Orig Dur	Remg Dur	Start	Finish
EST 1000	Send Sub Pre Bid Mtg Invitation	1	0	05/10/19A	05/10/19A
EST 1020	Subcontractor Pricing	15	0	05/13/19A	06/03/19A
EST 1010	Subcontractor Pre Bid Mtg	1	0	05/28/19A	05/28/19A
EST 1040	Develop Lum Sum Amendment (LSA)	6	0	06/04/19A	06/11/19A
EST 1050	Owner's Review of LSA	3	0	06/12/19A	06/24/19A
EST 1060	LSA Review Mtg with Owner	2	0	06/25/19A	06/25/19A

BOARD APPROVAL

ID	Description	Orig Dur	Remg Dur	Start	Finish
BRD-1020	Pinellas County Approval Process	70	70	07/01/19	10/08/19
BRD-1005	Board Meeting	0	0		10/08/19
BRD-1030	NTP Phase 2 (Finalize Design)	5	5	10/09/19	10/15/19

PHASE 2-CONSTRUCTION

100% CONSTRUCTION DOCUMENTS

ID	Description	Orig Dur	Remg Dur	Start	Finish
CD-2000	Complete 100% Construction Documents	60	60	10/16/19	01/15/20
CD-2010	Owner Review and Comments	10	10	01/02/20	01/15/20
CD-2020	Respond to Owner's Comments	5	5	01/16/20	01/22/20
CD-2030	Owner's Approval	5	5	01/23/20	01/29/20

PERMITTING

ID	Description	Orig Dur	Remg Dur	Start	Finish
PERM-1000	Submit 100% CDs to City for Review	2	2	01/30/20	01/31/20
PERM-1100	CoSP Drawing Review	30	30	02/03/20	03/13/20
PERM-1120	CoSP Prepare Drawing Review Comments	5	5	03/16/20	03/20/20
PERM-1140	Response to CoSP Review Comments	5	5	03/23/20	03/27/20
PERM-1160	Prepare & Submit Response for Review	5	5	03/30/20	04/03/20
PERM-1180	CoSP Review Response / Issue Permit	5	5	04/06/20	04/10/20

PROCUREMENT

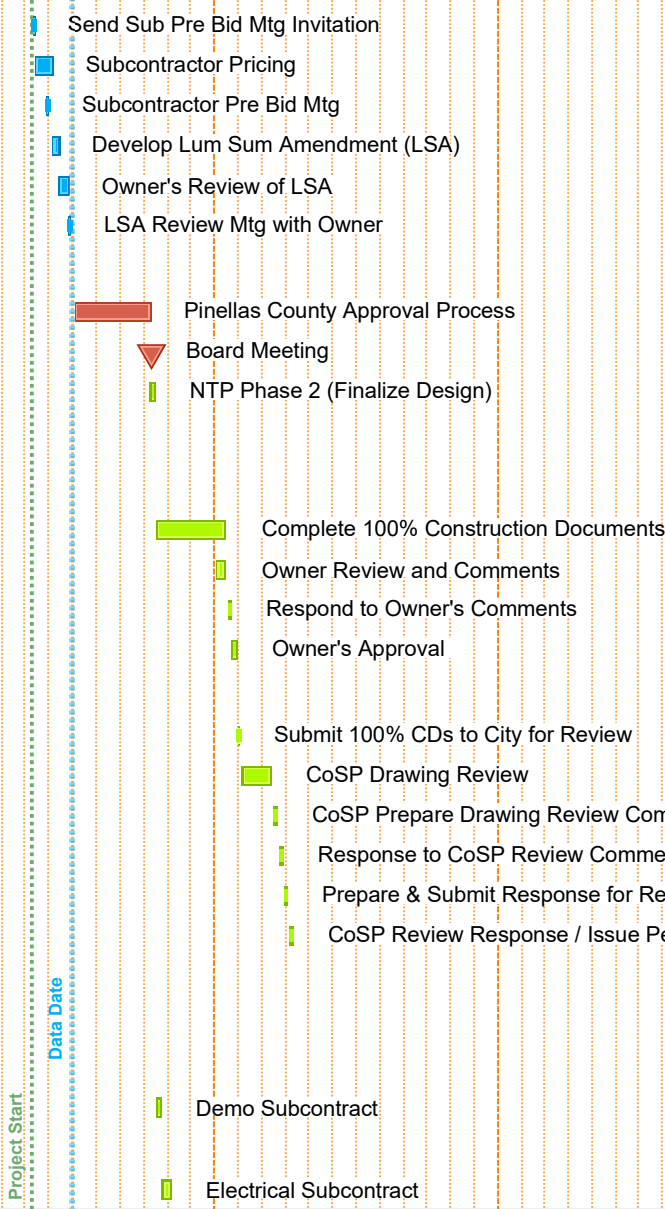
Subcontracts & Submittals

DEMO

ID	Description	Orig Dur	Remg Dur	Start	Finish
CONT-1000	Demo Subcontract	5	5	10/16/19	10/22/19

ELECTRICAL

ID	Description	Orig Dur	Remg Dur	Start	Finish
CONT-1020	Electrical Subcontract	10	10	10/23/19	11/05/19



Start Date: 05/10/19
 Finish Date: 09/28/21
 Data Date: 07/01/19
 Run Date: 09/11/19



ID	Description	Orig Dur	Remg Dur	Start	Finish	2018		2019		2020		2021	
SUBM-1020	Electrical Submittal Submit/Approve	15	15	11/06/19	11/26/19								
F&D-1010	Deliver U/G Electrical	5	5	11/27/19	12/05/19								
F&D-1020	Deliver Electrical Equipment	30	30	11/27/19	01/15/20								
PLUMBING													
CONT-1060	Plumbing Subcontract	10	10	11/06/19	11/19/19								
SUBM-1070	Plumbing Submittal Submit/Approve	10	10	11/20/19	12/05/19								
F&D-1070	Deliver U/G Plumbing	5	5	12/06/19	12/12/19								
F&D-1080	Fab & Deliver Plumbing Fixtures	30	30	12/06/19	01/22/20								
MECHANICAL													
CONT-1070	Mechanical Subcontract	10	10	11/20/19	12/05/19								
SUBM-1080	Mechanical Submittal Submit/Approve	10	10	12/06/19	12/19/19								
F&D-1090	Deliver Mechanical Equipment	40	40	12/20/19	02/19/20								
SUBM-1090	Fab & Deliver Ductwork	10	10	12/20/19	01/08/20								
GLASS & GLAZING													
CONT-1080	Windows Subcontract	10	10	12/06/19	12/19/19								
SUBM-1100	Window Submittal Submit/Approve	15	15	12/20/19	01/15/20								
F&D-1100	Deliver Windows	30	30	01/16/20	02/26/20								
DOORS & HARDWARE													
CONT-1090	Doors and Hardware Subcontract	10	10	12/20/19	01/08/20								
SUBM-1110	Doors & Hardware Submittal Submit/Approve	15	15	01/09/20	01/29/20								
F&D-1110	Deliver Door Frames	5	5	01/30/20	02/05/20								
F&D-1120	Deliver Doors and Hardware	40	40	01/30/20	03/25/20								
FRAMING & DRYWALL													
CONT-1120	Drywall Subcontract	10	10	01/09/20	01/22/20								
SUBM-1140	Framing & Drywall Submittal Submit/Approve	10	10	01/23/20	02/05/20								
F&D-1150	Deliver Drywall and Framing Material	5	5	02/06/20	02/12/20								
MILLWORK													
CONT-1130	Millwork Subcontract	10	10	01/23/20	02/05/20								
SUBM-1150	Millwork Submittal Submit/Approve	10	10	02/06/20	02/19/20								
F&D-1160	Deliver Millwork	22	22	02/20/20	03/20/20								
CERAMIC TILE													
CONT-1110	Ceramic Tile Subcontract	10	10	02/06/20	02/19/20								

Project Start Data Date

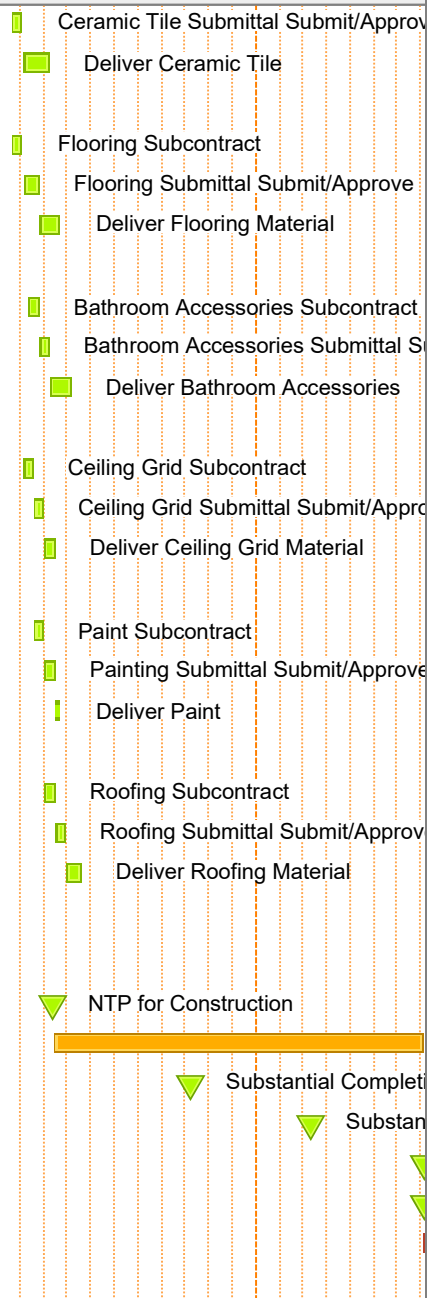
- Electrical Submittal Submit/Approve
- Deliver U/G Electrical
- Deliver Electrical Equipment
- Plumbing Subcontract
- Plumbing Submittal Submit/Approve
- Deliver U/G Plumbing
- Fab & Deliver Plumbing Fixtures
- Mechanical Subcontract
- Mechanical Submittal Submit/Approve
- Deliver Mechanical Equipment
- Fab & Deliver Ductwork
- Windows Subcontract
- Window Submittal Submit/Approve
- Deliver Windows
- Doors and Hardware Subcontract
- Doors & Hardware Submittal Submit/Approve
- Deliver Door Frames
- Deliver Doors and Hardware
- Drywall Subcontract
- Framing & Drywall Submittal Submit/Approve
- Deliver Drywall and Framing Material
- Millwork Subcontract
- Millwork Submittal Submit/Approve
- Deliver Millwork
- Ceramic Tile Subcontract

Start Date: 05/10/19
 Finish Date: 09/28/21
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ID	Description	Orig Dur	Remg Dur	Start	Finish	2018	2019	2020	2021
SUBM-1130	Ceramic Tile Submittal Submit/Approve	10	10	02/20/20	03/04/20				
F&D-1140	Deliver Ceramic Tile	25	25	03/05/20	04/08/20				
FLOORING									
CONT-1140	Flooring Subcontract	10	10	02/20/20	03/04/20				
SUBM-1160	Flooring Submittal Submit/Approve	15	15	03/05/20	03/25/20				
F&D-1170	Deliver Flooring Material	20	20	03/26/20	04/22/20				
BATHROOM ACCESSORIES									
CONT-1160	Bathroom Accessories Subcontract	10	10	03/12/20	03/25/20				
SUBM-1180	Bathroom Accessories Submittal Submit/Approve	10	10	03/26/20	04/08/20				
F&D-1190	Deliver Bathroom Accessories	20	20	04/09/20	05/06/20				
CEILING GRID SYSTEM									
CONT-1150	Ceiling Grid Subcontract	10	10	03/05/20	03/18/20				
SUBM-1170	Ceiling Grid Submittal Submit/Approve	10	10	03/19/20	04/01/20				
F&D-1180	Deliver Ceiling Grid Material	10	10	04/02/20	04/15/20				
PAINTING									
CONT-1170	Paint Subcontract	10	10	03/19/20	04/01/20				
SUBM-1190	Painting Submittal Submit/Approve	10	10	04/02/20	04/15/20				
F&D-1200	Deliver Paint	5	5	04/16/20	04/22/20				
ROOFING									
CONT-1100	Roofing Subcontract	10	10	04/02/20	04/15/20				
SUBM-1120	Roofing Submittal Submit/Approve	10	10	04/16/20	04/29/20				
F&D-1130	Deliver Roofing Material	15	15	04/30/20	05/20/20				
CONSTRUCTION									
Construction Milestones									
MILE-1000	NTP for Construction	0	0		04/10/20				
MILE-1010	Construction Duration	335	335	04/13/20	08/03/21				
MILE-2000	Substantial Completion-2nd Floor	0	0		10/05/20				
MILE-3000	Substantial Completion-3rd Floor	0	0		03/09/21				
MILE-4000	Substantial Completion-4th Floor	0	0		08/03/21				
MILE-5000	Project Substantial Completion	0	0		08/03/21				
MILE-5500	Close Out Docs	40	40	08/04/21	09/28/21				
MILE-6000	Project Final Completion	0	0		09/28/21				

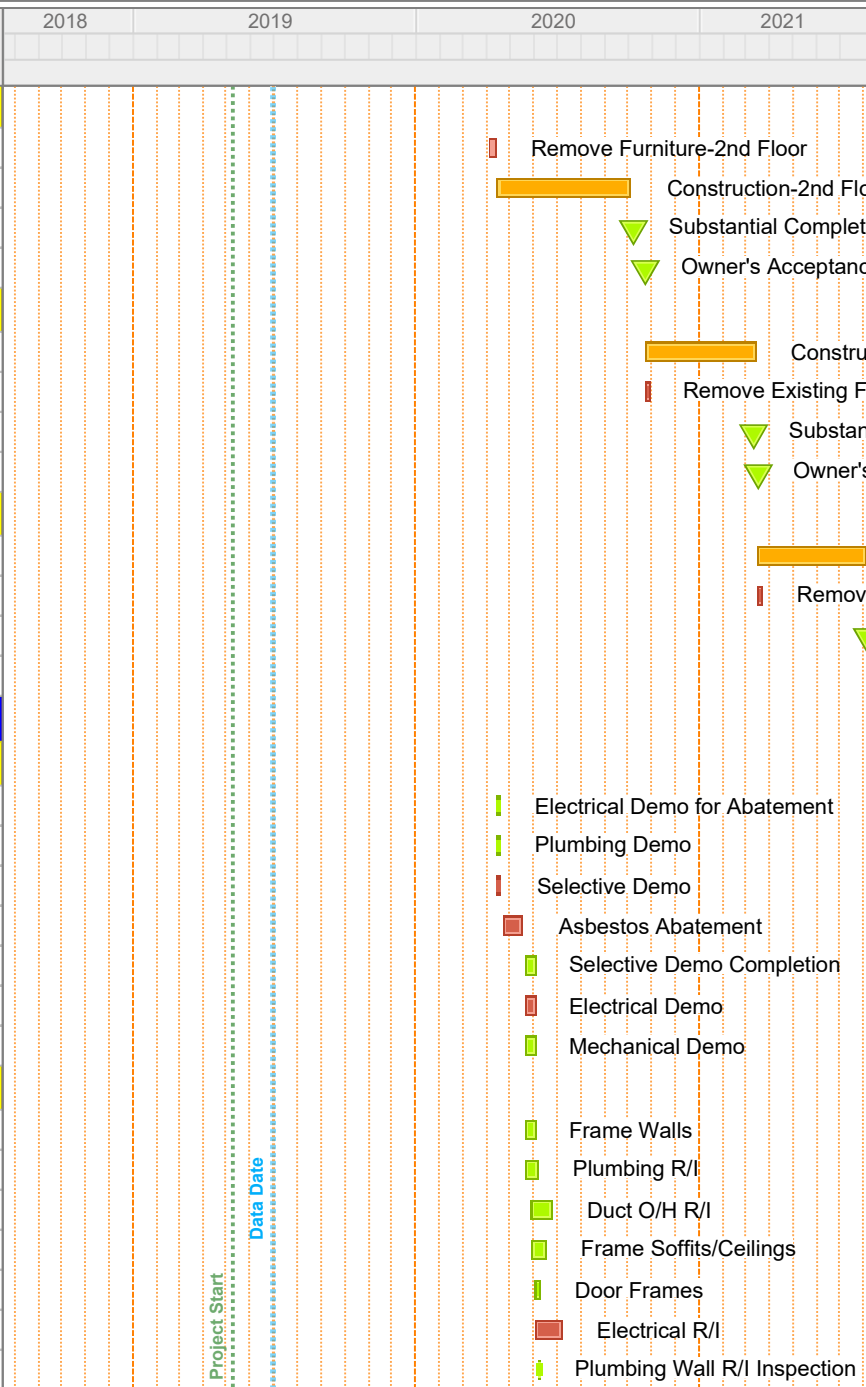
Project Start
Data Date



Start Date: 05/10/19
 Finish Date: 09/28/21
 Data Date: 07/01/19
 Run Date: 09/11/19



ID	Description	Orig Dur	Remg Dur	Start	Finish
2nd Floor Milestones					
OWN-20000	Remove Furniture-2nd Floor	7	7	04/03/20	04/13/20
L2-DUR	Construction-2nd Floor	122	122	04/13/20	10/05/20
MILE-L20000	Substantial Completion-2nd Floor	0	0		10/05/20
MILE-L22000	Owner's Acceptance-2nd Floor	0	0		10/20/20
3rd Floor Milestones					
L3-DUR	Construction-3rd Floor	101	101	10/21/20	03/15/21
OWN-3000	Remove Existing Furniture-3rd Floor	5	5	10/21/20	10/27/20
MILE-L31000	Substantial Completion-3rd Floor	0	0		03/09/21
MILE-L32000	Owner's Acceptance-3rd Floor	0	0		03/15/21
4th Floor Milestones					
L4-DUR	Construction-4th Floor	101	101	03/16/21	08/03/21
OWN-4000	Remove Existing Furniture-4th Floor	5	5	03/16/21	03/22/21
MILE-L40000	Substantial Completion-4th Floor	0	0		08/03/21
MILE-L41000	Owner's Acceptance-4th Floor	0	0		08/31/21
CONSTRUCTION 2nd FLOOR					
Demo					
CONS-L20000	Electrical Demo for Abatement	5	5	04/13/20	04/17/20
CONS-L20020	Plumbing Demo	5	5	04/13/20	04/17/20
CONS-L20040	Selective Demo	5	5	04/14/20	04/20/20
CONS-L20060	Asbestos Abatement	20	20	04/21/20	05/18/20
CONS-L20070	Selective Demo Completion	10	10	05/19/20	06/02/20
CONS-L20100	Electrical Demo	10	10	05/19/20	06/02/20
CONS-L20120	Mechanical Demo	10	10	05/19/20	06/02/20
Rough In					
CONS-L21000	Frame Walls	10	10	05/19/20	06/02/20
CONS-L21040	Plumbing R/I	12	12	05/20/20	06/05/20
CONS-L21080	Duct O/H R/I	20	20	05/27/20	06/23/20
CONS-L21240	Frame Soffits/Ceilings	15	15	05/27/20	06/16/20
CONS-L21060	Door Frames	5	5	06/03/20	06/09/20
CONS-L21120	Electrical R/I	25	25	06/03/20	07/08/20
CONS-L21140	Plumbing Wall R/I Inspection	2	2	06/08/20	06/09/20



Start Date: 05/10/19
 Finish Date: 09/28/21
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ID	Description	Orig Dur	Remg Dur	Start	Finish	2018		2019		2020		2021	
CONS-L21020	Fire Protection R/I	15	15	06/10/20	06/30/20								
CONS-L21320	Framing Inspection Ceilings	2	2	06/17/20	06/18/20								
CONS-L21200	Duct R/I Inspection	2	2	06/22/20	06/23/20								
CONS-L21220	Duct Insulation	10	10	06/24/20	07/08/20								
CONS-L21180	Fire Protection O/H Inspection	2	2	07/01/20	07/02/20								
CONS-L21260	Pull Electrical Wire	15	15	07/09/20	07/29/20								
CONS-L21270	Low Voltage Wire/ Fire Alarm Wire	15	15	07/09/20	07/29/20								
CONS-L21280	Electrical Wall R/I Inspection	2	2	07/09/20	07/10/20								
CONS-L21300	Framing Inspection Walls	2	2	07/13/20	07/14/20								
Finishes													
CONS-L21100	Patch Existing Walls	20	20	06/03/20	06/30/20								
CONS-L22060	Hang & Finish Drywall Ceilings	15	15	06/19/20	07/10/20								
CONS-L22240	Prime Paint	5	5	07/06/20	07/10/20								
CONS-L22360	Millwork	20	20	07/06/20	07/31/20								
CONS-L22080	Ceiling Grid	15	15	07/13/20	07/31/20								
CONS-L22260	Sound Panels	15	15	07/13/20	07/31/20								
CONS-L22340	Punch Drywall	7	7	07/13/20	07/21/20								
CONS-L22000	Hang & Finish Drywall Walls Bathrooms	10	10	07/15/20	07/28/20								
CONS-L22100	HVAC Drops to Grid	10	10	07/16/20	07/29/20								
CONS-L22040	Ceramic Tile Bathrooms	15	15	07/29/20	08/18/20								
CONS-L22160	Light Fixture in Grid	10	10	07/30/20	08/12/20								
CONS-L22300	Duct O/H Inspection Insulation	2	2	07/30/20	07/31/20								
CONS-L22320	HVAC Final Inspection	2	2	08/06/20	08/07/20								
CONS-L22380	Electrical Trim Out	8	8	08/13/20	08/24/20								
CONS-L22390	Low Voltage/FA Trim out	8	8	08/13/20	08/24/20								
CONS-L22400	Electrical O/H Inspection	2	2	08/13/20	08/14/20								
CONS-L22420	Ceiling Tile	12	12	08/17/20	09/02/20								
CONS-L22120	Plumbing Fixtures	5	5	08/19/20	08/25/20								
CONS-L22140	Fire Protection Drops to Ceiling	10	10	08/19/20	09/02/20								
CONS-L22460	Flooring	12	12	08/24/20	09/09/20								
CONS-L22200	Plumbing Final Inspection	1	1	08/25/20	08/25/20								
CONS-L22395	Fire Alarm Final Inspection	2	2	08/25/20	08/26/20								
CONS-L22480	Electrical Final Inspection	2	2	08/25/20	08/26/20								

Start Date: 05/10/19
 Finish Date: 09/28/21
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Project Start
 Data Date

- Fire Protection R/I
- Framing Inspection Ceilings
- Duct R/I Inspection
- Duct Insulation
- Fire Protection O/H Inspection
- Pull Electrical Wire
- Low Voltage Wire/ Fire Alarm Wire
- Electrical Wall R/I Inspection
- Framing Inspection Walls
- Patch Existing Walls
- Hang & Finish Drywall Ceilings
- Prime Paint
- Millwork
- Ceiling Grid
- Sound Panels
- Punch Drywall
- Hang & Finish Drywall Walls Bathrooms
- HVAC Drops to Grid
- Ceramic Tile Bathrooms
- Light Fixture in Grid
- Duct O/H Inspection Insulation
- HVAC Final Inspection
- Electrical Trim Out
- Low Voltage/FA Trim out
- Electrical O/H Inspection
- Ceiling Tile
- Plumbing Fixtures
- Fire Protection Drops to Ceiling
- Flooring
- Plumbing Final Inspection
- Fire Alarm Final Inspection
- Electrical Final Inspection

ID	Description	Orig Dur	Remg Dur	Start	Finish	2018		2019		2020		2021	
CONS-L32220	Bath Accessories	5	5	02/12/21	02/18/21								
CONS-L32280	Fire Protection Final Inspection	2	2	02/19/21	02/22/21								
CONS-L32500	Doors & Hardware	5	5	02/19/21	02/25/21								
CONS-L32520	Paint Final Finish	8	8	02/23/21	03/04/21								
CONS-L32540	Owner Furniture	5	5	02/23/21	03/01/21								
CONS-L32560	Signage	3	3	03/02/21	03/04/21								
CONS-L32530	AE Punch List	3	3	03/05/21	03/09/21								
CONS-L32580	Building Final Inspection	2	2	03/05/21	03/08/21								
CONS-L32600	Fire Final Inspection	2	2	03/05/21	03/08/21								
CONS-L32640	Punch List	7	7	03/05/21	03/15/21								
CONS-L32610	TCO	1	1	03/09/21	03/09/21								
CONS-L32620	Substantial Completion	0	0		03/09/21								
CONS-L32660	Owner Acceptance	0	0		03/15/21								

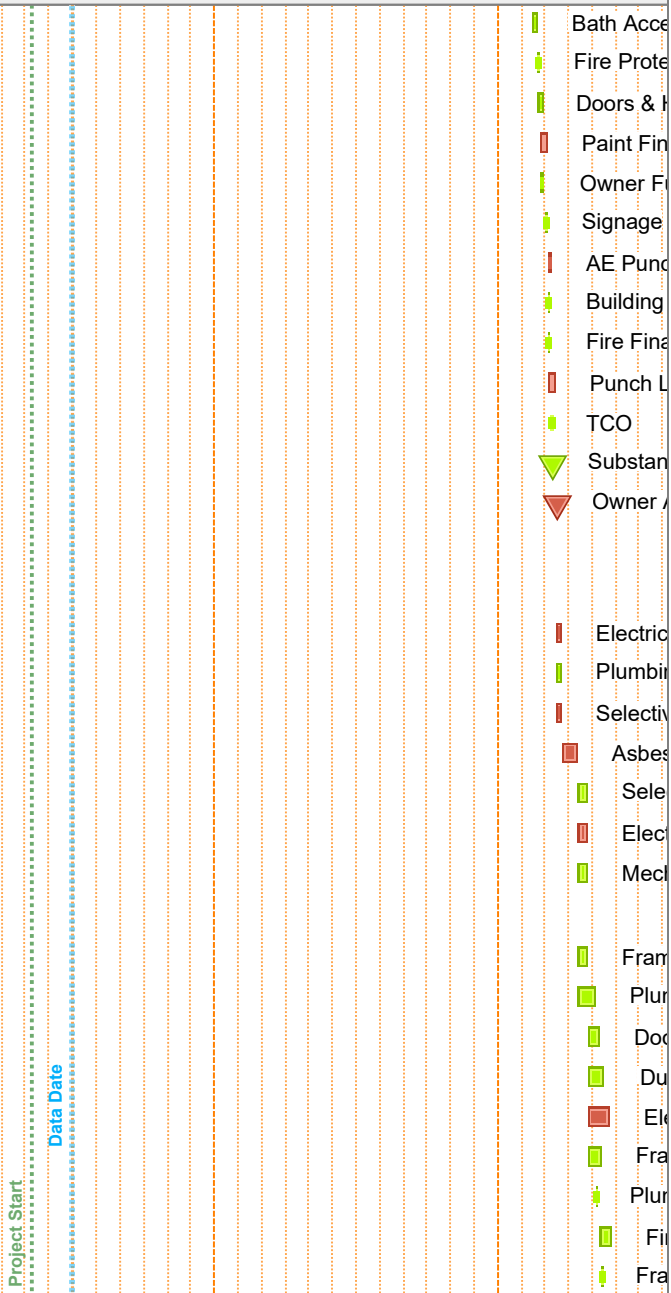
CONSTRUCTION 4th FLOOR

Demo

CONS-L40000	Electrical Demo for Abatement	5	5	03/16/21	03/22/21								
CONS-L40020	Plumbing Demo	5	5	03/16/21	03/22/21								
CONS-L40040	Selective Demo	5	5	03/16/21	03/22/21								
CONS-L40060	Asbestos Abatement	15	15	03/23/21	04/12/21								
CONS-L40070	Selective Demo Completion	10	10	04/13/21	04/26/21								
CONS-L40100	Electrical Demo	10	10	04/13/21	04/26/21								
CONS-L40120	Mechanical Demo	10	10	04/13/21	04/26/21								

Rough In

CONS-L41000	Frame Walls	10	10	04/13/21	04/26/21								
CONS-L41040	Plumbing R/I	15	15	04/14/21	05/04/21								
CONS-L41060	Door Frames	10	10	04/27/21	05/10/21								
CONS-L41080	Duct O/H R/I	15	15	04/27/21	05/17/21								
CONS-L41120	Electrical R/I	20	20	04/27/21	05/24/21								
CONS-L41220	Frame Soffits/Ceilings	12	12	04/27/21	05/12/21								
CONS-L41140	Plumbing Wall R/I Inspection	2	2	05/05/21	05/06/21								
CONS-L41020	Fire Protection R/I	12	12	05/11/21	05/26/21								
CONS-L41300	Framing Inspection Ceilings	2	2	05/13/21	05/14/21								



Start Date: 05/10/19
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 Data Date: 07/01/19
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ID	Description	Orig Dur	Remg Dur	Start	Finish	2018	2019	2020	2021
CONS-L41180	Duct R/I Inspection	2	2	05/14/21	05/17/21				
CONS-L41200	Duct Insulation	10	10	05/18/21	05/31/21				
CONS-L41240	Pull Electrical Wire	12	12	05/18/21	06/02/21				
CONS-L41250	Low Voltage/Fire Alarm Wire	12	12	05/18/21	06/02/21				
CONS-L41260	Electrical Wall R/I Inspection	2	2	05/25/21	05/26/21				
CONS-L41160	Fire Protection O/H Inspection	2	2	05/27/21	05/28/21				
CONS-L41280	Framing Inspection Walls	2	2	05/27/21	05/28/21				
Finishes									
CONS-L41100	Patch Existing Walls	20	20	04/27/21	05/24/21				
CONS-L42080	Hang & Finish Drywall Ceilings	12	12	05/17/21	06/01/21				
CONS-L42040	Hang & Finish Drywall Walls Bathrooms	5	5	05/31/21	06/04/21				
CONS-L42260	Sound Panels	20	20	06/02/21	06/29/21				
CONS-L42100	Ceiling Grid	15	15	06/03/21	06/23/21				
CONS-L42060	Ceramic Tile Bathrooms	10	10	06/07/21	06/18/21				
CONS-L42120	HVAC Drops to Grid	8	8	06/07/21	06/16/21				
CONS-L42180	Light Fixture in Grid	8	8	06/10/21	06/21/21				
CONS-L42240	Prime Paint	5	5	06/14/21	06/18/21				
CONS-L42300	Duct O/H Inspection Insulation	2	2	06/17/21	06/18/21				
CONS-L42140	Plumbing Fixtures	5	5	06/21/21	06/25/21				
CONS-L42160	Fire Protection Drops to Ceiling	10	10	06/21/21	07/02/21				
CONS-L42340	Punch Drywall	7	7	06/21/21	06/29/21				
CONS-L42360	Millwork	15	15	06/21/21	07/09/21				
CONS-L42380	Electrical Trim Out	8	8	06/22/21	07/01/21				
CONS-L42390	Low Voltage/Fire Alarm Trim Out	8	8	06/22/21	07/01/21				
CONS-L42400	Electrical O/H Inspection	2	2	06/22/21	06/23/21				
CONS-L42200	Plumbing Final Inspection	2	2	06/24/21	06/25/21				
CONS-L42320	HVAC Final Inspection	2	2	06/24/21	06/25/21				
CONS-L42420	Ceiling Tile	10	10	06/24/21	07/07/21				
CONS-L42220	Bath Accessories	7	7	06/28/21	07/06/21				
CONS-L42440	Paint 1st Coat Finish	5	5	06/30/21	07/06/21				
CONS-L42460	Flooring	12	12	07/01/21	07/16/21				
CONS-L42395	Fire Alarm Final Inspection	2	2	07/02/21	07/05/21				
CONS-L42480	Electrical Final Inspection	2	2	07/02/21	07/05/21				

Start Date: 05/10/19
Finish Date: 09/28/21
Data Date: 07/01/19
Run Date: 09/11/19

St Petersburg Court Consolidation Project
St Petersburg, FL
MCC Project # 7651



ID	Description	Orig Dur	Remg Dur	Start	Finish	2018	2019	2020	2021
CONS-L42280	Fire Protection Final Inspection	2	2	07/05/21	07/06/21				
CONS-L42500	Doors & Hardware	5	5	07/15/21	07/21/21				
CONS-L42520	Paint Final Finish	5	5	07/19/21	07/23/21				
CONS-L42540	Owner Furniture	5	5	07/19/21	07/23/21				
CONS-L42530	AE Punch List	3	3	07/26/21	07/28/21				
CONS-L42560	Signage	3	3	07/26/21	07/28/21				
CONS-L42580	Building Final Inspection	3	3	07/29/21	08/02/21				
CONS-L42600	Fire Final Inspection	3	3	07/29/21	08/02/21				
CONS-L42610	CO	1	1	08/03/21	08/03/21				
CONS-L42620	Substantial Completion	0	0		08/03/21				
CONS-L42640	Punch List	20	20	08/04/21	08/31/21				
CONS-L42660	Owner Acceptance	0	0		08/31/21				

ELEVATOR

Demo

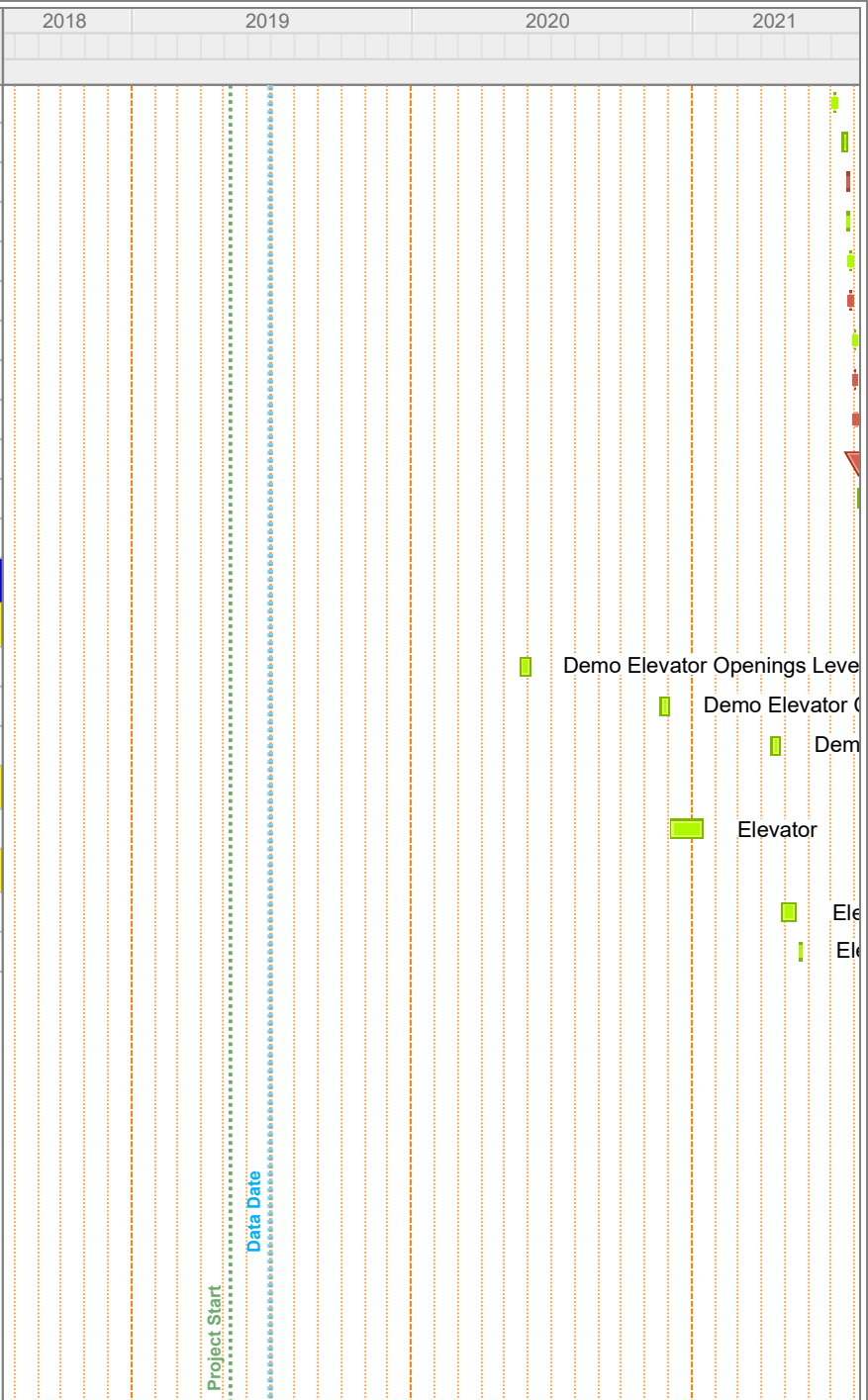
CONS-L20080	Demo Elevator Openings Levels 1-2	10	10	05/19/20	06/02/20				
CONS-L30080	Demo Elevator Openings Level 3	10	10	11/18/20	12/01/20				
CONS-L40080	Demo Elevator Openings Level 4	10	10	04/13/21	04/26/21				

Rough In

ELEV-1000	Elevator	30	30	12/02/20	01/15/21				
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Finishes

ELEV-1200	Elevator Finishes	15	15	04/27/21	05/17/21				
CONS-L22180	Elevator Inspection	5	5	05/18/21	05/24/21				



Start Date: 05/10/19
 Finish Date: 09/28/21
 Data Date: 07/01/19
 Run Date: 09/11/19



► List of Subcontractors and Major Suppliers

Project Name: St. Petersburg Justice Center, Courts Consolidation

Description: Lump Sum Agreement Price

Location: St. Petersburg, FL

Pre-construction Phase: 50% Documents

Date: July 3, 2019

1. Environmental Consultant: OHC Environmental Engineering
2. Demolition and Abatement: Cross Environmental Services
3. Finish Carpentry and Millwork: Mill-Rite Woodworking Company
4. Doors, Frames, and Hardware: Pinnacle Door and Hardware
5. Glass: City Glass and Mirror
6. Drywall and Plaster: Cornerstone Lathing
7. Flooring: Manasota Flooring / Spectra Contract Flooring / Sun-Tile
8. Ceilings and Acoustical Work: Rhiel Ceilings
9. Painting: Southern Plains Painting
10. Specialties: Interior Specialties
11. Window Treatments: Hile's Curtain Specialties
12. Elevators: Kone
13. Fire Suppression: Randall Mechanical / Piper Fire Protection
14. Plumbing: Randall Mechanical
15. HVAC: Randall Mechanical / Spectrum Mechanical
16. Electric: L.C. Electric
17. Communication and Security: ACCI
18. Audio / Visual: Promedia

► Allowance Log

Project Name: St. Petersburg Justice Center, Courts Consolidation

Description: Lump Sum Agreement Price

Location: St. Petersburg, FL

Pre-construction Phase: 50% Documents

Date: June 12, 2019, Amended July 3, 2019, July 10, 2019, July 31, 2019

Allowance Detail

1. Unforeseen Conditions: \$50,000

The allowance is intended to fund all conditions unforeseen and/or concealed/hidden during the preconstruction and construction phases of the project.

2. Permits: \$39,900

The allowance is intended to fund all costs for permits (Building Permits, Trade Permits, Inspections, etc.)

3. Miscellaneous and Structural Steel Allowance: \$54,200

The allowance is intended to fund the furnishing and installation of anticipated miscellaneous and structural steel items not indicated on the current set of drawings. The steel items anticipated include, but are not limited to elevator door opening head angles/lintels to support existing masonry where openings are being cut for the new elevator, elevator sill angles, elevator hoist beams, elevator divider beams, elevator machine room beams at the top of the elevator shaft, elevator pit ladder, elevator sump pit cover, exhaust fan penetration steel frame supports, steel support tubes for countertop/vanity support, and other miscellaneous steel support items that may be required.

4. Interior Signage: \$16,080

The allowance is intended to fund providing interior signage on the 2nd, 3rd, and 4th Floors.

5. Furniture, Fixtures, and Equipment (FF&E): \$180,000

The allowance is intended to fund furniture, fixtures, and equipment as designated by the Owner.

6. Moving Existing Items: \$49,000

The allowance is intended to fund relocation of existing furniture items in the area of work to a designated area on the building property and relocate back to the area of work after construction. The allowance is not intended to fund relocation of personal items of building occupants (computers, technology items, office supplies, artwork, etc.)

ALLOWANCE LOG

7. Distribution Switches: \$126,000

The allowance is intended to fund distribution switches indicated on Keynote 13 on Sheets T4-1 and T4-2. The pricing is based on 14 distribution switches at \$9,000 each. Feedback for pricing was received by Pinellas County, Business Technology Services.

8. Material Price Escalation Allowance : \$77,816

The allowance is intended to fund costs for escalation incurred from lump sum proposal to commencement of construction. Design-Builder to provide documentation to Owner for costs incurred for use of the Escalation Allowance.