

EXHIBIT I – GMP AMENDMENT
GMP AMENDMENT TO AGREEMENT BETWEEN OWNER
AND CONSTRUCTION MANAGER AT RISK FOR NORTH COUNTY SERVICE CENTER
AGREEMENT NO. 21-0750-CMAR

Pursuant to Sections 2.2 6.1, and 6.2 of the Agreement, dated May 24, 2022, between The County Commissioners of Pinellas County, Florida (“Owner”) and Creative Contractors, Inc. (“Construction Manager at Risk”), with respect to the construction of the Owner’s North County Service Center (“Project”), the Owner and Construction Manager at Risk hereby agree to amend and modify the Agreement by this Amendment and establish a Guaranteed Maximum 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 construction of a North County Service Center.

In accordance with the Agreement, this Amendment and the other Contract Documents listed as attachments 1 through 7 below, which are hereby incorporated into and made a part of the Amendment by this reference:

<u>Attachment No.</u>	<u>Description</u>	<u>Pages</u>	<u>Date</u>
1.	List of Drawings & Specifications	112 through 123	2/9/26
2.	Allowances	5 through 8	2/9/26
3.	Clarifications & Exclusions	103 through 111	2/9/26
4.	Completion Schedule	Separate attachment	2/9/26
5.	Schedule of Values	3 through 24	2/9/26
6.	List of Itemized General Conditions	23 through 24	2/9/26
7.	List of Subcontractors & Major Suppliers	Page 114	3/3/26

ARTICLE 2

GUARANTEED MAXIMUM PRICE

2.1 Construction Manager at Risk Guaranteed Maximum Price (GMP) for the Work, including the estimated Cost of the Work as defined in Section 5 of the Agreement and Construction Manager at Risk Fee as defined in Section 4 of the Agreement, is fifty million thirty-seven thousand, three hundred eighty-two dollars \$50,037,382.00.

2.2 The GMP includes material that may be purchased directly by the Owner ("Owner Direct Purchases"). The estimated value of materials that may be purchased directly by the Owner is eight million eight hundred fourteen thousand one hundred eighty-five dollars and seventy-one cents \$8,814,185.71. Construction Manager at Risk will initially process one (1) deductive Change Order under this Agreement for the entire estimated amount of Owner Direct Purchases, inclusive of sales taxes. Prior to final payment, a final reconciliation of the Owner Direct Purchases against the GMP will be performed and such deductive Change Order will be prepared for the Owner's review and execution.

2.3 The Construction Manager at Risk Fee for the entire Work anticipated on this Project is hereby established as a lump sum amount of two million one hundred eleven thousand one hundred seventy one dollars \$2,111,171.00, said lump sum amount is included within the above noted GMP.

2.4 The General conditions expenses for the entire Work anticipated on this Project are hereby established as a lump sum amount of one million four hundred fifteen thousand and fifty four \$1,415,054.00, said lump sum amount is included within the above noted GMP. The items included as General Conditions expenses are listed in the List of Itemized General Conditions attached hereto and incorporated herein. Except as said lump sum amount for General Conditions expenses may be expressly adjusted by Change Order or Construction Change Directive, Construction Manager at Risk acknowledges and agrees that Owner shall have no liability for any General Conditions expenses beyond payment of the above noted lump sum amount and Construction Manager at Risk agrees that it shall not be entitled to receive any additional compensation from Owner for the General Conditions beyond the above lump sum amount.

2.5 Monthly installment payment of the Construction Manager at Risk Fee and the General Condition expenses shall be based upon the percent completion of the designated portion of the Work for each particular month.

2.6 In order to efficiently and timely address any unknown or unanticipated conditions that are within the scope of the required Work and are otherwise reimbursable without duplication as a Cost of the Work, but excluding all items that are to be reimbursed under the lump sum General conditions expense amount noted in paragraph 2.4 above, the parties have agreed to establish a contingency within the GMP in an amount not-to-exceed amount owner contingency is 1,294,919.00 and the GC contingency is 1,031,349.00 = \$2,326,268.00 in the total GMP. Contingency funds shall be used to cover costs that may result from incomplete design and unanticipated costs that arise during construction that are not identified by the construction documents. Construction Manager at Risk shall not proceed with any portion of the Work which it intends to charge against this contingency without first obtaining Owner's express written authorization to proceed. The Construction Manager at Risk acknowledges and agrees that any work which is to be charged against the contingency allowance that does not receive such prior written approval from the Owner shall be deemed to be a part of Construction Manager at Risk basic Work compensated within the GMP and not chargeable against the Owner's Contingency Allowance. The Owner reserves the right, at its sole discretion, to withhold its consent on contingency expenditures. Further, any contingency expenditures become part of the Contract Documents and are incorporated by reference herein. Unused contingency remaining at the end of the job will be credited from the GMP. Construction Manager at Risk has no entitlement to any portion of any unused contingency.

2.7 The parties have agreed to establish an allowance within the GMP for Builder risk and Professional liability in the amount of two hundred twenty seven thousand two hundred seventy nine dollars \$227,279.00. Construction Manager at Risk shall not proceed with any portion of the Work associated with the aforesaid allowance ("Allowance Work") without first obtaining Owner's express written authorization to proceed with said Allowance Work. Allowance Amounts.

2.8 Pursuant to Exhibit A, Paragraph 12.4 of the Agreement, if, at the time final payment is made to Construction Manager at Risk, the total Cost of the Work has been increased by approved Change Orders in an amount causing the original GMP as set forth in this Amendment to be exceeded by more than one dollar (\$1.00), then Construction Manager at Risk shall be entitled to an increase in the Construction Manager at Risk Fee in the amount of five and 1/2 (5.5%) of the amount exceeding the sum of one dollar (\$1.00) plus that original GMP amount.

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

2.10 Construction Manager at Risk is responsible, without reimbursement from Owner, for re-inspection fees and costs; to the extent such re-inspections are due to the fault or neglect of Construction Manager at Risk.

ARTICLE 3

CONTRACT TIME

3.1 The Construction Phase Commencement Date for the Work is tentatively March 27, 2026. The total period of time beginning with the Construction Phase Commencement Date through the date required for Substantial Completion of the Work is six hundred thirty-four (634) days ("Contract Time") THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS December 21, 2027.

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 Construction Manager at Risk 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 Construction Manager at Risk for each calendar day Construction Manager at Risk 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 Construction Manager at Risk agree that the terms of this Amendment shall prevail and control.

OWNER

Construction Manager at Risk

By: _____

By: Joshua Bonstein (JOSHUA BONSTEIN)

Its: _____

Its: CEO + PRESIDENT

Date: _____

Date: 3/15/26

Attest: _____

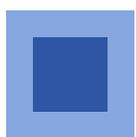
Attest: Jim Caci

APPROVED AS TO FORM

By: Miles Belknap
Office of the County Attorney



PINELLAS COUNTY
SERVICE CENTER



North County Service Center Guaranteed Maximum Price VE & Permit Comments

November 14, 2025-Revised 2/09/2026



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Tab 1

COST SUMMARY





CREATIVE CONTRACTORS, INC.
North County Service Center
 Revised 2/9/26
GMP w/addendum #7
PROJECT COST SUMMARY

DESCRIPTION	COST	SF	\$/SF
<u>CONSTRUCTION COST SUMMARY</u>		79,492	
Sitework / Landscaping	\$ 3,971,748		\$ 49.96
Parking Garage	\$ 7,541,418	\$ 20,833	\$ / Space
North County Service Center	\$ 31,650,786		\$ 398.16
Permits/Escalation/ Contingency	0.00% \$ -		\$ -
			\$ -
<u>SUBTOTAL CONSTRUCTION COSTS</u>			<u>\$ 448.13</u>
			<u>\$ 43,163,952</u>
SDI Insurance	1.00% \$ 431,640		
General Conditions	\$ 1,415,054		
General Requirements	\$ 349,614		
Builders Risk Insurance	0.40% \$ 181,441 allowance		
Liability Insurance	0.65% \$ 296,021		
Professional / Pollution Liability	0.10% \$ 45,838 allowance		
Contingency	2.25% \$ 1,031,349		
Construction Management Fee	4.50% \$ 2,111,171		
Preconstruction	SEP PO		
Payment & Performance Bond	0.68% \$ 333,377		
<u>SUBTOTAL GENERAL COSTS</u>			<u>\$ 77.94</u>
			<u>\$ 6,195,504</u>
Total GMP	\$ 49,359,457		\$ 526.07
			Based on Bldg. Sqft
BTS Equipment Allowance		in owners contingency	
Owners Contingency (Based off Construction Costs)	3.000% \$ 1,294,919		
			<u>\$ 50,654,375</u>
Projected sales Tax Saving	1.25% \$ (616,993)		
			<u>\$ 50,037,382</u>

Tab 2

COST COMPARISON/ALLOWANCES





North County Service Center
Cost Comparison

Division	Description	SD Budget		DD Budget		GMP (Rough Draft)		GMP w/Addendum 1		GMP w/Addendum 7		Delta DD to GMP Addn #1	Notes	Escalation from March of 2025
		Costs 11/8/2023	\$/SF 79492	Costs 6/24/2024	\$/SF 79492	Costs 4/16/25	\$/SF 79492	Costs 4/25/25	\$/SF 79492	Costs 11/21/25	\$/SF 79492			
310000	Sitework	\$ 1,418,167.00	17.84	\$ 1,561,205	19.64	\$ 2,737,245	34.43	\$ 2,784,330	35.03	\$ 2,635,978	33.16	\$ (148,352)		
20000	Demolition	\$ 169,995.00	2.14	\$ 234,068	2.94	\$ 97,980	1.23	\$ 97,980	1.23	\$ 80,500	1.01	\$ (17,480)		\$3,025
320000	Hardscaping	\$ 423,266.25	5.32	\$ 704,448	8.86	\$ 317,916	4.00	\$ 317,916	4.00	\$ 582,390	7.33	\$ 264,474	This now included Gravity wall and all the Site Concrete.. It was destituted out in different divisions last time	
320000	Landscaping & Irrigation	\$ 235,000.00	2.96	\$ 275,000	3.46	\$ 251,815	3.17	\$ 251,815	3.17	\$ 354,480	4.46	\$ 102,665	There was a new landscape design to accommodate the VE item to eliminate the	
320000	Fencing	\$ 15,950.00	0.20	\$ 24,916	0.31	\$ 25,225	0.32	\$ 25,225	0.32	\$ 17,585	0.22	\$ (7,640)		
320000	Striping / Signage	\$ 152,792.00	1.92	\$ 99,116	1.25	\$ 113,200	1.42	\$ 113,200	1.42	\$ 69,767	0.88	\$ (43,433)		
33000	Driven Piles	\$ -		\$ 1,140,834	14.35	\$ 1,233,591	15.52	\$ 1,248,591	15.71	\$ 1,168,526	14.70	\$ (80,065)		
33000	Cast-In-Place Concrete	\$ 3,754,443.96	47.23	\$ 2,397,409	30.16	\$ 2,134,180	26.85	\$ 2,134,180	26.85	\$ 2,205,818	27.75	\$ 71,638		\$11,000
33500	Precast Concrete	\$ 4,710,000.00	59.25	\$ 5,727,538	72.05	\$ 5,602,815	70.48	\$ 5,602,815	70.48	\$ 5,726,970	72.04	\$ 124,155	Escalation from March of 2025	\$17,955
54000	Structural & Misc. Steel	\$ 2,901,285.00	36.50	\$ 2,255,703	28.38	\$ 2,322,863	29.22	\$ 2,322,863	29.22	\$ 2,469,017	31.06	\$ 146,154	Escalation from March of 2025	\$85,822
50000	Railings / Decorative Metals	In Steel		\$ 944,383	11.88	\$ 299,974	3.77	\$ 299,974	3.77	\$ 163,539	2.06	\$ (136,435)		\$800
60000	Rough Carpentry	\$ 131,658.22	1.66	\$ 136,398	1.72	\$ 145,133	1.83	\$ 145,133	1.83	\$ 145,133	1.83	\$ -		
60000	Finish Carpentry	\$ 208,720	2.63	\$ 188,475	2.37	\$ 244,497	3.08	\$ 244,497	3.08	\$ 264,237	3.32	\$ 19,740		
75000	Roofing	\$ 770,073	9.69	\$ 810,378	10.19	\$ 880,000	11.07	\$ 880,000	11.07	\$ 604,869	7.61	\$ (275,131)		
77000	Metal Panels	\$ 244,354	3.07	\$ 684,600	8.61	\$ 646,700	8.14	\$ 646,700	8.14	\$ 578,100	7.27	\$ (68,600)		\$6,331
70000	Sealants	\$ 387,436	4.87	\$ 756,620	9.52	\$ 940,752	11.83	\$ 927,752	11.67	\$ 803,945	10.11	\$ (123,806)		\$0
81100	Doors, Frames & Hdwre	\$ 709,827	8.93	\$ 674,652	8.49	\$ 756,792	9.52	\$ 756,792	9.52	\$ 678,454	8.53	\$ (78,339)		
88000	Glass	\$ 2,101,330	26.43	\$ 2,126,420	26.75	\$ 2,471,714	31.09	\$ 2,471,714	31.09	\$ 2,147,029	27.01	\$ (324,685)	This savings cost includes the 5% material	\$36,051
91000	Drywall & Metal Framing	\$ 1,543,258	19.41	\$ 1,522,883	19.16	\$ 1,926,693	24.24	\$ 1,896,693	23.86	\$ 1,819,303	22.89	\$ (77,390)		\$23,540
95000	Acoustical Ceilings	\$ 588,408	7.40	\$ 480,254	6.04	\$ 451,090	5.67	\$ 451,090	5.67	\$ 305,271	3.84	\$ (145,819)		\$0
96000	Flooring	\$ 832,960	10.48	\$ 1,087,499	13.68	\$ 798,518	10.05	\$ 798,518	10.05	\$ 763,377	9.60	\$ (35,141)		
99000	Painting	\$ 310,128	3.90	\$ 316,674	3.98	\$ 360,250	4.53	\$ 360,250	4.53	\$ 338,776	4.26	\$ (21,474)		\$9,100
100000	Specialties	\$ 446,875	5.62	\$ 499,124	6.28	\$ 320,731	4.03	\$ 323,231	4.07	\$ 355,202	4.47	\$ 31,971		\$0
104000	Canopies	\$ 443,075	5.57	\$ 428,084	5.39	\$ 416,104	5.23	\$ 416,104	5.23	\$ 380,154	4.78	\$ (35,950)		\$3,088
120000	Parking Garage Equipment	\$ 25,000	0.31	\$ 25,000	0.31	\$ -	-	\$ -	-	\$ -	-	\$ -		\$0
120000	Furnishings	\$ 2,352,334	29.59	\$ 1,698,407	21.37	\$ 1,587,956	19.98	\$ 1,587,956	19.98	\$ 1,598,908	20.11	\$ 10,952		\$0
140000	Elevators	\$ 736,531	9.27	\$ 833,506	10.49	\$ 840,166	10.57	\$ 840,166	10.57	\$ 873,700	10.99	\$ 33,534		\$23,194
220000	Fire Protection	\$ 498,714	6.27	\$ 475,341	5.98	\$ 392,690	4.94	\$ 392,690	4.94	\$ 411,088	5.17	\$ 18,398		\$9,005
230000	Plumbing	\$ 1,653,500	20.80	\$ 1,622,500	20.41	\$ 2,191,500	27.57	\$ 2,191,500	27.57	\$ 1,974,520	24.84	\$ (216,980)		
240000	HVAC	\$ 4,181,255	52.60	\$ 4,210,270	52.96	\$ 4,328,350	54.45	\$ 4,328,350	54.45	\$ 4,134,625	52.01	\$ (193,725)		\$56,000
260000	Electrical	\$ 7,132,230	89.72	\$ 7,516,405	94.56	\$ 7,976,275	100.34	\$ 8,053,225	101.31	\$ 8,346,528	105.00	\$ 293,303	This saving includes the material increase for wiring and gear.	\$265,350
185000	Surveying & Material Testing	\$ 42,500	0.53	\$ 167,500	2.11	\$ 162,500	2.04	\$ 162,500	2.04	\$ 157,500	1.98	\$ (5,000)		



North County Service Center
Cost Comparison

Division	Description	SD Budget		DD Budget		GMP (Rough Draft)		GMP w/Addendum 1		GMP w/Addendum 7		Delta	Notes	Escalation from March of 2025
		Costs	\$/SF	Costs	\$/SF	Costs	\$/SF	Costs	\$/SF	Costs	\$/SF			
180000	Permits & Insurance	\$ 200,000	2.52	\$ 200,000	2.52	\$ 200,000	2.52	\$ 200,000	2.52	\$ 200,000	2.52	\$ -		
186000	Temporary Construction	\$ 150,928	1.90	\$ 161,428	2.03	\$ 139,582	1.76	\$ 139,582	1.76	\$ 131,405	1.65	\$ (8,178)		
10000	Misc Project Costs	\$ 648,537	8.16	\$ 839,630	10.56	\$ 869,221	10.93	\$ 869,221	10.93	\$ 677,259	8.52	\$ (191,962)		
000000	Design Evolution Contingency / Permit Comments	\$ 1,504,520	18.93	\$ 856,533	10.78	\$ 287,196	3.61	\$ -	-	\$ -	-	\$ -		
000000	Permits/Escalation/ Contingency	\$ 401,205	5.05	\$ 214,133	2.69	\$ 154,644	1.95	\$ 243,554	3.06	\$ -	-	\$ (243,554)	Permit comments are included.	
000000	CONSTRUCTION COSTS	\$ 42,026,254	528.69	\$ 43,897,334	552.22	\$ 44,625,859	561.39	\$ 44,526,108	560.13	\$ 43,163,952	543.00	\$ (1,362,155)		\$550,260
000000	SDI Insurance	\$ 525,328	6.61	\$ 548,717	6.90	\$ 557,823	7.02	\$ 556,576	7.00	\$ 431,640	5.43	\$ (124,937)		
000000	Total General Conditions	\$ 1,411,050	17.75	\$ 1,470,464	18.50	\$ 1,470,464	18.50	\$ 1,445,512	18.18	\$ 1,415,054	17.80	\$ (30,458)		
000000	Total General Requirements	\$ 251,710	3.17	\$ 272,997	3.43	\$ 272,997	3.43	\$ 349,614	4.40	\$ 349,614	4.40	\$ -		
000000	Professional / Pollution Liability	\$ 66,966	0.84	\$ 69,958	0.88	\$ 71,075	0.89	\$ 71,000	0.89	\$ 45,838	0.58	\$ (25,162)		
000000	Builders Risk Insurance	\$ 132,643	1.67	\$ 138,569	1.74	\$ 140,781	1.77	\$ 140,633	1.77	\$ 181,441	2.28	\$ 40,808		
000000	Liability Insurance	\$ 297,125	3.74	\$ 310,398	3.90	\$ 315,355	3.97	\$ 315,024	3.96	\$ 296,021	3.72	\$ (19,003)		
000000	Contingency	\$ 1,339,323	16.85	\$ 1,399,154	17.60	\$ 1,421,498	17.88	\$ 1,420,004	17.86	\$ 1,031,349	12.97	\$ (388,655)		
000000	Construction Management Fee	\$ 2,532,772	31.86	\$ 2,645,917	33.29	\$ 2,688,172	33.82	\$ 2,685,346	33.78	\$ 2,111,171	26.56	\$ (574,175)		
000000	Payment & Performance Bond	\$ 290,527	3.65	\$ 366,127	4.61	\$ 371,963	4.68	\$ 371,573	4.67	\$ 333,377	4.19	\$ (38,195)		
000000	Preconstruction	\$ 97,500	1.23	\$ 97,500	1.23	\$ 97,500	1.23	\$ 97,500	1.23	SEP PO	#VALUE!	#VALUE!		
000000	SUBTOTAL GENERAL COSTS	\$ 6,944,945	87.37	\$ 7,319,801	92.08	\$ 7,407,629	93.19	\$ 7,452,782	93.76	\$ 6,195,504	77.94	\$ (1,257,278)		
	Total Budget	\$ 48,971,200	616.05	\$ 51,217,135	644.31	\$ 52,033,487	654.58	\$ 51,978,890	653.89	\$ 49,359,457	620.94	\$ (2,619,433)		
	Owner Contingency	\$ 1,681,050.17		\$ 1,755,293.00		\$ 1,338,775.76		\$ 1,335,783.23		# \$ 1,294,918.57				
	Projected Sales Tax Savings									in owner contingency BTS				
	Total w/ Contingency	\$ 50,652,249.87		\$ 52,972,428		\$ 53,372,263		\$ 53,314,673		\$ 50,037,382		\$ (3,277,291)		



North County Service Center
2/9/2026

ALLOWANCES

Item #	DESCRIPTION	AMOUNT	STATUS			Notes
001	Builders Risk Insurance	\$ 181,441				
002	Professional Liability / Pollution	\$ 45,838				
003	Drop Boxes	\$ 9,000				
004	Moisture Mitigation	\$ 175,558				
005	Head-End Equipment BTS	in owners contingency				
006	Cellular DAS	\$ 32,105				
007	Public Safety DAS System / Antenna / BDA	\$ 89,900				
008	Chiller Maintenance per Spec	\$ 40,000				
009	Plans Exam / Permit Fees	\$ 200,000				

Total Allowances \$ 773,841

Tab 3

DETAILED ESTIMATE - SITEWORK



JOB TITLE: North County Service Center
 JOB LOCATION: 29582 US Highway 19 N. Clearwater, FL
 ESTIMATE TITLE: Sitework

DATE: 2/9/26
 SQFT: 79,492
 DURATION: 22.00 MONTHS

		UNIT	TTL	UNIT	TTL	UNIT	TOTAL		
Sitework									
31000	Sitework Bid Package	1	lsum	-	-	-	-	\$0.00	0.0%
31000	Mobilization / Layout / As-Builts	1	lsum	-	-	116170	116,170	116,170	\$1.46 2.9%
31000	Erosion Control	-	-	-	-	-	-	\$0.00	0.0%
31000	Silt Fence	2000	lnft	-	-	in Earthwork	-	\$0.00	0.0%
31000	Tree Barricades	200	lnft	-	-	in Earthwork	-	\$0.00	0.0%
31000	Inlet Protection	17	each	-	-	in Earthwork	-	\$0.00	0.0%
31000	Temporary Construction Entrance	1	each	-	-	5300	5,300	5,300	\$0.07 0.1%
31000	Sitework Demolition	1	lsum	-	-	181985	181,985	181,985	\$2.29 4.6%
31000	Earthwork	1	lsum	-	-	656620	656,620	656,620	\$8.26 16.5%
31000	Cut to Fill	1835	cuyd	-	-	Included	-	\$0.00	0.0%
31000	Import Fill	15300	cuyd	-	-	Included	-	\$0.00	0.0%
31000	Clear and Grubbing	5.03	acres	-	-	Included	-	\$0.00	0.0%
31000	Rough Grading	20200	sqyd	-	-	Included	-	\$0.00	0.0%
31000	Building Pad	36000	sqft	-	-	Included	-	\$0.00	0.0%
31000	Fine Grade Curbs	3313	lnft	-	-	Included	-	\$0.00	0.0%
31000	Fine Grade Sidewalks	19831	lnft	-	-	Included	-	\$0.00	0.0%
31000	Fine Grade Landscape Areas	1	lsum	-	-	Included	-	\$0.00	0.0%
31000	Grading @ Pond	27675	sqft	-	-	Included	-	\$0.00	0.0%
31000	Asphalt	1	lsum	-	-	485795	485,795	485,795	\$6.11 12.2%
31000	3" Asphalt	2780	sqyd	-	-	Included	-	\$0.00	0.0%
31000	8" Crushed Concrete	2780	sqyd	-	-	Included	-	\$0.00	0.0%
31000	12" Stabilized Subgrade	2780	sqyd	-	-	Included	-	\$0.00	0.0%
31000	Addendum 1	1	lsum	-	-	Included	-	\$0.00	0.0%
31000	ROW Asphalt	924	sqyd	-	-	-	-	\$0.00	0.0%
31000	1" Asphalt - Top Layer	924	sqyd	-	-	Included	-	\$0.00	0.0%
31000	2" Asphalt	924	sqyd	-	-	Included	-	\$0.00	0.0%
31000	8" Crushed Concrete	924	sqyd	-	-	Included	-	\$0.00	0.0%
31000	12" Stabilized Subgrade	924	sqyd	-	-	Included	-	\$0.00	0.0%
31000	Concrete Paving	-	-	-	-	-	-	\$0.00	0.0%
31000	8" Concrete	11854	sqft	-	-	in Concrete	-	\$0.00	0.0%
31000	12" Crushed Concrete	1393	sqyd	-	-	19	26,467	26,467	\$0.33 0.7%
31000	Curbs	-	-	-	-	-	-	\$0.00	0.0%
31000	Type D Curb	1985	lnft	-	-	Included	-	\$0.00	0.0%
31000	Curb & Gutter	335	lnft	-	-	Included	-	\$0.00	0.0%
31000	Striping and Signage	-	-	-	-	-	-	\$0.00	0.0%
31000	HC Parking Space w/ Sign and Wheel Stop	7	each	-	-	Included	-	\$0.00	0.0%
31000	Parking Space	12	each	-	-	Included	-	\$0.00	0.0%
31000	Stop Sign and Bar	2	each	-	-	Included	-	\$0.00	0.0%
31000	Directional Arrow	5	each	-	-	Included	-	\$0.00	0.0%
31000	Misc. Striping	1	each	-	-	Included	-	\$0.00	0.0%
31000	MOT	1	lsum	-	-	Included	-	\$0.00	0.0%
31000	Utilities	-	-	-	-	-	-	\$0.00	0.0%
31000	Storm Water Piping	1	lsum	-	-	483774	483,774	483,774	\$6.09 12.2%
31000	PVC - 4"	42	lnft	-	-	Included	-	\$0.00	0.0%
31000	PVC - 6"	600	lnft	-	-	Included	-	\$0.00	0.0%
31000	HDPE 8"	80	lnft	-	-	Included	-	\$0.00	0.0%
31000	PVC 10"	260	lnft	-	-	Included	-	\$0.00	0.0%
31000	PVC 12"	600	lnft	-	-	Included	-	\$0.00	0.0%
31000	HDPE HP 12"	200	lnft	-	-	Included	-	\$0.00	0.0%
31000	RCP 15"	460	lnft	-	-	Included	-	\$0.00	0.0%
31000	RCP: 24"	208	lnft	-	-	Included	-	\$0.00	0.0%
31000	Manholes	5	each	-	-	Included	-	\$0.00	0.0%
31000	Type C Inlets	2	each	-	-	Included	-	\$0.00	0.0%
31000	Cleanouts: 12"	16	each	-	-	Included	-	\$0.00	0.0%
31000	MES w/ Rip Rap	3	each	-	-	Included	-	\$0.00	0.0%
31000	3" Perforated PVC Pipe	1252	lnft	-	-	Deleted	-	\$0.00	0.0%
31000	Perforated Grate Cap & Pipe	16	each	-	-	Deleted	-	\$0.00	0.0%
31000	Rip Rap	1	lsum	-	-	Included	-	\$0.00	0.0%
31000	Testing and Certifications	1	lsum	-	-	Included	-	\$0.00	0.0%
31000	Dewatering	1	lsum	-	-	21672	21,672	21,672	\$0.27 0.5%
31000	Sanitary	1	lsum	-	-	206799	206,799	206,799	\$2.60 5.2%
31000	SDR PVC: 6"	168	lnft	-	-	Included	-	\$0.00	0.0%
31000	SDR PVC: 8"	882	lnft	-	-	Included	-	\$0.00	0.0%
31000	Manholes	6	each	-	-	Included	-	\$0.00	0.0%
31000	Connection to Existing	1	each	-	-	Included	-	\$0.00	0.0%
31000	6" Clean Out	6	each	-	-	Included	-	\$0.00	0.0%
31000	Testing and Certifications	1	each	-	-	Included	-	\$0.00	0.0%
31000	Dewatering	1	each	-	-	Included	-	\$0.00	0.0%
31000	Water and Fire Line	1	lsum	-	-	310631	310,631	310,631	\$3.91 7.8%
31000	PVC Water Line:	60	lnft	-	-	Included	-	\$0.00	0.0%
31000	DIP Fire Line:	320	lnft	-	-	Included	-	\$0.00	0.0%
31000	Fire Permit	1	lsum	-	-	Included	-	\$0.00	0.0%
31000	Fire Line to 1' AFF	4	each	-	-	Included	-	\$0.00	0.0%
31000	12" x 6" Wet Tap	1	each	-	-	Included	-	\$0.00	0.0%
31000	Connect to Existing	1	each	-	-	Included	-	\$0.00	0.0%
31000	6" DDCV	1	each	-	-	18975	18,975	18,975	\$0.24 0.5%
31000	4" BFP	1	lsum	-	-	18530	18,530	18,530	\$0.23 0.5%
31000	Bollards	20	each	-	-	Included	-	\$0.00	0.0%
31000	Meter	1	lsum	-	-	By County	-	\$0.00	0.0%
31000	Fire Hydrant	2	each	-	-	Included	-	\$0.00	0.0%
31000	FDC	2	each	-	-	Included	-	\$0.00	0.0%
31000	Bends & Tees	8	each	-	-	Included	-	\$0.00	0.0%

JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Sitework**

DATE: **2/9/26**
 SQFT: **79,492**
 DURATION: **22.00 MONTHS**

			UNIT	TTL	UNIT	TTL	UNIT	TOTAL			
31000	Gate Valves	13	each	-	-	-	Included	-	-	\$0.00	0.0%
31000	Concrete Pad @ DDCV	200	sqft	-	-	14	-	2,800	2,800	\$0.04	0.1%
31000	MOT for Water Line	1	each	-	-	-	Included	-	-	\$0.00	0.0%
31000	Testing and Certifications	1	Isum	-	-	-	unc	-	-	\$0.00	0.0%
31000	Tree Aeration System	1	Isum	-	-	-	deleted	-	-	\$0.00	0.0%
31000	Street Sweeping	22	mnths	-	-	1850	-	40,700	40,700	\$0.51	1.0%
31000	Crane Mat	5	months	-	-	8952	-	44,760	44,760	\$0.56	1.1%
31000	Crane Path	1	Isum	-	-	15000	-	15,000	15,000	\$0.19	0.4%
31000	FDOT 54" Storm Pipe & Structures	1	Isum	-	-	-	By Others	-	-	\$0.00	0.0%
31000	FDOT Gravity Wall w/ Guiderail	1	Isum	-	-	-	By Others	-	-	\$0.00	0.0%
Sitework Subtotal									2,635,978	\$33.16	66.4%
<u>Demolition</u>											
02550	Demolition Bid Package	1	Isum	-	-	79000	-	79,000	79,000	\$0.99	2.0%
02550	Demolition of Existing Buildings	19395	sqft	-	-	-	Included	-	-	\$0.00	0.0%
31000	Remove Curbs	3183	sqft	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Remove Asphalt	86518	sqft	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Remove Sidewalks	10205	sqft	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Remove Fence	335	lnft	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Cut and Cap Water / Sanitary to Existing Building	1	Isum	-	-	1500	-	1,500	1,500	\$0.02	0.0%
31000	Remove Trees	1	Isum	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Remove Fire Hydrant	1	Isum	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Remove Storm Structures	11	each	-	-	-	In Site	-	-	\$0.00	0.0%
31000	Remove Storm Pipe	431	lnft	-	-	-	In Site	-	-	\$0.00	0.0%
02000	Asbestos Abatement	1	allowance	-	-	-	N/A	-	-	\$0.00	0.0%
02000	Mold Remediation	1	allowance	-	-	-	N/A	-	-	\$0.00	0.0%
02000	Lead Abatement	1	allowance	-	-	-	N/A	-	-	\$0.00	0.0%
Demolition Subtotal									80,500	\$1.01	2.0%
<u>Hardscaping</u>											
32000	Permeable Pavers	3094	sqft	-	-	10.4	-	32,178	32,178	\$0.40	0.8%
32000	Traffic Rated Pavers	3094	sqft	-	-	-	Included	-	-	\$0.00	0.0%
32000	Stone	3094	sqft	-	-	-	in site	-	-	\$0.00	0.0%
32000	Fabric	3094	sqft	-	-	-	in site	-	-	\$0.00	0.0%
32000	Retaining Wall / Stem Wall	508	lnft	-	-	-	in concrete	-	-	\$0.00	0.0%
32000	Gravity Wall	563	lnft	-	-	301	-	169,463	169,463	\$2.13	4.3%
32000	Drop Boxes	2	allowance	-	-	4500	-	9,000	9,000	\$0.11	0.2%
32000	Bike Racks	1	Isum	-	-	3945	-	3,945	3,945	\$0.05	0.1%
10900	Monument Foundations / Letters	2	each	-	-	12507	-	25,014	25,014	\$0.31	0.1%
32000	Outdoor Seating w/ Furniture	1	allowance	-	-	-	w/ furniture	-	-	\$0.00	0.0%
32000	Deck Screen	1	Isum	-	-	-	in garage	-	-	\$0.00	0.0%
32000	Deck Screen Frame and hardware	1	Isum	-	-	-	in garage	-	-	\$0.00	0.0%
32000	Suspended Sidewalks Perma Deck	2060	sqft	-	-	-	deleted	-	-	\$0.00	0.0%
32000	Site Concrete	1	Isum	-	-	342790.00	-	342,790	342,790	\$4.31	8.6%
32000	Concrete Sidewalks / Plaza Concrete / Ramps	11688	sqft	-	-	-	Included	-	-	\$0.00	0.0%
Hardscaping Subtotal									582,390	\$7.33	14.7%
<u>Landscaping & Irrigation</u>											
32000	Landscaping & Irrigation Bid Package	1	Isum	-	-	194750	-	194,750	194,750	\$2.45	4.9%
32000	Landscaping	1	Isum	-	-	-	Included	-	-	\$0.00	0.0%
32000	Bahia sod	1	Isum	-	-	2100	-	2,100	2,100	\$0.03	0.1%
32000	Floritam	1	Isum	-	-	34240	-	34,240	34,240	\$0.43	0.9%
32000	4" Well w/5 hp pump	1	Isum	-	-	26240	-	26,240	26,240	\$0.33	0.7%
32000	Irrigation	1	Isum	-	-	97150	-	97,150	97,150	\$1.22	2.4%
Hardscaping Subtotal									354,480	\$4.46	8.9%
<u>Fencing</u>											
32000	Fencing Bid Package	1	Isum	-	-	17585	-	17,585	17,585	\$0.22	0.4%
32000	Black Vinyl PVC Fencing: 8'	70	lnft	-	-	-	Included	-	-	\$0.00	0.0%
32000	Black Vinyl PVC Gate (Single): 8'	2	each	-	-	-	Included	-	-	\$0.00	0.0%
32000	Panic Hardware	1	Isum	-	-	-	Included	-	-	\$0.00	0.0%
Fencing Subtotal									17,585	\$0.22	0.4%
<u>Railings & Decorative Metals</u>											
32000	Railings Bid Package	1	Isum	-	-	72218	-	72,218	72,218	\$0.91	1.8%
32000	Freestanding Aluminum Guard Rails		lnft	-	-	-	Included	-	-	\$0.00	0.0%
32000	FDOT Low Sped GR	425	lnft	-	-	-	in site	-	-	\$0.00	0.0%
Railings Subtotal									72,218	\$0.91	1.8%
<u>Waterproofing / Joint Sealants</u>											
07111	Sheet Waterproofing @ Retaining Wall	700	sqft	-	-	17.5	-	12,250	12,250	\$0.15	0.3%
Waterproofing / Joint Sealants Subtotal									12,250	\$0.15	0.3%
<u>Surveying & Material Testing</u>											
01000	Surveying	1	Isum	-	-	-	In Garage / Office	-	-	\$0.00	0.0%
01000	Material Testing	1	Isum	-	-	20000	-	20,000	20,000	\$0.25	0.5%
Surveying & Material Testing Subtotal									20,000	\$0.25	0.5%

Tab 4

DETAILED ESTIMATE - GARAGE



JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Garage**

DATE: **2/9/26**
 SPACES: **362**
 DURATION: **22 MONTHS**

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MAT'L	TTL MAT'L	UNIT SUB	TOTAL SUB	TOTAL	\$/Space	% TTL
<u>Striping & Signage</u>											
02000 Striping & Signage Bid Package				-		-		-	-	\$0.00	0.0%
02000 Parking Stalls	362	spaces		-		-	in Site	-	-	\$0.00	0.0%
02000 Directional Arrows	20	each		-		-	in Site	-	-	\$0.00	0.0%
02000 Diagonal Striping	8946	sqft		-		-	in site	-	-	\$0.00	0.0%
02000 Signage / Bars	1	sqft		-		-	69,767	69,767	69,767	\$192.73	0.9%
02000 Wheelstops	9	each		-		-	in Site	-	-	\$0.00	0.0%
Striping & Signage Subtotal									69,767	\$192.73	0.9%
<u>Driven Piles</u>											
03300 Driven Piles Bid Package	1	Isum		-		-	497292	497,292	497,292	\$1,373.73	6.6%
03300 10" Square Precast Driven Piles	258	each		-		-	Included	-	-	\$0.00	0.0%
03300 Test Piles	2	each		-		-	Included	-	-	\$0.00	0.0%
03300 Extra Mob	1	each		-		-	n/a	-	-	\$0.00	0.0%
03300 Addendum #1	1	each		-		-		-	-	\$0.00	0.0%
03500 Pile Cut Off / Removal	10	days		-		-	5000	50,000	50,000	\$138.12	0.7%
03500 Layout	1	Isum		-		-	10000	10,000	10,000	\$27.62	0.1%
Driven Piles Subtotal									557,292	\$1,539.48	7.4%
<u>Cast-In-Place Concrete</u>											
03300 Cast-In-Place Concrete Bid Package	1	Isum		-		-	720907	720,907	720,907	\$1,991.46	9.6%
03300 Grade Beams	57.5	cuyd		-		-	Included	-	-	\$0.00	0.0%
03300 Pile Caps	253	cuyd		-		-	Included	-	-	\$0.00	0.0%
03300 SOG: 6"	48240	sqft		-		-	Included	-	-	\$0.00	0.0%
03300 Elevator Slab / Pit	2	each		-		-	Included	-	-	\$0.00	0.0%
03300 Retaining Walls @ Hammerheads	13.8	cuyd		-		-	Included	-	-	\$0.00	0.0%
03300 Wash Pours	15788	sqft		-		-	13.61	214,875	214,875	\$593.58	2.8%
03500 Termite Treatment	48240	sqft		-	0.35	16,884		-	16,884	\$46.64	0.2%
03500 Misc. Concrete	1	Isum		-		-	8500	8,500	8,500	\$23.48	0.1%
Cast-In-Place Concrete Subtotal									961,166	\$2,655.15	12.7%
<u>Precast Concrete</u>											
03300 Precast Concrete Bid Package	1	Isum		-		-	2940385	2,940,385	2,940,385	\$8,122.61	39.0%
03300 Pre-Topped Double Tees	130	each		-		-	Included	-	-	\$0.00	0.0%
03300 Exterior Columns: 28" x 24"	16	each		-		-	Included	-	-	\$0.00	0.0%
03300 Interior Columns: 24" x 24"	4	each		-		-	Included	-	-	\$0.00	0.0%
03300 Hammerhead Lite Walls: 10"	30	each		-		-	Included	-	-	\$0.00	0.0%
03300 Shear Walls: 12"	4	each		-		-	Included	-	-	\$0.00	0.0%
03300 NLB Spandrels: 8"	36	each		-		-	Included	-	-	\$0.00	0.0%
03300 LB Spandrels: 8"	28	each		-		-	Included	-	-	\$0.00	0.0%
03300 IT Beams: 39" x 40"	8	each		-		-	Included	-	-	\$0.00	0.0%
03300 Stairs w/ Landings	8	each		-		-	Included	-	-	\$0.00	0.0%
03300 Flat Slabs: 8"	4	each		-		-	Included	-	-	\$0.00	0.0%
03300 Wall Panels: 8"	19	each		-		-	Included	-	-	\$0.00	0.0%
03300 Precast Bollard	8	each		-		-	6250	50,000	50,000	\$138.12	0.7%
03300 Colored Panels	1	Isum		-		-	N/A	-	-	\$0.00	0.0%
Precast Concrete Subtotal									2,990,385	\$8,260.73	39.7%
<u>Structural & Misc. Steel</u>											
05400 Structural Steel Bid Package	1	Isum		-		-	112625	112,625	112,625	\$311.12	1.5%
05400 Structural Steel Framing @ High Roof	1	Isum		-		-	Included	-	-	\$0.00	0.0%
05400 Misc. Metals Bid Package	1	Isum		-		-	Included	-	-	\$0.00	0.0%
05400 Pipe Bollards - Stainless Steel	17	each		-	450	7,650	in concrete	-	7,650	\$21.13	0.1%
Structural & Misc. Steel Subtotal									120,275	\$332.25	1.6%
<u>Railings & Decorative Metals</u>											
05000 Railings Bid Package	1	Isum		-		-	in steel	-	-	\$0.00	0.0%
05000 Freestanding Steel Guard Rails	216	lnft		-		-	Included	-	-	\$0.00	0.0%
05000 Decorative Metals Bid Package	1	Isum		-		-	in glass	-	-	\$0.00	0.0%
05000 Welded Aluminum Tube Storefront Frame w/ No Glass	2700	sqft		-		-	in glass	-	-	\$0.00	0.0%
05000 Welded Aluminum Tube Storefront Frame w/ Hendricks River Stone Panels	3292	sqft		-		-	in glass	-	-	\$0.00	0.0%
05000 Design for engineered drawings	1	Isum		-		-	5500	5,500	5,500	\$15.19	0.1%
05000 Barrier Cables	16500	lnft		-		-	5.20	85,821	85,821	\$237.07	1.1%
Railings & Decorative Metals Subtotal									91,321	\$252.27	1.2%
<u>Rough Carpentry</u>											
06100 Roof Blocking	502	lnft		-	2.5	1,255	2.5	1,255	2,510	\$6.93	0.0%
06102 Rough Carpentry	1	ls		-		-	12500	12,500	12,500	\$34.53	0.2%
Rough Carpentry Subtotal									15,010	\$41.46	0.2%
<u>Waterproofing / Joint Sealants</u>											
07111 Waterproofing Bid Package	2	each		-		-		-	-	\$0.00	0.0%
07111 Elevator Pits / Sump Pits	1	each		-		-	7781	7,781	7,781	\$21.49	0.1%
07111 Fluid Applied Waterproofing @ ACM Panels	2929	sqft		-		-	deleted	-	-	\$0.00	0.0%
07111 Silane Protective Concrete Sealing	1	Isum		-		-	34240	34,240	34,240	\$94.59	0.5%
07111 Horizontal Urethane Caulking @ Precast Joints top	1	Isum		-		-	170820	170,820	170,820	\$471.88	2.3%
07111 Deck Traffic Coating (Top Floor / Ramp)	1	Isum		-		-	331760	331,760	331,760	\$916.46	4.4%
07111 Caulk spandel to wash / wash to slab	1	Isum		-		-	included	-	-	\$0.00	0.0%
07111 Sealer @ Stair Landings	1	Isum		-		-	included	-	-	\$0.00	0.0%
07111 Caulking & Joint Sealants	1	Isum		-		-	included	-	-	\$0.00	0.0%
Waterproofing / Joint Sealants Subtotal									544,601	\$1,504.42	7.2%

JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Garage**

DATE: **2/9/26**
 SPACES: **362**
 DURATION: **22 MONTHS**

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MAT'L	TTL MAT'L	UNIT SUB	TOTAL SUB	TOTAL	\$/Space	% TTL
Roofing											
07500 Roofing Bid Package	1200	sqft		-			18.67	22,404	22,404	\$61.89	0.3%
07500 TPO Membrane Roofing System	1200	sqft		-			Included	-	-	\$0.00	0.0%
07500 Cover Board	1200	sqft		-			Included	-	-	\$0.00	0.0%
07500 LWIC	1200	sqft		-			Included	-	-	\$0.00	0.0%
07500 Coping Cap	502	Isum		-			Included	-	-	\$0.00	0.0%
07500 Flashings & Trim	1	Isum		-			Included	-	-	\$0.00	0.0%
Roofing Subtotal									22,404	\$61.89	0.3%
Metal Panels											
07500 Metal Panel Bid Package	1	Isum		-			deleted	-	-	\$0.00	0.0%
07500 Hedricks Panels / Fence/Gate	1	Isum		-			133000	133,000	133,000	\$367.40	1.8%
07500 ACM Wall Panels	2,929	sqft		-			deleted	-	-	\$0.00	0.0%
Metal Panels Subtotal									133,000	\$367.40	1.8%
Doors, Frames & Hdwre											
08111 Doors, Frames, and Hardware Bid Package	1	Isum		-			23000	23,000	23,000	\$63.54	0.3%
08111 HM Frames: Single / Double	11	each		-			Included	-	-	\$0.00	0.0%
08112 HM Doors	11	each		-			Included	-	-	\$0.00	0.0%
08112 Hardware	1	Isum		-			Included	-	-	\$0.00	0.0%
08112 Door Installation	11	each		-			375	4,125	4,125	\$11.40	0.1%
08112 Dimple / Patch / Grout HM Frames	11	each		-			225	2,475	2,475	\$6.84	0.0%
08112 Bituminous Coatings @ Door Frames	10	each		-	115	1,150		-	1,150	\$3.18	0.0%
Doors, Frames & Hdwre Subtotal									30,750	\$84.94	0.4%
Glass											
08800 Glass and Glazing Bid Package	1	Isum		-			210265	210,265	210,265	\$580.84	2.8%
08800 Storefront	683	sqft		-			Included	-	-	\$0.00	0.0%
08800 Curtainwall	2405	sqft		-			Included	-	-	\$0.00	0.0%
08800 Storefront Framing w/ No Glass	2770	sqft		-			Included	-	-	\$0.00	0.0%
08800 Hendricks Panels	2770	sqft		-			in metal panels	-	-	\$0.00	0.0%
08800 Door Lites	1	each		-			Included	-	-	\$0.00	0.0%
08800 Sliding Doors	3	each		-			included	-	-	\$0.00	0.0%
08800 Water Testing	1	days		-			9500	9,500	9,500	\$26.24	0.1%
Glass Subtotal									219,765	\$607.09	2.9%
Drywall & Metal Framing											
09222 Stucco Soffits	1	Isum		-			8545	8,545	8,545	\$23.60	0.1%
Drywall & Metal Framing Subtotal									8,545	\$23.60	0.1%
Acoustical Ceilings											
09222 ACT: 2 x 2 - Armstrong Cirrus Beveled Tegalur Edge		sqft		-			n/a	-	-	\$0.00	0.0%
Acoustical Ceilings Subtotal									-	\$0.00	0.0%
Flooring											
09651 Flooring Bid Package	1	Isum		-			10092	10,092	10,092	\$27.88	0.1%
09651 PT1: Dal-Tile Scripiter Rebel Matte	381	sqft		-			Included	-	-	\$0.00	0.0%
09651 PT2: Dal-Tile Scripiter Rebel Base	78	each		-			Included	-	-	\$0.00	0.0%
09651 ST1: Static Smart ESD Vinyl Tile	675	sqft		-			Included	-	-	\$0.00	0.0%
09651 VC1: Johnsonite Base	35	lnft		-			Included	-	-	\$0.00	0.0%
09651 Sealed Concrete	1144	sqft		-			in waterproofing	-	-	\$0.00	0.0%
Flooring Subtotal									10,092	\$27.88	0.1%
Painting											
09900 Painting Bid Package	1	Isum		-			\$ 64,004	64,004	64,004	\$176.81	0.8%
09900 Exterior Tex-Coat	22500	sqft		-			Included	-	-	\$0.00	0.0%
09900 Interior Walls	12	each		-			Included	-	-	\$0.00	0.0%
09900 Bollards	533	lnft		-			Included	-	-	\$0.00	0.0%
09900 Railings	533	lnft		-			Included	-	-	\$0.00	0.0%
09900 Metal Stairs	533	lnft		-			Included	-	-	\$0.00	0.0%
09900 HM Frames / Doors	1	Isum		-			Included	-	-	\$0.00	0.0%
Painting Subtotal									64,004	\$176.81	0.8%
Specialties											
10100 FE's/ Cabinets	1	Isum		-			29753	29,753	29,753	\$82.19	0.4%
10100 Traffic Mirrors	15	each		-			n/a	-	-	\$0.00	0.0%
10100 Signage / Wayfinding	362	spaces		-			in striping	-	-	\$0.00	0.0%
Specialties Subtotal									29,753	\$82.19	0.4%
Parking Garage Equipment											
11100 Parking Garage Equipment Bid Package	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Entry / Exit Gates	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Ticket Dispenser	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Exit Verifier/Pay Station	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Headend / Controller	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Smart Park Software	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Pedestal / FCU / Circuit	1	Isum		-			N/A	-	-	\$0.00	0.0%
11100 Low Clearance Warning Bars	1	Isum		-			in striping	-	-	\$0.00	0.0%
11100 Employee Access Cards	1	Isum		-			N/A	-	-	\$0.00	0.0%
Parking Garage Equipment Subtotal									-	\$0.00	0.0%
Elevators											
14000 Glass Back Pre-Engineered Hydraulic Passenger Elevator - 3 Stop 3000 lbs w/ ADA Cabs	1	Isum		-			349732	349,732	349,732	\$966.11	4.6%
Temporary Operation / Certification	6	months		-			3500	21,000	21,000	\$58.01	0.3%
Elevator Subtotal									370,732	\$1,024.12	4.9%

JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Garage**

DATE: **2/9/26**
 SPACES: **362**
 DURATION: **22 MONTHS**

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MAT'L	TTL MAT'L	UNIT SUB	TOTAL SUB	TOTAL	\$/Space	% TTL	
<u>Fire Protection</u>												
22000 Fire Protection Bid Package	1	Isum	-	-	-	-	51436	51,436	51,436	\$142.09	0.7%	
22000 Wet Standpipe System	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
Fire Protection Subtotal									51,436	\$142.09	0.7%	
<u>Plumbing</u>												
23000 Plumbing Bid Package	1	Isum	-	-	-	-	410320	410,320	410,320	\$1,133.48	5.4%	
23000 Area / Floor Drains	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
23000 Trench Drains	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
23000 Storm Underground Piping - Sch 40 PVC	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
23000 Storm Aboveground Piping - Sch 40 PVC	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
23000 Core Drilling	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
23000 Hose Bib Piping: Tyle L Copper	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
Plumbing Subtotal									410,320	\$1,133.48	5.4%	
<u>HVAC</u>												
24000 HVAC Bid Package	1	Isum	-	-	-	-	60,900	60,900	60,900	\$168.23	0.8%	
24000 DX Mini Split Systems	3	each	-	-	-	-	Included	-	-	\$0.00	0.0%	
HVAC Subtotal									60,900	\$168.23	0.8%	
<u>Electrical / Low Voltage</u>												
26000 Electrical Bid Package	1	Isum	-	-	-	-	506713	506,713	506,713	\$1,399.76	6.7%	
26000 Electrical Gear	214392	sqft	-	-	-	-	Included	-	-	\$0.00	0.0%	
26000 Feeders	1	Allow	-	-	-	-	Included	-	-	\$0.00	0.0%	
26000 Light Fixture Package (Standard LED)	0	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
26000 Receptacles / Power Devices	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
26000 Lighting Controls	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
26000 Wiring / Conduit	1	Allow	-	-	-	-	Included	-	-	\$0.00	0.0%	
27000 Low Voltage Systems	1	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
27000 Fire Alarm System	1	Isum	-	-	-	-	28320	28,320	28,320	\$78.23	0.4%	
27000 Blue Light Emergency Call System	0	Isum	-	-	-	-	Included	-	-	\$0.00	0.0%	
27000 Structured Cabling	1	Isum	-	-	-	-	35493	35,493	35,493	\$98.05	0.5%	
27000 Lightning Protection	1	Allow	-	-	-	-	In Office	-	-	\$0.00	0.0%	
27000 Intrusion Detection System	1	Isum	-	-	-	-	26854	26,854	26,854	\$74.18	0.4%	
27000 Access Control System	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%	
27000 Surveillance System	1	Isum	-	-	-	-	included	-	-	\$0.00	0.0%	
Electrical / Low Voltage Subtotal									597,380	\$1,650.22	7.9%	
<u>Surveying & Material Testing</u>												
01000 Site Layout and Boundary	1	Isum	-	-	-	-	17500	17,500	17,500	\$48.34	0.2%	
01000 Material Testing	1	Isum	-	-	-	-	25000	25,000	25,000	\$69.06	0.3%	
Surveying & Material Testing Subtotal									42,500	\$117.40	0.6%	
<u>Permits & Insurance</u>												
01000 Plans Exam/Bldg. Permit Fees	1	allowance	-	-	-	-	In Office	-	-	\$0.00	0.0%	
01000 Certificate of Occupancy	0	allowance	-	-	-	-	By Owner	-	-	\$0.00	0.0%	
01000 Impact Fees	0	allowance	-	-	-	-	By Owner	-	-	\$0.00	0.0%	
Permits & Insurance Subtotal									-	\$0.00	0.0%	
<u>Temporary Construction</u>												
01000 Temporary Fencing Bid Package	1	Isum	-	-	-	-	-	-	-	\$0.00	0.0%	
01000 Temporary Fencing Bid Package	2750	lnft	-	-	-	-	In Site	-	-	\$0.00	0.0%	
01000 Vehicle Gates	4	each	-	-	-	-	In Site	-	-	\$0.00	0.0%	
01000 Pedestrian Gates	4	each	-	-	-	-	In Site	-	-	\$0.00	0.0%	
01000 Privacy / Windscreen	2750	lnft	-	-	-	-	In Site	-	-	\$0.00	0.0%	
01000 Maintenance	2750	lnft	-	-	-	-	In Site	-	-	\$0.00	0.0%	
01000 Temporary Protection	1	Isum	-	-	15000.0	15,000	-	15,000	15,000	\$41.44	0.2%	
01000 Temporary Safety Railing	120	lnft	-	-	15.0	1,800	-	1,800	1,800	\$4.97	0.0%	
Temporary Construction Subtotal									16,800	\$46.41	0.2%	
<u>Misc. Project Costs Subtotal</u>												
18500 Small Tools & Equipment	10	mnth	-	-	650	6,500	-	-	6,500	\$17.96	0.1%	
18500 Lull / Forklift / Large Tools & Equip.	0	mnth	-	-	1800	-	-	-	-	\$0.00	0.0%	
18500 Portable Light Sets (qty 5)	1	mnth	-	-	3350	3,350	-	-	3,350	\$9.25	0.0%	
18500 Misc Materials	12	mos	-	-	250	3,000	-	-	3,000	\$8.29	0.0%	
18500 Trash Hauling	48	pulls	-	-	450	21,600	-	-	21,600	\$59.67	0.3%	
18500 Casual Day Labor - Garage	43	wks	-	-	1680	72,240	-	-	72,240	\$199.56	1.0%	
18500 Contract Cleaning	12	months	-	-	-	-	500	6,000	6,000	\$16.57	0.1%	
18500 Parking Utilization Fees - Construction Area	1	Isum	-	-	-	-	n/a	-	-	\$0.00	0.0%	
18500 Parking Utilization Fees - Add'l Temporary	0	allow	-	-	-	-	N/A	-	-	\$0.00	0.0%	
Misc. Project Costs Subtotal									112,690	\$311.30	1.5%	
SUB TOTAL:												
			0.4	-	0.07	150,429	7,380,459	7,530,888	\$20,803.56	99.9%		
TAX & BURDEN:												
			-	-	-	10,530	N/A	10,530	\$29.09	0.1%		
							160,959	7,380,459	7,541,418	\$20,832.65	100.0%	
									COST CHECK:	7,541,418	\$20,832.65	100.0%
Total GMP Budget									\$ 7,541,418	\$20,832.65	100.0%	



Tab 5

DETAILED ESTIMATE - OFFICE



JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Office**

DATE: **2/9/26**
 SQFT: **79,492**
 DURATION: **22.00 MONTHS**

		UNIT	TTL	UNIT	TTL	UNIT	TOTAL				
<u>Driven Piles</u>											
03300	Driven Piles Bid Package	1	Isum	-	-	538734	538,734	538,734	\$6.78	13.6%	
03300	10" Square Precast Driven Piles	305	each	-	-	Included	-	-	\$0.00	0.0%	
03300	Test Piles	3	each	-	-	Included	-	-	\$0.00	0.0%	
03300	Addendum #1	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
03500	Pile Cut Off / Removal	12	days	-	-	5000	60,000	60,000	\$0.75	0.2%	
03500	Layout	1	Isum	-	-	12500	12,500	12,500	\$0.16	0.0%	
Driven Piles Subtotal								611,234	\$7.69	1.9%	
<u>Cast-In-Place Concrete</u>											
03300	Cast-In-Place Concrete Bid Package	1	Isum	-	-	1206922	1,206,922	1,206,922	\$15.18	3.8%	
03300	Grade Beams	62.1	Isum	-	-	Included	-	-	\$0.00	0.0%	
03300	Pile Caps	311.65	cuyd	-	-	Included	-	-	\$0.00	0.0%	
03300	SOG: 4"	29998	sqft	-	-	Included	-	-	\$0.00	0.0%	
03300	Concrete Slab on Metal Deck	45901	sqft	-	-	Included	-	-	\$0.00	0.0%	
03300	Elevator Slab / Pit	3	each	-	-	Included	-	-	\$0.00	0.0%	
03300	SOG @ Chiller Yard	1187	sqft	-	-	Included	-	-	\$0.00	0.0%	
03300	Strip Footings @ Chiller Yard	20.7	cuyd	-	-	Included	-	-	\$0.00	0.0%	
03300	Embed Installation	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
03500	Termite Treatment	29998	sqft	-	0.5	14,999	-	14,999	\$0.19	0.0%	
03500	Housekeeping Pads	1878	sqft	-	-	Included	-	-	\$0.00	0.0%	
32000	Flagpole Foundation	1	each	-	-	5500	5,500	5,500	\$0.07	0.1%	
03500	Walkway Canopy Foundations	43	allowance	-	-	included	-	-	\$0.00	0.0%	
03500	Shade Sail Canopy Foundations	3	allowance	-	-	deleted	-	-	\$0.00	0.0%	
03500	Misc. Concrete	1	Isum	-	-	15000	15,000	15,000	\$0.19	0.0%	
Cast-In-Place Concrete Subtotal								1,242,421	\$15.63	3.9%	
<u>Precast Concrete</u>											
03300	Precast Concrete Bid Package	1	Isum	-	-	2736585	2,736,585	2,736,585	\$34.43	8.6%	
03300	Precast Walls Shear Walls - Stairwells / Elevator	15078	sqft	-	-	Included	-	-	\$0.00	0.0%	
03300	Precast Wall Cladding: 6"	11955	sqft	-	-	Included	-	-	\$0.00	0.0%	
03300	Precast Wall Cladding: 8"	19899	sqft	-	-	Included	-	-	\$0.00	0.0%	
03300	Colored Panels	1	Isum	-	-	N/A	-	-	\$0.00	0.0%	
Cast-In-Place Concrete Subtotal								2,736,585	\$34.43	8.6%	
<u>Structural & Misc. Steel</u>											
05100	Structural Steel Bid Package	1	Isum	-	-	2276209	2,276,209	2,276,209	\$28.63	7.2%	
05100	Structural Steel Beams and Columns	301	tons	-	-	Included	-	-	\$0.00	0.0%	
05100	Bar Joists	26	tons	-	-	Included	-	-	\$0.00	0.0%	
05100	Screen Wall Framing	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
05100	Metal Deck: 2"	45901	sqft	-	-	Included	-	-	\$0.00	0.0%	
05100	Metal Roof Deck: 1.5"	6	sqft	-	-	Included	-	-	\$0.00	0.0%	
05100	Metal Pan Stairs	10	flights	-	-	Included	-	-	\$0.00	0.0%	
05100	Embed (Supply)	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
05100	Bollards	100	each	-	450	45,000	-	45,000	\$0.57	0.1%	
05100	Misc Metals	79492	sqft	-	-	0.3	23,848	23,848	\$0.30	0.1%	
Structural & Misc. Steel Subtotal								2,345,057	\$29.50	7.4%	
<u>Railings & Decorative Metals</u>											
32000	Railings Bid Package	1	Isum	-	-	in steel	-	-	\$0.00	0.0%	
32000	Freestanding Steel Guard Rails	185	lnft	-	-	Included	-	-	\$0.00	0.0%	
32000	Wall Mounted Steel Handrails	174	lnft	-	-	Included	-	-	\$0.00	0.0%	
Railings & Decorative Metals Subtotal								-	\$0.00	0.0%	
<u>Rough Carpentry</u>											
06101	Wood Nailers / Rough Carpentry	79492	sqft	-	0.5	39,746	0.65	51,670	91,416	\$1.15	0.3%
06101	Roof Blocking	1496	lnft	-	6.5	9,724	17.00	25,432	35,156	\$0.44	0.1%
Rough Carpentry Subtotal								126,572	\$1.59	0.4%	
<u>Finish Carpentry</u>											
06101	Finish Carpentry Bid Package	1	Isum	-	-	237441	237,441	237,441	\$2.99	0.8%	
06101	Breakroom	12	lnft	-	-	included	-	-	\$0.00	0.0%	
06101	Upper Cabinetry	144	lnft	-	-	included	-	-	\$0.00	0.0%	
06101	Lower Cabinetry	187	lnft	-	-	included	-	-	\$0.00	0.0%	
06101	Quartz Countertop upgrade	564	sqft	-	-	35	19,740	19,740	\$0.25	0.1%	
06101	Sneeze Guard	252	sqft	-	-	28	7,056	7,056	\$0.09	0.0%	
06101	Reception / Security Desk	63	lnft	-	-	included	-	-	\$0.00	0.0%	
Finish Carpentry Subtotal								264,237	\$3.32	0.8%	
<u>Roofing</u>											
07500	Roofing Bid Package	31,100	sqft	-	-	18.15	564,465	564,465	\$7.10	1.8%	
07500	TPO Membrane Roofing System	31,100	sqft	-	-	Included	-	-	\$0.00	0.0%	
07500	1/2" Cover Board	31,100	sqft	-	-	Included	-	-	\$0.00	0.0%	
07500	LWIC	31,000	sqft	-	-	Included	-	-	\$0.00	0.0%	
07500	Parapet Coping Cap	1,496	lnft	-	-	Included	-	-	\$0.00	0.0%	
07500	Extra LWIC Mobs	2	each	-	-	9000	18,000	18,000	\$0.23	0.1%	
Roofing Subtotal								582,465	\$7.33	1.8%	

JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Office**

DATE: **2/9/26**
 SQFT: **79,492**
 DURATION: **22.00 MONTHS**

		UNIT	TTL	UNIT	TTL	UNIT	TOTAL			
<u>Metal Panels</u>										
07500	Metal Panel Bid Package	1	Isum	-	-	440100	440,100	440,100	\$5.54	1.4%
07500	ACM Wall Panels Blue	7,069	sqft	-	-	included	-	-	\$0.00	0.0%
07500	ACM Soffit/ Wall Panels White	2,639	sqft	-	-	included	-	-	\$0.00	0.0%
07500	ACM Interior Wall Panels	324	sqft	-	-	included	-	-	\$0.00	0.0%
07500	ACM Mock Up	100	sqft	-	-	50	5,000	5,000	\$0.06	0.0%
Metal Panels Subtotal								445,100	\$5.60	1.4%
<u>Firestopping & Joint Sealants</u>										
07111	Waterproofing Bid Package	2	each	-	-	-	-	-	\$0.00	0.0%
07111	Elevator Pits	3	each	-	-	7781	23,343	23,343	\$0.29	0.1%
07111	Fluid Applied Waterproofing @ ACM Panels	8270	sqft	-	-	4.33	35,809	35,809	\$0.45	0.1%
07111	Sheet Waterproofing @ Porte Cochere Foundations	1	Isum	-	-	4200	4,200	4,200	\$0.05	0.0%
07900	Caulking & Sealants	79,492	sqft	0.40	31,797	0.65	51,670	83,467	\$1.05	0.3%
07900	Caulking @ Precast to Precast Panel Joints	1	Isum	-	-	34,462.00	34,462	34,462	\$0.43	0.1%
07900	Spray Fireproofing	1	Isum	-	-	N/A	-	-	\$0.00	0.0%
07900	Slab Edge Safing / Plates @ Curtianwall	1,754	lnft	-	-	22	38,588	38,588	\$0.49	0.1%
07900	Single Source Penetration Firestopping	1	Isum	-	-	25000	25,000	25,000	\$0.31	0.1%
Firestopping & Joint Sealants Subtotal								244,869	\$3.08	0.8%
<u>Doors, Frames & Hdwre</u>										
08111	Doors, Frames, and Hardware Bid Package	1	Isum	-	-	465000	465,000	465,000	\$5.85	1.5%
08111	HM Frames: Single	201	each	-	-	Included	-	-	\$0.00	0.0%
08111	HM Frames: Double	included	each	-	-	Included	-	-	\$0.00	0.0%
08112	HM Doors	35	each	-	-	Included	-	-	\$0.00	0.0%
08112	SCWD	186	each	-	-	Included	-	-	\$0.00	0.0%
08112	Hardware	1	Isum	-	-	Included	-	-	\$0.00	0.0%
08112	Door Installation	221	each	-	-	415	91,715	91,715	\$1.15	0.3%
08112	CEP Doors	2	pair	-	-	included	-	-	\$0.00	0.0%
08112	Roof Screen Doors	2	each	-	-	3500	7,000	7,000	\$0.09	0.0%
08112	Automatic Sliding Doors	1	Isum	-	-	in glass	-	-	\$0.00	0.0%
08112	Dimple / Patch / Grout HM Frames	191	each	-	-	225	42,975	42,975	\$0.54	0.1%
08112	Bituminous Coatings @ Door Frames	201	each	-	115	23,115	-	23,115	\$0.29	0.1%
08112	Loading Dock Bumpers: 2 x 1	4	each	-	-	Deleted	-	-	\$0.00	0.0%
08112	OH Door: 8 x 8	1	each	-	-	16200	16,200	16,200	\$0.20	0.1%
Doors, Frames & Hdwre Subtotal								646,005	\$8.13	2.0%
<u>Glass</u>										
08800	Glass and Glazing Bid Package	1	Isum	-	-	1697993	1,697,993	1,697,993	\$21.36	5.4%
08800	Storefront - Exterior	7418	sqft	-	-	Included	-	-	\$0.00	0.0%
08800	Storefront - Interior	1	Isum	-	-	188271	188,271	188,271	\$2.37	0.6%
08800	Curtainwall	2860	sqft	-	-	Included	-	-	\$0.00	0.0%
08800	Sunshades	485	lnft	-	-	Included	-	-	\$0.00	0.0%
08800	Door Lites	1	Isum	-	-	Included	-	-	\$0.00	0.0%
08800	Auto Operators	1	Isum	-	-	Included	-	-	\$0.00	0.0%
08800	Glass Mock Up	1	Isum	-	-	12500	12,500	12,500	\$0.16	0.0%
08800	Water Testing	3	days	-	-	9500	28,500	28,500	\$0.36	0.1%
Glass Subtotal								1,927,264	\$24.24	6.1%
<u>Drywall & Metal Framing</u>										
09100	Drywall Package	1	Isum	-	-	1798000	1,798,000	1,798,000	\$22.62	5.7%
09100	Interior Walls / Level 4	9776	lnft	-	-	Included	-	-	\$0.00	0.0%
09100	Paperless Drywall	1	lnft	-	-	Included	-	-	\$0.00	0.0%
09100	Gyp. Board Ceilings / Soffits	1987	sqft	-	-	Included	-	-	\$0.00	0.0%
09100	Exterior Framing / Furring	1	Isum	-	-	Included	-	-	\$0.00	0.0%
09100	HM Frame Installation	201	each	-	-	Included	-	-	\$0.00	0.0%
09100	Access Panels	79492	sqft	0.15	11,924	-	-	11,924	\$0.15	0.0%
Drywall & Metal Framing Subtotal								1,809,924	\$22.77	5.7%
<u>Acoustical Ceilings</u>										
09500	Acoustical Ceiling Tile Bid Package	1	Isum	-	-	303371	303,371	303,371	\$3.82	1.0%
09500	ACT: 2 x 2 - Armstrong Dune, SingleTegular Edge	67718	sqft	-	-	included	-	-	\$0.00	0.0%
09500	ACT: 2 x 2 - Armstrong Ceramaguard Fine Fissured @ Wet Areas	1145	sqft	-	-	included	-	-	\$0.00	0.0%
09500	J Trim at the top and bottom edge of the panels	1	sqft	-	-	1900.00	1,900	1,900	\$0.02	0.0%
09500	Soundsoak Fabric Wrapped Panels: 1"	1074	sqft	-	-	included	-	-	\$0.00	0.0%
Acoustical Ceilings Subtotal								305,271	\$3.84	1.0%
<u>Flooring</u>										
09651	Flooring Bid Package	1	Isum	-	-	542618	542,618	542,618	\$6.83	1.7%
09651	CP1: Shaw Hand Stitch Tile	2044	sqyd	-	-	Included	-	-	\$0.00	0.0%
09651	CP2: Patcraft IO518 Formwork	3418	sqyd	-	-	Included	-	-	\$0.00	0.0%
09651	LV1: Shaw Terrain 2	8776	sqft	-	-	Included	-	-	\$0.00	0.0%
09651	LV2: To Market Urban	10765	sqft	-	-	Included	-	-	\$0.00	0.0%
09651	RF1: Roppe Recoil Fitness Flooring	84	sqft	-	-	Included	-	-	\$0.00	0.0%
09651	RT1: Roppe Renew Hammered Texture	1440	sqft	-	-	Deleted	-	-	\$0.00	0.0%
09651	ST1: Static Smart ESD Vinyl Tile	0	sqft	-	-	-	-	-	\$0.00	0.0%

JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Office**

DATE: **2/9/26**
 SQFT: **79,492**
 DURATION: **22.00 MONTHS**

		UNIT	TTL	UNIT	TTL	UNIT	TOTAL				
09651	VC1: Johnsonite Base	13525	lft	-	-	Included	-	-	\$0.00	0.0%	
09651	CT1: Dal-Tile CWC Gloss Arctic White	6000	sqft	-	-	Included	-	-	\$0.00	0.0%	
09651	CT2: Dal-Tile Mosaic Color Wave	320	sqft	-	-	Included	-	-	\$0.00	0.0%	
09651	PT1: Dal-Tile Scripiter Rebel Matte	5100	sqft	-	-	Included	-	-	\$0.00	0.0%	
09651	PT2: Dal-Tile Scripiter Rebel Base	1094	each	-	-	Included	-	-	\$0.00	0.0%	
09651	EF1: Dur-A-Flex Flooring	780	sqft	-	-		9.0	7,020	7,020	\$0.09	0.0%
09651	Sealed Concrete	2032	sqft	-	-	in waterproofin	-	-	\$0.00	0.0%	
09651	Moisture Mitigation	70223	allowance	-	-		2.50	175,558	175,558	\$2.21	0.6%
09651	Floor Protection	70223	sqft	-	-		0.40	28,089	28,089	\$0.35	0.1%
Flooring Subtotal									753,285	\$9.48	2.4%
Painting											
09900	Painting Bid Package	1	Isum	-	-		274772	274,772	274,772	\$3.46	0.9%
09900	GWB Partitions and Ceilings	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
09900	Exterior Tex - Coat	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
09900	Exposed Ceilings	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
09900	Bollards	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
09900	Railings	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
09900	HM Frames / Doors	1	each	-	-	Included	-	-	\$0.00	0.0%	
Painting Subtotal									274,772	\$3.46	0.9%
Specialties											
10100	Specialties Bid Package	1	Isum	-	-		-	-	\$0.00	0.0%	
10520	Toilet Partitions	1	Isum	-	-		27419	27,419	27,419	\$0.34	0.1%
10520	Stalls	15	Isum	-	-	Included	-	-	\$0.00	0.0%	
10520	Screens	3	Isum	-	-	Included	-	-	\$0.00	0.0%	
10520	Toilet Accessories	1	Isum	-	-		39694	39,694	39,694	\$0.50	0.1%
10520	36" Grab Bar	23	each	-	-	Included	-	-	\$0.00	0.0%	
10520	42" Grab Bar	23	each	-	-	Included	-	-	\$0.00	0.0%	
10520	Toilet Tissue Dispenser	32	each	-	-	Included	-	-	\$0.00	0.0%	
10520	Sanitary Napkin Dispenser	26	each	-	-	Included	-	-	\$0.00	0.0%	
10520	Robe Hook	21	each	-	-	Included	-	-	\$0.00	0.0%	
10140	24 x 36 Mirror	29	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Soap Dispenser (Install)	42	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Paper Towel Dispenser (Install)	42	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Waste Receptacle	30	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Baby Changing Station	5	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Mop & Broom Holder	3	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Shower Seat	2	each	-	-	Included	-	-	\$0.00	0.0%	
10140	18" Vertical Grab Bar	2	each	-	-	Included	-	-	\$0.00	0.0%	
10140	24" Vertical Grab Bar	2	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Seat Cover dispenser	32	each	-	-	Included	-	-	\$0.00	0.0%	
10140	Fully Recessed FEC w/ Extinguisher	1	Isum	-	-		12000	12,000	12,000	\$0.15	0.0%
10140	Lockers: 4 Tier	1	Isum	-	-		3548	3,548	3,548	\$0.04	0.0%
10140	Projector Screens: 110"	4	each	-	-		15500	62,000	62,000	\$0.78	0.2%
10140	Markerboards	1	Isum	-	-		1502	1,502	1,502	\$0.02	0.0%
10140	Flagpole	1	each	-	7900		3000	3,000	10,900	\$0.14	0.0%
10140	Fitness Mirror	1	Isum	-	-		1175	1,175	1,175	\$0.01	0.0%
10140	Walk Off Mats	1	Isum	-	-	In Flooring	-	-	\$0.00	0.0%	
10140	Residential Appliances	1	Isum	-	-		38300	38,300	38,300	\$0.48	0.1%
10140	Cornerguards / Wall Protection	1	Isum	-	-		6760	6,760	6,760	\$0.09	0.0%
10900	Operable Partition @ Training Room	1	Isum	-	-		26000	26,000	26,000	\$0.33	0.1%
10900	Signage / Building Letters	1	Isum	-	-		40491	40,531	40,531	\$0.51	0.1%
10900	Code Compliant Signage	1	Isum	-	-		47623	47,623	47,623	\$0.60	0.2%
10900	Plaque	1	Isum	-	-		6294	6,294	6,294	\$0.08	0.0%
10900	Knox Box	1	Isum	-	-		1150	1,150	1,150	\$0.01	0.0%
Specialties Subtotal									324,896	\$4.09	1.0%
Canopies											
12241	Walkway Canopies	3936	sqft	-	-		96.58	380,154	380,154	\$4.78	1.2%
12241	Shade Sail @ Outdoor Seating	1	Isum	-	-	deleted	-	-	\$0.00	0.0%	
Furnishing Subtotal									380,154	\$4.78	1.2%
Furnishings											
12241	Roller Window Shades	7419	sqft	-	-		14	105,750	105,750	\$1.33	0.3%
12241	TVs	1	Isum	-	-	in Electric	-	-	\$0.00	0.0%	
12241	Customer Queues	12	each	-	-	OVF	-	-	\$0.00	0.0%	
12241	Computer Monitors	460	each	-	-	by owner	-	-	\$0.00	0.0%	
12241	Furniture Package	1	Isum	-	-		1493158	1,493,158	1,493,158	\$18.78	4.7%
Furnishing Subtotal									1,598,908	\$20.11	5.1%
Elevators											
01400	Elevator Bid Package	1	each	-	-		467968	467,968	467,968	\$5.89	1.5%
	Endura B Service Elevator - 3 Stop 5000 lbs	1	each	-	-	Included	-	-	\$0.00	0.0%	
	EOX Passenger Elevator - 3 Stop 3000 lbs	2	each	-	-	Included	-	-	\$0.00	0.0%	
	Temporary Operation / Certification	10	months	-	-		3500	35,000	35,000	\$0.44	0.1%
Elevator Subtotal									502,968	\$6.33	1.6%
Fire Protection											
22000	Fire Protection Bid Package	1	Isum	-	-		359652	359,652	359,652	\$4.52	1.1%
22000	Sprinkler Heads	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
22000	Wet Pipe Riser	1	Isum	-	-	Included	-	-	\$0.00	0.0%	
22000	Fire Pump Electric	1	allowance	-	-	not required	-	-	\$0.00	0.0%	
Fire Protection Subtotal									359,652	\$4.52	1.1%

JOB TITLE: **North County Service Center**
 JOB LOCATION: **29582 US Highway 19 N. Clearwater, FL**
 ESTIMATE TITLE: **Office**

DATE: **2/9/26**
 SQFT: **79,492**
 DURATION: **22.00 MONTHS**

		UNIT	TTL	UNIT	TTL	UNIT	TOTAL			
Plumbing										
23000	Plumbing Bid Package	1	Isum	-	-	1564200	1,564,200	1,564,200	\$19.68	4.9%
23000	Sanitary Piping - Sch 40 PVC	1	Isum	-	-	Included	-	-	\$0.00	0.0%
23000	Domestic Water Piping - Type L Copper	1	Isum	-	-	Included	-	-	\$0.00	0.0%
23000	Storm Underground Piping - Sch 40 PVC	1	Isum	-	-	Included	-	-	\$0.00	0.0%
23000	Storm Above Ground Piping - Sch 40 PVC	1	Isum	-	-	Included	-	-	\$0.00	0.0%
23000	Piping Insulation	1	Isum	-	-	Included	-	-	\$0.00	0.0%
23000	Plumbing Fixtures	1	Isum	-	-	Included	-	-	\$0.00	0.0%
Plumbing Subtotal								1,564,200	\$19.68	4.9%
HVAC										
24000	HVAC Bid Package	1	Isum	-	-	3980000	3,980,000	3,980,000	\$50.07	12.6%
24000	Air Cooled Chillers - 150 Ton	2	each	-	-	Included	-	-	\$0.00	0.0%
24000	Chiller Maintenance per Spec	1	allowance	-	-	40000	40,000	40,000	\$0.50	0.1%
24000	Chilled Water Pumps w/ VFDs	3	each	-	-	Included	-	-	\$0.00	0.0%
24000	Dual Path Air Handling Units	9	each	-	-	Included	-	-	\$0.00	0.0%
24000	Chilled Water Blower Coil Units	5	each	-	-	Included	-	-	\$0.00	0.0%
24000	Ductless Mini Split Systems	4	each	-	-	Included	-	-	\$0.00	0.0%
24000	VAV Boxes w/ Electric Heat	90	each	-	-	Included	-	-	\$0.00	0.0%
24000	Rooftop Exhaust Fan	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Louvers	11	each	-	-	Included	-	-	\$0.00	0.0%
24000	High Efficiency Air Filtration System	2	each	-	-	Included	-	-	\$0.00	0.0%
24000	Refrigerant Tubing	5	each	-	-	Included	-	-	\$0.00	0.0%
24000	Condensate Piping	1	each	-	-	Included	-	-	\$0.00	0.0%
24000	Chilled Water Piping	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Condensate Piping	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Ductwork	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Air Devices	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Fire Dampers	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Sound Attenuators	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Comminioning	1	Isum	-	-	By Owner	-	-	\$0.00	0.0%
24000	Comminioning Assistance	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Auxiliary Drain Pans	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Hydronic Specialties	1	Isum	-	-	Included	-	-	\$0.00	0.0%
24000	Test and Balance	1	Isum	-	-	53725	53,725	53,725	\$0.68	0.2%
24000	DDC Controls	1	Isum	-	-	Included	-	-	\$0.00	0.0%
HVAC Subtotal								4,073,725	\$51.25	12.9%
Electrical										
26000	Electrical Bid Package	1	Isum	-	-	6041800	6,041,800	6,041,800	\$76.01	19.1%
26000	Electrical Gear	1	Isum	-	-	Included	-	-	\$0.00	0.0%
26000	Addendum #1	1	Isum	-	-	Included	-	-	\$0.00	0.0%
26000	Light Fixture Package (Standard LED)	0	Isum	-	-	Included	-	-	\$0.00	0.0%
26000	Lighting Controls	1	Isum	-	-	Included	-	-	\$0.00	0.0%
26000	Receptacles / Power Devices	1	Isum	-	-	Included	-	-	\$0.00	0.0%
26000	Wiring / Conduit	1	Allow	-	-	Included	-	-	\$0.00	0.0%
27000	Fire Alarm System	1	Isum	-	-	101,155.00	101,155	101,155	\$1.27	0.3%
27000	Generator - 1600 KW	1	Isum	-	-	Included	-	-	\$0.00	0.0%
27000	Emergency Distribution System	1	Isum	-	-	Included	-	-	\$0.00	0.0%
27000	Low Voltage Systems	-	-	-	-	Included	-	-	\$0.00	0.0%
27000	Structured Cabling	1	Isum	-	-	674,241.00	674,241	674,241	\$8.48	2.1%
27000	Lightning Protection	1	Isum	-	-	97,800.00	97,800	97,800	\$1.23	0.3%
27000	Fire Alarm System	1	Isum	-	-	Included	-	-	\$0.00	0.0%
27000	Sound Masking	1	Isum	-	-	Included	-	-	\$0.00	0.0%
27000	A/V	1	Isum	-	-	489,431	489,431	489,431	\$6.16	1.5%
27000	Intrusion Detection System	1	Isum	-	-	206,844	206,844	206,844	\$2.60	0.7%
27000	Access Control System	1	Isum	-	-	Included	-	-	\$0.00	0.0%
27000	CCTV	1	Isum	-	-	Included	-	-	\$0.00	0.0%
26000	Q-Flow System BTS	1	Isum	-	-	15872	15,872	15,872	\$0.20	0.1%
26000	Head-End Equipment BTS	1	allowance	-	-	on summary	-	-	\$0.00	0.0%
26000	Cellular DAS	1	allowance	-	-	32105	32,105	32,105	\$0.40	0.1%
26000	Public Safety DAS System / Antenna / BDA	1	allowance	-	-	89900	89,900	89,900	\$1.13	0.3%
26000	Temporary Cabling to Existing to Remain Cameras	1	allowance	-	-	Deleted	-	-	\$0.00	0.0%
26000	Temporary Cabling to Tax Collectors Office East of US 19	1	allowance	-	-	By BTS	-	-	\$0.00	0.0%
Electrical Subtotal								7,749,148	\$97.48	24.5%
Surveying & Material Testing										
18500	Surveying	1	Isum	-	-	25000	25,000	25,000	\$0.31	0.1%
18500	Material Testing	1	Isum	-	-	70000	70,000	70,000	\$0.88	0.2%
Surveying & Material Testing Subtotal								95,000	\$1.20	0.3%
Permits & Insurance										
18500	Plans Exam / Permit Fees	1	allowance	-	-	200000	200,000	200,000	\$2.52	0.6%
18500	Certificate of Occupancy	0	Isum	-	-	By Owner	-	-	\$0.00	0.0%
18500	Impact Fees	0	Isum	-	-	By Owner	-	-	\$0.00	0.0%
Permits & Insurance Subtotal								200,000	\$2.52	0.6%

JOB TITLE:
 JOB LOCATION:
 ESTIMATE TITLE:

North County Service Center
 29582 US Highway 19 N. Clearwater, FL
Office

DATE: 2/9/26
 SQFT: 79,492
 DURATION: 22.00 MONTHS

		UNIT	TTL	UNIT	TTL	UNIT	TOTAL				
Temporary Construction											
01000	Temporary Fencing Bid Package	1	Isum	-	-	-	-	\$0.00	0.0%		
01000	Temporary Fencing Bid Package	2750	lnft	-	-	In Site	-	\$0.00	0.0%		
01000	Vehicle Gates	4	each	-	-	In Site	-	\$0.00	0.0%		
01000	Pedestrian Gates	4	each	-	-	In Site	-	\$0.00	0.0%		
01000	Privacy / Windscreen	2750	lnft	-	-	In Site	-	\$0.00	0.0%		
01000	Maintenance	2750	lnft	-	-	In Site	-	\$0.00	0.0%		
01000	Temporary Protection	1	Isum	-	25,500.0	-	25,500	\$0.32	0.1%		
01000	Temporary Safety Railing	3250	lnft	-	7.5	24,375	-	24,375	\$0.31	0.1%	
Temporary Construction Subtotal								49,875	\$0.63	0.2%	
Misc. Project Costs Subtotal											
18500	Small Tools & Equipment	22	mnth	-	802.5	17,655	-	17,655	\$0.22	0.1%	
18500	Lull /Forklift /Large Tools & Equipment	0	mnth	-	1605	-	-	-	\$0.00	0.0%	
18500	Trash Hauling	130	pull	-	481.5	62,595	-	62,595	\$0.79	0.2%	
18500	Temp Toilets	0	mnth	-	GC	-	-	-	\$0.00	0.0%	
18500	Drinking Water	22	mnth	-	80.25	1,766	-	1,766	\$0.02	0.0%	
18500	Casual Day Labor - Office	87.0	week	-	2100	182,700	-	182,700	\$2.30	0.6%	
18500	Scaffold Stairs	12.0	months	-	4500	54,000	-	54,000	\$0.68	0.2%	
18500	Safety	22	mnth	-	133.75	2,943	-	2,943	\$0.04	0.0%	
18500	Contract Cleaning	79492	sqft	-	-	-	0.45	35,771	35,771	\$0.45	0.1%
18500	Extra drawings / Close-outs / As-Builts	1	Isum	-	1498	1,498	-	1,498	\$0.02	0.0%	
18500	Aerial Photos	22	mnth	-	-	-	125	2,750	2,750	\$0.03	0.0%
18500	Misc Testing Expenses	0	Isum	-	By Owner	-	-	-	\$0.00	0.0%	
18500	Temporary Signage & Traffic Barricades	79492	sqft	-	0.3	23,848	-	23,848	\$0.30	0.1%	
18500	Dust Control	22	mnth	-	-	-	500.00	11,000	11,000	\$0.14	0.0%
18500	Warranty	79492	sqft	-	-	-	-	-	\$0.00	0.0%	
Misc. Project Costs Subtotal								396,525	\$4.99	1.3%	
SUB TOTAL:		-	-	-	581,083	-	31,029,027	31,610,111	\$397.65	99.9%	
TAX & BURDEN:		0.4	-	0.07	40,676	-	N/A	40,676	-	-	
		-	-	-	621,759	-	31,029,027	31,650,786	\$398.16	100.0%	
								31,650,786	\$398.16	100.0%	
								\$ 31,650,786	\$398.16	100.0%	



COST CHECK: \$ 31,650,786 \$398.16 100.0%

Tab 6

GENERAL REQUIREMENTS/GENERAL CONDITIONS



JOB TITLE: North County Service Center
 JOB LOCATION: Clearwater
 General Requirements

DATE: 2/9/26
 SQFT: 79,492 79,492
 DURATION: 22 MONTHS

DESCRIPTION	QUAN	UNT	UNIT LAB	TTL LAB	UNIT MAT'L	TTL MAT'L	UNIT SUB	TOTAL SUB	TOTAL	TOTAL \$/SF
<u>Misc. Project Costs</u>										
18500 Lull / Forklift	16	mnth	-	-	1900	30,400	-	-	30,400	\$0.38
18500 Large Tools & Equip.	22	mnth	-	-	700	15,400	-	-	15,400	\$0.19
18500 Moving Boxes	0	lsum	-	-	-	-	-	-	-	\$0.00
18500 Misc. Equipment / Fuel	22	mnth	-	-	535	11,770	-	-	11,770	\$0.15
18500 Field Toilets 10 ea	22	mnth	-	-	1250	27,500	-	-	27,500	\$0.35
18500 Temporary Water Set Up (Field/Trailer)	1	lsum	-	-	2675	2,675	-	-	2,675	\$0.03
18500 Temporary Electric Trailer	22	mnth	-	-	535	11,770	-	-	11,770	\$0.15
18500 Temporary Electric Consumption Job	22	mnth	-	-	1150	25,300	-	-	25,300	\$0.32
18500 Permanent Power	3	mnth	-	-	by owner	-	-	-	-	\$0.00
18500 Field Phone / Install	1	lsum	-	-	2675	2,675	-	-	2,675	\$0.03
18500 Field Phone / Internet	22	mnth	-	-	481.5	10,593	-	-	10,593	\$0.13
18500 Relocate Utilities	1	lsum	-	-	-	-	-	-	-	\$0.00
18500 Relocate Internet	22	mnth	-	-	-	-	-	-	-	\$0.00
18500 Field Trailer (modify Existing)	1500	sqft	-	-	30	45,000	-	-	45,000	\$0.57
18500 Add HVAC Unit	1	each	-	-	8000	8,000	-	-	8,000	\$0.10
18500 Add HVAC Unit (Maintenance/ Filters)	22	months	-	-	300	6,600	-	-	6,600	\$0.08
18500 Office Cleaning	22	months	-	-	500	11,000	-	-	11,000	\$0.14
18500 Procure	22	months	-	-	-	-	1150	25,300	25,300	\$0.32
18500 Stairs / Deck	1	sets	-	-	1605	1,605	-	-	1,605	\$0.02
18500 Holding Tank	22	mnth	-	-	600	13,200	-	-	13,200	\$0.17
18500 Copier Rental	22	mnth	-	-	642	14,124	-	-	14,124	\$0.18
18500 Rental Tools	10	mnth	-	-	-	-	-	-	-	\$0.00
18500 Aerial Photography	22	months	-	-	150	3,300	-	-	3,300	\$0.04
18500 Contract Cleaning	1	sqft	-	-	incl in est	-	-	-	-	\$0.00
18500 Window Cleaning		sqft	-	-	incl in est	-	-	-	-	\$0.00
18500 Safety Rails	0	lnft	-	-	-	-	-	-	-	\$0.00
18500 Construction Signage	22	months	-	-	197.95	4,355	-	-	4,355	\$0.05
18500 Trash Hauling	0	pulls	-	-	481.5	-	-	-	-	\$0.00
18500 Casual Labor	0	weeks	-	-	0	-	-	-	-	\$0.00
18500 Drinking Water	0	mnth	-	-	80.25	-	-	-	-	\$0.00
18500 Dust Control	0	months	-	-	214	-	-	-	-	\$0.00
18500 Safety	0	mnth	-	-	133.75	-	-	-	-	\$0.00
18500 Earthcam setup	1	lsum	-	-	1500	1,500	-	-	1,500	\$0.02
18500 Earthcam	22	mnth	-	-	750	16,500	-	-	16,500	\$0.21
18500 Postage	22	mnth	-	-	125	2,750	-	-	2,750	\$0.03
18500 Office Supplies	22	mnth	-	-	481.5	10,593	-	-	10,593	\$0.13
18500 Golf Carts	2	each	-	-	12500	25,000	-	-	25,000	\$0.31
18500 Golf Cart Maintenance	22	mnth	-	-	182	4,004	-	-	4,004	\$0.05
18500 Computers	1	lsum	-	-	-	-	-	-	-	\$0.00
18500 Admin. Computer	1	lsum	-	-	-	-	-	-	-	\$0.00
18500 Legal Advertising	0	months	-	-	214	-	-	-	-	\$0.00
18500 Project Sign	1	each	-	-	-	-	-	-	-	\$0.00
18500 CPM Schedule	22	mnth	-	-	-	-	850	18,700	18,700	\$0.24
18500 CPM Setup	1	lsum	-	-	-	-	0	-	-	\$0.00
18500 As-Built / CAD	1	allowance	-	-	-	-	-	-	-	\$0.00

Misc. Project Costs Subtotal

349,614 \$4.40

SUB TOTAL:	-	-	-	-	305,614	44,000	-	349,614	\$4.40
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COST CHECK: 349,614 \$4.40

Gen Req \$ 349,614 \$4.40

Tab 7-A

VALUE-ENGINEERING LOG-PROPOSED



Value Engineering Log
North County Service Center- GMP



5/20/2025-Revised 1/21/26

	Item Description	Date Identified	Estimated Credit Value	Recommendation By			Accepted	Rejected	Pending	Notes
				CCI	A/E	Owner				
Division 01 General										
1	Delete the Driver Training Trailer from the project which also reduces the schedule duration	05/08/25	\$ (298,260)	X						MBA: Stakeholder request item.
2	Depending on the amount and description of the accepted alternates this could possibly reduce the schedule which results in savings of the General Conditions	05/08/25	TBD	X						
3	Potential Sales Tax Savings thru the DPO process	05/30/25	\$ (585,500)							This if for informational purposes. This can vary based on the VE that is selected
Division 02 Sitework										
1	Eliminate the tree aerification system in its entirety	05/09/25	\$ (109,911)	x						MBA: Stakeholder requested item to save two grand oaks. May get push back from DRS permitting too.
Division 02 Hardscape /Landscape										
1	In lieu of the Perma Deck Substitute a CIP elevated sidewalk	05/08/25	\$ (55,200)	x						MBA- Civil engineer redesign required.
2	Eliminate the patio furniture as it covered in the furniture package	05/08/25	\$ (25,000)	x			\$ 25,000.00			MBA: Stakeholder request item.
3	Eliminate the decorative screen at the patio	05/08/25	\$ (14,000)	x						MBA: Stakeholder request item.
4	Remove the 2 large oak trees which would reduce the retaining wall, handrails, eliminate the tree aerification system, elevated sidewalk, and pervious pavers	05/08/25	\$ (394,775)	x						MBA: Stakeholder requested item to save 2 grand oaks. May get push back from DRS permitting too.
5	Eliminate the shade sail and the associated foundations	05/08/25	\$ (62,892)	x						MBA: Stakeholder request item.
Division 03 Architectural Concrete										
1	Use standard galvanized Tee to Tee Flange connectors for the parking garage in lieu of stainless steel	05/09/25	\$ (17,500)	x						
2	Eliminate Chamfers at interior unformed panel edges	05/13/25	\$ (15,000)	x						
3	In lieu of Architectural Precast substitute 6 " LGMF with dens glass sheathing, armor mesh, and an EIFS product	05/30/25	\$ (330,500)							This would require engineering approval
Division 04 Masonry										
Division 05 - Structural Steel										
1	Reduce the front entry canopy by eliminating the cantilevered overhang and reducing it to just at the entry. This reduces the steel, roofing, metal panels, painting, decorative columns	05/08/25	\$ (131,316)			x				MBA: Stakeholder request for covered customer drop-off and for cover for Dropbox(s).
Division 05 - Ornamental / Misc. Metals										
Division 06 - Wood, Plastics, Composites										
1	Reduce the solid surface counter tops to plastic laminate. The solid surface at the security desk would remain	05/08/25	\$ (49,200)			x				MBA: Stakeholder request
2	Change plywood core with .020 white plastic laminate liner substrate to 3/4" industrial particle board core with white melamine interiors at all dry cabinets	05/20/25	\$ (4,415)	x						
Division 07 - Moisture & Thermal Protection										
1	Eliminate the decorative grilles at the first floor of the garage and eliminate the aluminum framing at the second	05/08/25	\$ (353,400)	x						MBA: Stakeholder request for security at the garage to eliminate access to the garage perimeter .

Value Engineering Log
North County Service Center- GMP



5/20/2025-Revised 1/21/26

	Item Description	Date Identified	Estimated Credit Value	Recommendation By			Accepted	Rejected	Pending	Notes
				CCI	A/E	Owner				
2	In lieu of the metal panels at the office building substitute a Stucco or EIFS product	05/08/25	\$ (173,955)			x				MBA: Stakeholder requested color scheme includes dark blue accent which will fade. ACM has a 20 year guaranty non fade and impact resistant. EIFS is problematic and paint will fade. Stucco will be significant envelope redesign and cost to make it impact resistant.
3	Utilize a standard color in lieu of the custom "Tempe Star Blue" color	05/13/25	\$ (25,000)							
4	Eliminate the metal panels in their entirety at the garage and substitute texcote paint	05/08/25	\$ (122,031)	x						MBA: Stakeholder requested color scheme includes dark blue accent which will fade. ACM has a 20 year guaranty non fade. EIFS is problematic and paint will fade. Texcote has a 10 year guaranty and will need to be repainted at some point.
5	Eliminate the traffic coating in its entirety at the roof top and ramp at the parking garage	05/08/25	\$ (331,000)			x				MBA: Parking consultant and structural engineer recommend this for maintenance verses concrete rehab which is expensive and invasive for parking decks.
6	Eliminate the sealer on the second floor and first floor of the garage	05/08/25	\$ (34,240)	x						MBA: Parking consultant and structural engineer recommend this for maintenance verses concrete rehab which is expensive and invasive for parking decks.
7	In lieu of the Sarnafil TPO .060 mil substitute a Carlisle Syntec TPO .60 Roof	05/14/25	\$ (145,370)	x						
8	In lieu of the pre-manufactured coping substitute a shop fabricated coping cap. Our Roofer is a certified ANSI/SPRI custom sheet metal shop	05/23/25	\$ (18,500)							
9	In lieu of tapered insulation and a structural concrete on metal deck use a LWIC product. This would eliminate the structural concrete and tapered insulation	05/13/25	\$ (185,000)							
Division 08 - Doors, Frames, and Hardware										
Division 08 -Glass and Glazing										
1	Eliminate the curtainwall at the garage which would make the stairwell open air which would require aluminum handrails in lieu of metal	05/08/25	\$ (241,500)			x				MBA: Exposes the stairwells to rain and weather which could be a slip and fall issue at some point.
2	In lieu of the curtainwall at the office building substitute storefront. This would require additional steel framing plus extra break metal	05/08/25	TBD			x				MBA: Need to review with manufacturer and structural engineer for design. Also needs some engineering to provide an accurate cost savings
Division 09 - Drywall & Metal Framing / Stucco / Exterior Cladding										
1	Eliminate the level 5 finish and utilize level 4 throughout	05/08/25	\$ (80,735)	x						
2	Eliminate the requirement for paperless drywall	05/08/25	\$ (50,120)	x						
3	Utilize Fi-Foil insulation in lieu of 2-1/2" rigid insulation at the perimeter	05/21/25	\$ (75,500)							
4	Only run interior walls to 6" above ceilings in lieu of deck high	05/21/25	\$ (245,600)							
Division 09 - Paint										
Division 09 - Flooring										
1	Reduce the wall tile in restrooms to wainscot height.	05/08/25	\$ (16,163)			x				MBA: Maintenance issue for FM.
1a	Reduce the wall tile in restrooms to only the wet wall at wainscot height	05/08/25	\$ (4,780)			x				MBA: Maintenance issue for FM.
2	Eliminate the vinyl stair treads in the BOH areas	05/09/25	\$ (29,288)	x						MBA: Safety treads.
3	In lieu of epoxy floor grout use cement based grout	05/21/25	\$ (11,500)							
Division 09 - Acoustical Ceilings/Treatments										

Value Engineering Log
North County Service Center- GMP



5/20/2025-Revised 1/21/26

	Item Description	Date Identified	Estimated Credit Value	Recommendation By			Accepted	Rejected	Pending	Notes
				CCI	A/E	Owner				
1	Eliminate the sound soak panels through out	05/08/25	\$ (32,250)	x						MBA: Acoustical Engineer recommendation for speech intelligence in conference and training.
1a	Furnish AVL 1" wall panels with Guilford of Maine FR701 fabric	05/12/25	\$ (16,000)	x						
2	Install 15/16 grid in lieu of the 9/16 grid for ACT-1	05/12/25	\$ (14,000)	x						
3	Install Dune 1775 beveled edge teg tile in lieu of Cirrus Tile	05/12/25	\$ (58,250)	x						

Division 10 - Specialties										
1	Eliminate the covered walkway canopies at the west side of the office building	05/08/25	\$ (101,376)	x						MBA: Stakeholder request item.
2	Reduce the quantity of canopies on the east side of the garage only to the walkway from the garage to the south canopy of the office building. This would also eliminate the foundations	05/08/25	\$ (76,640)	x						
3	Defer the folding panel partition in the third floor training room. The support steel will remain	05/08/25	\$ (26,500)	x						MBA: Stakeholder request item.
4	Peachtree's engineering department is reviewing to determine if the component size of the members can be reduced	05/20/25	TBD	x						
Division 11 - Furnishings										
1	Defer the office furniture budget to the owner budget	05/08/25	\$ (1,493,158)	x						MBA: Stakeholder request item.
2	Relocate Clerk Customer service stations, conference tables, chairs, through out to the new NCSC	05/08/25	Owner Item			x				MBA: Stakeholder request item.
Division 13 Kitchen Equipment										
Division 14 - Conveying Equipment										
1	Reduce the elevators in the garage to only one elevator	5/8/2025	\$ (171,709)			x				MBA. Parking consultant recommendation for two elevators if one goes down or maintenance.
2	Eliminate the glass back elevators to normal cab finishes in both elevators	05/08/25	\$ (65,906)		x					MBA: Lack of glass back elevators are a security concern for occupants. Visibility is the issue.
2a	Eliminate the glass back elevators to normal cab finishes in one elevator per item 2	05/08/25	\$ (32,953)		x					MBA: Lack of glass back elevators are a security concern for occupants. Visibility is the issue.
Division 15 - Fire Sprinkler										
Division 22 - Plumbing										
1	In lieu of Sloan wall mounted sinks substitute with a American standard wall mounted sink with floor Mounted Carrier . Hand Dryers will be by others	05/09/25	\$ (249,507)	x						MBA: Sloan sinks are turn key unit which include built in hand dryer and soap dispenser. FM requested a hand dryer in lieu of paper towels going forward.
2	Utilize battery operated flush valves in lieu of electrical operated. This will also save on electrical as well	05/09/25	included	x						MBA: FM request from memory.
3	Use Sloan ESD 501 CP Faucet and Soap Dispenser Combo	05/13/25	included	x						
Division 23 - HVAC										
1	Eliminate the AC requirement for the elevator room at the garage	05/08/25	\$ (40,000)			x				MBA: TKE Elevators recommended this for long term maintenance on the elevator.
2	Utilize HDPE underground piping in lieu of steel	05/09/25	\$ (8,000)	x						

Value Engineering Log
North County Service Center- GMP



5/20/2025-Revised 1/21/26

	Item Description	Date Identified	Estimated Credit Value	Recommendation By			Accepted	Rejected	Pending	Notes
				CCI	A/E	Owner				
Division 26 - Electrical										
1	Eliminate the generator in its entirety which would add battery back up lights and a Manuel transfer switch	05/08/25	TBD		x					MBA: Stakeholder request to continue operations.
1a	Reduce the size of the generator to 150kw in lieu of 1600kw to only run the life safety	05/08/25	\$ (701,495)		x					MBA: Stakeholder request to continue operations.
2	Reduce the amount of remote controlled task lighting	05/08/25	TBD	x						MBA: Stakeholder request item. This needs to be coordinated with the engineer and user group to decide how much to eliminate
3	Reduce the amount of outlets /data to only 2 walls in the office in lieu of 4	05/08/25	\$ (2,500)			x				MBA: Stakeholder request item.
4	TVSS's to be deleted on the subpanels	05/20/25	\$ (10,795)	x						
5	Utilize MC Cable for all Branch Circuits	05/20/25	\$ (69,580)	x						
6	Utilize aluminum wire for all feeders in lieu of copper	05/20/25	\$ (85,570)	x						
7	Eliminate the NETA Third party testing	05/20/25	\$ (58,175)	x						
8	VE the light fixture package	05/20/25	\$ (21,555)	x						
Division 26 - Systems										
1	Eliminate the sound masking system in its entirety	05/09/25	\$ (34,938)	x						MBA: Stakeholder request item.
Division 27 - AV										
1	Reduce the AV by reducing the quantity of tv monitors	05/08/25	TBD			x				MBA: Stakeholder request item.
Total			\$ (7,608,008)				\$ 25,000	\$ -	\$ -	

SDI	1.25%	\$	(95,100)	\$	313
Builder Risk	0.30%	\$	(22,824)	\$	75
Liability	0.67%	\$	(50,974)	\$	168
Professional / Pollution Liability	0.15%	\$	(11,412)	\$	38
Contingency	3.00%	\$	(233,650)	\$	768
CM Fee	5.50%	\$	(441,208)	\$	1,450
P/p Bond	0.72%	\$	(60,935)	\$	200
	11.59%				
Total w markups		\$	(8,524,111)	\$	28,010.32

Tab 7-B

VALUE ENGINEERING LOG- ACCEPTED





Evaluation Criteria: Acceptable -OR- Unsuitable (with explanation)

Item ID	Item Description	CS Recommended	Architect Notes	Estimated Design Cost	Cost Savings vs. Cost Deferral	FM Asset preservation/Feedback	Clerk-CC	Property Appraisal	Tax Collector	Additional Notes
Division 01 General										
1	Delete the Driver Training Trailer from the project which also reduces the schedule duration	\$ 298,260.00	MBA: Stakeholder request item. Design Impact Low, Design Days 1.	\$500	Cost Savings	LM/Agree	Acceptable	Acceptable	Acceptable	
2	Depending on the the amount and description of the accepted alternates this could possibly reduce the schedule which results in savings of the General Conditions		Design Impact None.	\$0	Cost Savings		Acceptable	Acceptable	Acceptable	
3	Potential Sales Tax Savings thru the DPO process	\$ 585,500.00	This if for infomraional puposes. This can vary based on the VE that is selected. Design Impact None.	\$0	Cost Savings	LM/Agree	Acceptable	Acceptable	Acceptable	
Division 02 Sitework										
1	Eliminate the tree aerification system in its entirety	\$ 109,911.00	MBA: Stakeholder requested item to save two grand oaks. Oak trees will probably die in two to three years without the aerification system. May get push back from DRS permitting too. Will need to add trees. Design Impact Low, Design Days 5.	\$10,100	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	
Division 02 Hardscape /Landscape										
1	In lieu of the Perma Deck Substitute a CIP elevated sidewalk	\$ 55,200.00	MBA- Civil engineer redesign required. Design Impact Low, Design Days 10.	\$21,500	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	
4	Remove the 2 large oak trees which would reduce the retaining wall, handrails, eliminate the tree aerification system, elevated sidewalk, and pervious pavers	\$ 394,775.00	MBA: Stakeholder requested item to save 2 grand oaks. May get push back from DRS permitting too. Design Impact Medium, Design Days 7.	\$25,000	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	
5	Eliminate the shade sail and the associated foundations	\$ 62,892	MBA: Stakeholder request item. Design Impact Low, Design Days 3.	\$5,500	Cost Savings	TD - Agrees; LM - Disagrees	Acceptable*	Acceptable	Acceptable	CC: Are there any alternative plans for covering this area? Or was this only aesthetic? PCTC: We have suggested that in lieu of the shade sail that the covered walkway be extended to shade at least a portion of the exterior break area and connect the parking garage to the covered walkway.
Division 03 Architectural Concrete										
1	Use standard galvanized Tee to Tee Flange connectors for the parking garage in lieu of stainless steel	\$ 17,500.00	Design Impact Low, Design Days 2.	\$3,000	Cost Savings	I recommend staying with the stainless steel (TD) LM-TD Disagree	Acceptable	Acceptable	Acceptable	
2	Eliminate Chamfers at interior unformed panel edges	\$ 15,000.00	Design Impact Low, Design Days 3.	\$5,000	Cost Savings	LM/Agree	Acceptable	Acceptable	Acceptable	
Division 05 - Structural Steel										
1	Reduce the front entry canopy by eliminating the cantilevered overhang and reducing it to just at the entry. This reduces the steel, roofing, metal panels, painting, decorative columns	\$ 131,316.00	MBA: Stakeholder request for covered customer drop-off and for cover for Dropbox(s). Design Impact Medium, Design Days 20.	\$31,125	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	



Evaluation Criteria: Acceptable -OR- Unsuitable (with explanation)

Item ID	Item Description	CS Recommended	Architect Notes	Estimated Design Cost	Cost Savings vs. Cost Deferral	FM Asset preservation/Feedback	Clerk-CC	Property Appraisal	Tax Collector	Additional Notes
Division 07 - Moisture & Thermal Protection										
1	Eliminate the decorative grilles at the first floor of the garage and eliminate the aluminum framing at the second	\$ 353,400	MBA: Stakeholder request for security at the garage to eliminate access to the garage perimeter . Design Impact Low, Design Days 7.	\$7,300	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
2	In lieu of the metal panels at the office building substitute a Stucco or EIFS product	\$ 173,955	MBA: Stakeholder requested color scheme includes dark blue accent which will fade. ACM has a 20 year guaranty non fade and impact resistant. EIFS is problematic and paint will fade. Stucco will be significant envelope redesign and cost to make it impact resistant. The Design Team does not recommend this VE Item because of the historic failure problems with EIFS products. Design Impact Medium to High, Design Days 30.	\$31,200	Cost Savings/ Long term Cost Deferral	LM Disagree	Acceptable	Acceptable	Acceptable	
3	Utilize a standard color in lieu of the custom "Tempe Star Blue" color	\$ 25,000	MBA: Stakeholder requested color match. Design Impact Low, Design Days 3.	\$3,000	Cost Savings	LM Agree	Acceptable	Acceptable	Unsuitable	PCTC: There was design intent and agreement between stakeholders to standardize the exterior colors already in place at both the South County Service Center and Mid County offices and continuing with the same color scheme provides branding and familiarity for citizens visiting these offices.
4	Eliminate the metal panels in their entirety at the garage and substitute texcote paint	\$ 122,031	MBA: Stakeholder requested color scheme includes dark blue accent which will fade. ACM has a 20 year guaranty non fade. EIFS is problematic and paint will fade. Texcote has a 10 year guaranty and will need to be repainted at some point. Design Impact Low, Design Days 10.	\$10,400	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	
7	In lieu of the Sarnafil TPO .060 mil substitute a Carlisle Syntec TPO .60 Roof	\$ 145,370	MBA: Design and Construction requested PVC not TPO. Change from PVC to TPO and manufacturer. Please verify. Design Impact Low, Design Days 10.	\$10,400	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
8	In lieu of the pre-manufactured coping substitute a shop fabricated coping cap. Our Roofer is a certified ANSI/SPRI custom sheet metal shop	\$ 18,500	MBA: Depends on roof manufacturer's warranty, manufacturer may not accept shop broke metal coping and flashing. Design Impact Low, Design Days 2.	\$2,080	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
9	In lieu of tapered insulation and a structural concrete on metal deck use a LWIC product. This would eliminate the structural concrete and tapered insulation	\$ 185,000	MBA: The Design Team does not recommend this VE Item because of the historic failure problems with LWIC products. Design Impact: Medium, Design Days 20.	\$25,800	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
Division 08 - Glass and Glazing										
1	Eliminate the curtainwall at the garage which would make the stairwell open air which would require aluminum handrails in lieu of metal	\$ 241,500	MBA: Exposes the stairwells to rain and weather which could be a slip and fall issue at some point. Design Impact: Low, Design Days 15.	\$22,200	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	
Division 09 - Drywall & Metal Framing / Stucco / Exterior Cladding										
1	Eliminate the level 5 finish and utilize level 4 throughout	\$ 80,735	MBA: Lower level wall finish throughout the building. Design Impact: Low, Design Days 2.	\$1,440	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
3	Utilize Fi-Foil insulation in lieu of 2-1/2" rigid insulation at the perimeter	\$ 75,500	MBA: Not familiar with this product. Need more information. Design Impact: Medium, Design Days 15.	\$21,600	Cost Savings	TD Disagree: I recommend no change; LM Agree	Acceptable	Acceptable	Acceptable	
4	Only run interior walls to 6" above ceilings in lieu of deck high	TBD	MBA: This will impact acoustical performance of the partitions throughout the project. This VE is not do align with the Acoustical Engineer's recommendations for sound attenuation and mitigation for adjacent spaces. Design Impact: Medium, Design Days 15.	\$15,600	Cost Deferral	LM-TD Disagree; I recommend no change	Acceptable	Unsuitable	Unsuitable	PAO: Would be a noise issue for common walls between departments PCTC: This may be acceptable in some areas, however conference spaces and some private offices which we can identify on a floorplan where conversations within the private offices should not be able to be overheard from adjacent spaces.
Division 09 - Flooring										
2	Eliminate the vinyl stair treads in the BOH areas	\$ 29,288	MBA: Safety treads. Design Impact: Low, Design Days 3.	\$3,320	Cost Savings	LM-TD Agree	Acceptable*	Acceptable	Acceptable	CC: Is an alternative to vinyl treads, such as stair skid strips available at a lower cost? Potential safety hazard
Division 09 - Acoustical Ceilings/Treatments										
1	Eliminate the sound soak panels through out	\$ 32,250	MBA: Acoustical Engineer recommendation for speech intelligence in conference and training. Design Impact: Low, Design Days 3.	\$3,500	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
1a	Furnish AVL 1" wall panels with Guilford of Maine FR701 fabric	\$ 16,000	MBA: We need more information on this VE. Design Impact: Low, Design Days 2.	\$2,080	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
2	Install 15/16 grid in lieu of the 9/16 grid for ACT-1	\$ 14,000	MBA: We need more information on this VE. Design Impact: Low, Design Days 2.	\$2,080	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
3	Install Dune 1775 beveled edge teg tile in lieu of Cirrus Tile	\$ 58,250	MBA: We are not familiar with Dune 1775 beveled. We need more information on this VE. Design Impact: Low, Design Days 2	\$2,080	Cost Savings	LM-TD Agree; I agree, could use 1772B	Acceptable	Acceptable	Acceptable	



Evaluation Criteria: Acceptable -OR- Unsuitable (with explanation)

Item ID	Item Description	CS Recommended	Architect Notes	Estimated Design Cost	Cost Savings vs. Cost Deferral	FM Asset preservation/Feedback	Clerk-CC	Property Appraisal	Tax Collector	Additional Notes
Division 10 - Specialties										
4	Peachtree's (Subcontractor) engineering department is reviewing to determine if the component size of the members can be reduced		Design Impact: Low, Design Days TBD	\$0	Cost Savings		Acceptable	Acceptable	Acceptable	
Division 11 - Furnishings										
2	Relocate Clerk Customer service stations, conference tables, chairs, through out to the new NCSC		MBA: Stakeholder request item. Design Impact: Low, Design Days 3.	\$3,120	Cost Deferral		Acceptable	Acceptable	Acceptable	
Division 22 - Plumbing										
1	In lieu of Sloan wall mounted sinks substitute with a American standard wall mounted sink with floor Mounted Carrier . Hand Dryers will be by others	\$ 249,507	MBA: Sloan sinks are turn key unit which include built in hand dryer and soap dispenser. FM requested a hand dryer in lieu of paper towels going forward. Design Impact: Medium, Design Day 5.	\$6,750	Cost Savings	LM-TD Agree(LM agrees with hand dryers)	Acceptable*	Acceptable	Acceptable	CC: Preference is for paper towel option to go along with hand dryers for sanitary purposes.
2	Utilize battery operated flush valves in lieu of electrical operated. This will also save on electrical as well		MBA: FM request from memory. Design Impact: Low, Design Days 3.	\$2,120	Cost Savings	LM-TD Agree (Battery operated preferred)	Acceptable	Acceptable	Acceptable	
3	Use Sloan ESD 501 CP Faucet and Soap Dispenser Combo		Design Impact: Low, Design Days 3.	\$2,120	Cost Savings		Acceptable	Acceptable	Acceptable	
Division 23 - HVAC										
2	Utilize HDPE underground piping in lieu of steel	\$ 8,000	Design Impact: Low, Design Days 1.	\$750	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	
Division 26 - Electrical										
5	Utilize MC Cable for all Branch Circuits	\$ 69,580	Design Impact: Low, Design Days 1.	\$725	Cost Savings	TD Agrees; LM Disagrees	Acceptable	Acceptable	Acceptable	
7	Eliminate the NETA Third party testing	\$ 58,175	Design Impact: Low, Design Days 1.	\$725	Cost Savings	LM-TD Agree	Acceptable	Acceptable	Acceptable	
8	VE the light fixture package		Design Impact: Low, Design Days 3.	\$4,760	Cost Savings	LM Agree	Acceptable	Acceptable	Acceptable	PCTC: Provided the comments regarding the controllable task lighting are addressed.
Total		\$ 3,626,395		\$ 286,875						

SDI	\$ 45,329.94	
Builder Risk	\$ 10,879.19	
Liability	\$ 24,296.85	DESIGN IMPACT WORK DAYS
Professional / Pollution Liability	\$ 5,439.59	DESIGN IMPACT NONE (0 DAYS):
Contingency	\$ 111,370.22	DESIGN IMPACT LOW (10 DAYS):
CM Fee	\$ 210,304.09	DESIGN IMPACT MEDIUM (20 DAYS):
P/p Bond	\$ 29,044.91	DESIGN IMPACT HIGH (30 DAYS):
Design Fee Estimate	\$ (286,875.00)	
Total Estimated Savings	\$ 3,776,185	

Tab 8

RFI LOG



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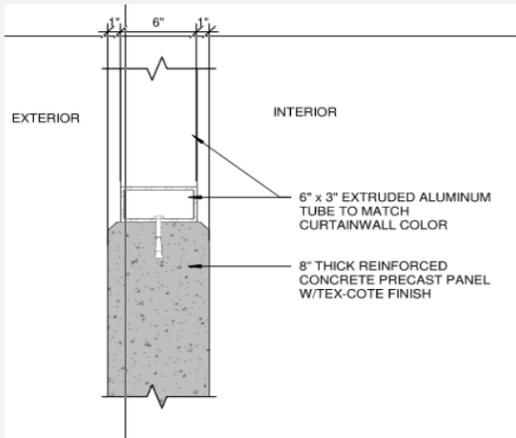


RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
1	3/7/2025	Waterproofing	Specification section 07 90 20 details expansion joints for the garage. However, they do not appear to be shown on the drawings. Please provide where the locations are shown on the drawings.	There are no expansion joints within the garage. CL 3/17/25	3/18/2025	Closed
2	3/7/2025	Waterproofing	Drawings A9-1.1 and A9-2.2 show bentonite waterproofing at the porte cochere footers and slab. 1) Please confirm if the bentonite is just to wrap the foundation walls or if it is supposed to continue underneath the entire porte cochere slab 2) Please confirm that it is just the porte cochere area / elevators that are to receive bentonite waterproofing and no other foundations are to receive it.	Note 14 for bentonite waterproofing on drawings A9-2.1 and A9-2.2 will be deleted. Details will be revised on a future addendum. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
3	3/7/2025	Signage	Is there an interior signage schedule available?	Reference Panel Signage specification section 10 14 23 / 1.06.C. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
4	3/7/2025	Toilet Accessories	The drawings state that soap dispensers (TA6H) are OFCI: 1) The schedule says that they are surface mounted. However, it appears that some may be deck mounted. Please confirm whether or not soap dispensers are deck mounted or surface mounted. 2) The drawings do not appear to show the location of TA6H. Please advise where they go.	1. Soap dispensers (TA6H) are wall mounted. Other soap dispensers are part of the restroom faucet/sinks per detail B3e/A18-1. 2. Locations of TA6H are shown on A7 and A17 series. They should be installed 40 to the bottom of the soap dispenser. Toilet Accessory schedules will be updated on a future addendum.	3/18/2025	Closed
5	3/7/2025	Boardwalk	Sheets C-300 and C-602 are calling for a Permatrak Boardwalk in front of the garage. Sheets AS3-3 and AS3-4 call for a suspended slab. Which is accurate?	In discussing with the project team, the Perma Trak System shown on the Civil plans is the preferred option to price, however, additional solutions would be considered should the contractors have alternative methods to achieve the connection from the Garage to the Building, while minimizing the impacts to the two grand trees to be saved	3/18/2025	Closed
6	3/7/2025	Roofing	Sheet A9.1 is calling for a perlite coverboard for the roof. There are concerns regarding the feasibility of adhering a single ply membrane to the perlite. Would a gyp. board or polyiso based coverboard be acceptable?	Spec 07 54 19 specifies DensDeck Prime Roof Board, not Perlite. Roofing notes will be revised to show DensDeck Prime Roof Board per the roof manufacturers specs in a future addendum. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
7	3/7/2025	Roofing	The notes on the roof plan call for MIN R=30, but the details show 2.5" PolyISO at the drains, which would only be MIN R=14.4. It also shows a detail for 3.5" at the drains, which would only be MIN R=20.5. Should that note be AVG R=30?	Yes, the intent is for AVG R=30. Details will be updated to show 2.5 Polyiso at the roof drains. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
8	3/10/2025	Abatement	Is there an asbestos survey available for the buildings that are to be demolished?	Refer to Spec 00 31 26 Existing Hazardous Materials for information w/ report. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
9	3/10/2025	Roofing	Would light weight insulated concrete in lieu of tapered insulation at the roof be acceptable?	No. Lightweight insulated concrete is not acceptable. Ivan Gatev / Scott Bernauer	3/18/2025	Closed

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RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
10	3/10/2025	Metal Panels	Parking Garage Elevation Key Note 1 on sheet AG10-1.1 calls for "Sherwin Williams (Tempe Star) ACM Panels on 8" Pre-Cast Conc. Panel." Can you please provide clarification on what this system is calling for? Is it ACM panels or painted concrete?	Keynote #1 will be Revised to DELETE Sherwin Williams note. Keynote #13 will be Revised to ADD Tex-cote to the note. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
11	3/10/2025	Aluminum	Sheet AG15-3 details the Hendricks aluminum tubes that are to go on the first and second floor of the parking garage. There will be no way to bolt them to the precast panel without putting a hole in to the top of the frame. Please advise if there are any alternative details we can use. 	The second-floor aluminum frame details will be revised to show the anchor counter-sunk at surface coming in from outside of the frame, similar to the first-floor perforated panel details. Only the first-floor system is a Hendrick product, the second-floor details show generic aluminum framing by YKK. Ivan Gatev / Scott Bernauer	3/18/2025	Closed
12	3/11/2025	Civil	Civil Sheet C-403 shows unmarked piping and inlets at the chiller yard that tie back to the ST-1 & ST-2. Please provide the size the type of inlets.	Refer to Plumbing Drawings for storm piping within CEP. External to CEP, those inlets should be 30 Nyoplast Yard Drains, and the piping would be minimum 12 A2000 PVC Storm Pipe.	3/18/2025	Closed
13	3/11/2025	Civil	Civil Sheet C-403 shows unmarked piping from ST-2 to the building with a cleanout. Please provide the size and type of the pipe.	Refer to Plumbing Drawings, this should be a 4 Condensate Line leaving the building into ST-2.	3/18/2025	Closed
14	3/11/2025	Civil	Civil Sheet C-401 C-402, and C-403 shows a dotted line noted as canopy. Is this storm water piping? Please provide the size and type of the pipe.			
15	3/11/2025	Precast	The specifications note to provide precast structural concrete with commercial architectural finish. The drawings appear to show tex coat. Can you please confirm tex coat is accurate?	See arch for finishes. CL 3/17/23 Applied Tex-Cote finish is correct. However, a smooth architectural concrete finish is expected prior to application of Tex-Cote. Ivan Gatev 3/18/25	3/18/2025	Closed

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RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
16	3/11/2025	Precast	The specifications note PCI-MCL-116 C4 or C4A. One of our bidders wants to provide C3. Can you please confirm if this is acceptable?	Plant certifications are to be per specifications. CL 3/17/2025 C3 certification is acceptable. Ivan Gatev 3/20/2025	3/20/2025	Closed
17	3/11/2025	Precast	The specifications note insulated wall panels with an R value of 24. Can you please confirm this is not applicable?	Confirmed. This is not applicable. CL 3/17/25 This is not applicable. On spec 03 41 00, paragraphs 2.11 and 2.15 for insulated wall panels and accessories will be removed entirely. Ivan Gatev	3/18/2025	Closed
18	3/11/2025	Precast	One of our bidders wants to provide 3/4" exterior chamfers at panel edges and exclude interior chamfers at panel edges. Can you advise if this is acceptable?	No, refer to architectural precast details. All exposed interior and exterior panel edges will be chamfered where indicated. Ivan Gatev	3/18/2025	Closed
19	3/11/2025	Precast	One of our bidders wants to provide their standard connection details, product sizes, and layout at the building in lieu of what is shown. Would this be acceptable?	Alternate details may be acceptable. Sizes and layout shall be approved by design team prior to any changes. CL 3/17/25	3/18/2025	Closed
20	3/11/2025	Precast	The structural drawings note 10 PSF for superimposed dead load at the garage. According to one of our bidders, they typically see this as 5 PSF. Is it acceptable to reduce to 5 PSF?	5 psf superimposed DL is acceptable. CL 3/17/25	3/18/2025	Closed
21	3/11/2025	Precast	The structural drawings note 10" thick lite walls. According to one of our bidders, they typically provide these walls as 8" thick. Is this acceptable?	8" is structurally acceptable. CL 3/17/25	3/18/2025	Closed
22	3/11/2025	Precast	Are adding columns adjacent to the stair / elevator towers at the garage acceptable?	This is structurally acceptable but must be approved by architect. CL 3/17/25 Adding columns adjacent to the stair/elevator towers at the garage to pick up the spandrel panel is acceptable. Ivan Gatev	3/18/2025	Closed
23	3/11/2025	Precast	The stair towers for the garage show a lot of glass/metal framing and do not have precast framing to support the stairs and landings. The cross sections show precast stair/landings. One of our bidders recommend the stair/landings be metal pan supported by metal framing. Is this acceptable? If not, our bidder states that the stair tower walls need to be extended to support stair landings. Is this acceptable?	Metal pan stairs are not acceptable. There is steel structure provided for support of the precast landings. CL 3/17/25	3/18/2025	Closed
24	3/11/2025	Precast	The structural drawings note 30" deep pre-topped double tees on the plans. The connection details on the structural drawings show field topped double tees. Please confirm we are to provide pre-topped double tees.	Pretopped are acceptable. CL 3/17/25	3/18/2025	Closed

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RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
25	3/11/2025	Precast	One of our bidders wants to provide their standard connection details, product sizes, and layout at the garage in lieu of what is shown. Would this be acceptable?	See RFI 19 CL 3/17/25	3/18/2025	Closed
26	3/11/2025	Precast	One of our bidders wants to provide a dry system at non-load beading ends (double tee to spandrel) in lieu of providing CIP wash pour strips. Is this acceptable?	This is acceptable for ends not bearing double tees as described. CL 3/17/25	3/18/2025	Closed
27	3/13/2025	Low Voltage	What type of innerduct is this project requiring?	Corrugated-type innerduct shall be utilized for all communication cabling. Greg Bowen 3-18-2025	3/18/2025	Closed
28	3/13/2025	Low Voltage	There are multiple types of fiber list on the material list. Which is the correct one required for this project?	The fiber requirements are included on Drawing E5-8 Electrical details. The Owner provided material list included in the specifications is a Master list and Not all fiber types are required for this project. Greg Bowen 3-18-2025	3/18/2025	Closed
29	3/13/2025	Low Voltage	There is a spec section for Code Blue in the parking garage, but none shown on drawings. Is a code blue system required in the garage?	3/11/25 Response Refer to the Architectural Shop Drawings for the downspout port for the Pedestrian Canopy thru the Columns for initial size of conduit, however, all manifold piping under slab, parking lot and thru the retaining wall will be a minimum of 12" in size, with PVC material for the Canopy Drain Lines. 3/20/25 Response The dotted line noted as canopy is a 12" PVC stormwater collector pipe. Refer to Architectural Detail E1 on sheet A9-3.2 for 3" canopy downspout connection. Refer to civil plan sheets C-401 through C-403 for continuation to a 12" PVC collector pipe. The 3" extension pipe from each column will wye into the 12" PVC pipe.	3/18/2025	Closed
30	3/13/2025	Low Voltage	Material list has two types of patch panels. Angled or Flat. Which is required for this project?	Owner is required to provide direction to this question. The engineer would be acceptable with either. Greg Bowen 3-18-2025 Patch panels shall be Angled factory preloaded panels with a performance requirement of CAT6, per owner's division 27 specifications. Ivan Gatev	3/19/2025	Closed
31	3/13/2025	Civil	The utility plan shows a 6" Fire Line w/ FDC coming from the parking garage. However, the plans do not appear to show a fire line from the DDCV running to the parking garage. Is one required?	is our understanding that the Parking Garage has a Dry Fire Line System, and that No Fire Main is going to the garage, only a fire FDC coming from the garage that would be filled by the Pumper Truck Please coordinate with Fire Protection if this is incorrect direction. This is correct. The Garage just has a dry standpipe system. Greg Bowen 3-18-2025	3/18/2025	Closed

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RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
32	3/17/2025	Flooring	The finish schedule on sheet ID5-1, ID5-2, and ID5-3 has two different types of "VC1". Please advise which one is to be used.	The correct one is the Johnsonite 63 Burnt Umber. Shari Bennett	3/18/2025	Closed
33	3/17/2025	Shade Structure	Please provide the heights (column height / height at 2 places it is connecting to building / garage) and dimensions of the shade structure	The column is at 14-0 from first floor level, the connect point at the column is 13-0 A.F.F. and the other two points are at 15-0 A.F.F. The distance from main building to parking garage is 33-11 field verify prior to installation. The distance from column to the wall connections are at 49-11 field verify dimensions prior to installation, see attachment. An Addendum will be issued with these dimensions. Alvaro Coronel See supporting sketch in RFI log - KP	3/18/2025	Closed
34	3/18/2025	Concrete	D1 / AG20 shows the wash pours and references the structural drawings. However, these do not appear to be shown the structurals. Please advise where / if these are shown on the structurals.	The structural drawings do not show wash pours currently, however a 3 0 wide concrete wash pour is required at the perimeter spandrel panels and at the interior light wall panels typically. The depth of the concrete wash pour varies from 2 to 4 at the edge in height. Ivan Gatev	3/18/2025	Closed
35	3/18/2025	Concrete	Sheet AG-5-2 shows a field - topped slab around the elevator on the second floor. There is no field - topped slab shown on the 3rd floor. Please confirm that this is accurate there is no field - topped slab on the 3rd floor. If there is a field topped slab on the 3rd floor, please provide a thickness.	Area indicated in blue is field-topped concrete pour and varies from 2 to 4 in depth to maintain max 2% cross slope for ADA at the 2nd floor. This same concrete pour will also be indicated at the 3rd floor. Ivan Gatev	3/18/2025	Closed
36	3/18/2025	Concrete	Sheet AG5-2 shows a field - topped slab around the elevator on the second floor. E1 / AG20-1 references this field - topped slab as by the precast engineer. Please clarify which is accurate. If it is field - topped. Please confirm the thickness is 2".	Add area for field-topped concrete pour similar to 2nd floor at 3rd floor. Pour varies from 2 to 4 in depth to maintain max 2% cross slope for ADA at 3rd floor. Ivan Gatev	3/18/2025	Closed
37	3/19/2025	HVAC	It does appear that there are any HVAC controls or sequences shown in the drawings. Please advise where this information can be located?	See the attached Controls Drawings including proposed sequences of operations and instrumentation requirements that will be issued in Addendum #1. Greg Bowen 3-19-2025	3/19/2025	Closed
38	3/19/2025	HVAC	Are there any HVAC schedules available for the equipment in the parking garage?	See the attached schedules for the HVAC equipment within the garage that will be issued in Addendum #1. Greg Bowen 3-19-2025	3/19/2025	Closed
39	3/19/2025	Plumbing	P2-1 shows a tmv on each enlarged plan. Please provide a model number.	TMV shall be a Symmons model #7-500A-W 1" inlet/ 1/4" outlet. John Hannan 3/20/2025	3/19/2025	Closed

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RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
40	3/19/2025	Plumbing	P5-1 shows a tmv on the water heater diagram. Please provide model number.	TMV shall be a Symmons model #7-500A-W 1" inlet/ 1/4" outlet. John Hannan 3/20/2025	3/19/2025	Closed
41	3/19/2025	Plumbing	P0-1 L-1 and L-2 model numbers are incomplete per Ferguson. Ferguson states for accurate pricing please use the sloan sink configurator. Please confirm this is acceptable.	The L1 and L2 shall be a Sloan 1-Station Wall-Mounted Sink model AD-81000 Rush Street. Include: Sloan EDH-420 deck mount hand dryer, Sloan EBF/ETF 425/420 Series auto sensor faucet, and Sloan ESD-420 sensor operated foam soap dispenser. John Hannan 3/20/2025	3/19/2025	Closed
42	3/19/2025	Plumbing	P1-1, P1-2, and P1-3 show a IMVB ice maker valve box. Ferguson says model number is incomplete. Please clarify model number.	Plumbing Fixture Schedule P0-1 shows Guy Grey FR-12 or Equal. John Hannan 3/20/2025	3/19/2025	Closed
43	3/19/2025	Plumbing	P1-5 shows a RPBP. Ferguson says model number is incomplete. Please clarify model number.	WATTS RPZ 909 John Hannan 3/20/2025	3/19/2025	Closed
44	3/24/2025	Audio/Visual	See RFI PC44	See RFI PC44	3/25/2025	Closed
45	10/9/2025	Metal Panels	am I correct in assuming that all of the ACM panels have been removed from the garage stair towers? The architect didn't actually remove the #1 material call outs on the elevations on sheets AG10-1 and AG10-1.1 even though the legend now says that #1 is unused.	Yes, all ACM panels have been removed from the garage stair towers. Drawings AG10-1 and AG10-1.1 will be revised to show the correct keynote call out in future addendum #7. -Ivan Gatev	10/13/2025	Closed
46	10/9/2025	Mechanical	Can we get a VFD schedule	VFDs are shown on the Mechanical floor plans for each AHU scheduled on Drawing M4-1 (9 AHUs total). VFDs should be sized to match the fan horsepower rating on the AHU schedule. VFDs are shown on the Mechanical floor plans for each CHW Pump scheduled on Drawing M4-1 (3 Pumps total). VFDs should be sized to match the pump horsepower rating on the Pump schedule. Those are the only VFDs required on the project. For Clarification to the Bidders: All of the Blower Coil Fan coil units scheduled on Dwg M4-1 (BCU-1 thru BCu-5) are variable speed fans but accomplished with ECM fan motors. Five units total. No VFDs needed. All of the RELIEF fans scheduled on Dwg M4-3 (RF 1-1-1, 1-3-1,2-1-1,2-2-1,3-1-1,3-2-1)) are variable speed fans but accomplished with ECM fan motors. Six units total. No VFDs needed. -Greg Bowen	10/13/2025	Closed
47	10/9/2025	Structural	. Our piling designer has asked a couple of questions that I could not answer, and I want to make sure the piling we are pricing can perform as the engineer requires. 1.Are the loads shown in the plans factored or unfactored? 2.What is the moment that goes with the shear	1.Loads given on S0-1 are service level, unfactored loads. 2.The required capacities are provided on S0-1. The pile design moment would be a function of the specified capacities and the geotechnical properties. The design is delegated per Precast Pre-Stressed Concrete Pile note #2. CL - 10/14/25	10/15/2025	Closed

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RFI Question No.	RFI Date	Bid Package	RFI Question	Response from A/E	RFI Response Date	Status
48	10/21/2025	Aluminum	There is still a small amount of decorative perforated panels on the garage (2/AG10-1). The updated specs call for .25" thick aluminum panels. Details on AG15-3 call for 3/16" aluminum panels. Which thickness should we price?	Yes, there are still decorative perforated panels on the east elevation of the parking garage on 2/AG10-1. Per the manufacturer, 0.190" (3/16") is the recommended panel thickness for our wind loads and our specification 07 42 00 will be updated to call for .190" in lieu of .25" in the addendum #7. -Ivan Gatev	10/21/2025	Closed
49	10/23/2025	Canopy	There is a significant design issue regarding the aluminum walkway covers. The plans are showing the majority of the canopy columns adjacent to the building, less than 5" away from each other per the details on sheet A9-3.2. This will create a footing conflict between the canopy column footing and the building footing, see details E1 and E4 on sheet A9-3.2. Because this is a cantilevered walkway canopy, the footings will be larger than typical walkway footings.	Structural has provided caps as foundations for canopy columns to connect to, as well as additional foundations for the walkway between the office building and the garage. Canopy columns will be embed a minimum 2'-0" into shallow spread foundations and a baseplate connection to the pile caps. New spread foundations will be provided for the canopy columns between the parking garage and office building.		



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RFI

DATE:	March 20, 2025	RFI #	PC1 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Specification section 07 90 20 details expansion joints for the garage. However, they do not appear to be shown on the drawings. Please provide where the locations are shown on the drawings.</p>	
DATE:	3/7/25

ANSWER:	
<p>There are no expansion joints within the garage.</p> <p>CL 3/17/25</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC2 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Drawings A9-1.1 and A9-2.2 show bentonite waterproofing at the porte cochere footers and slab.</p> <p>1) Please confirm if the bentonite is just to wrap the foundation walls or if it is supposed to continue underneath the entire porte cochere slab</p> <p>2) Please confirm that it is just the porte cochere area / elevators that are to receive bentonite waterproofing and no other foundations are to receive it.</p>	
DATE:	3/7/25

ANSWER:	
<p>Note 14 for bentonite waterproofing on drawings A9-2.1 and A9-2.2 will be deleted.</p> <p>Details will be revised on a future addendum.</p> <p>Ivan Gatev / Scott Bernauer</p>	
DATE:	3/18/2025



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RFI

DATE:	March 20, 2025	RFI #	PC3 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Is there an interior signage schedule available?	
DATE:	3/7/25

ANSWER:	
Reference Panel Signage specification section 10 14 23 / 1.06.C.	
Ivan Gatev / Scott Bernauer	
DATE:	3/18/2025



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RFI

DATE:	March 20, 2025	RFI #	PC4 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>The drawings state that soap dispensers (TA6H) are OFCI: 1) The schedule says that they are surface mounted. However, it appears that some may be deck mounted. Please confirm whether or not soap dispensers are deck mounted or surface mounted. 2) The drawings do not appear to show the location of TA6H. Please advise where they go.</p>	
DATE:	3/7/25

ANSWER:	
<ol style="list-style-type: none"> Soap dispensers (TA6H) are wall mounted. Other soap dispensers are part of the restroom faucet/sinks per detail B3e/A18-1. Locations of TA6H are shown on A7 and A17 series. They should be installed 40" to the bottom of the soap dispenser. <p>Toilet Accessory schedules will be updated on a future addendum.</p> <p>Ivan Gatev / Scott Bernauer</p>	
DATE:	3/18/2025



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RFI

DATE:	March 20, 2025	RFI #	PC5 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Sheets C-300 and C-602 are calling for a Permatrak Boardwalk in front of the garage. Sheets AS3-3 and AS3-4 call for a suspended slab. Which is accurate?</p>	
DATE:	3/7/25

ANSWER: Bryan Zarlenga, Stantec	
<p>In discussing with the project team, the Perma Trak System shown on the Civil plans is the preferred option to price, however, additional solutions would be considered should the contractor's have alternative methods to achieve the connection from the Garage to the Building, while minimizing the impacts to the two grand trees to be saved.</p>	
DATE:	March 11, 2025



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RFI

DATE:	March 20, 2025	RFI #	PC6 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Sheet A9.1 is calling for a perlite coverboard for the roof. There are concerns regarding the feasibility of adhering a single ply membrane to the perlite. Would a gyp. board or polyiso based coverboard be acceptable?</p>	
DATE:	3/7/25

ANSWER:	
<p>Spec 07 54 19 specifies DensDeck Prime Roof Board, not Perlite. Roofing notes will be revised to show DensDeck Prime Roof Board per the roof manufacturer's specs in a future addendum.</p> <p>Ivan Gatev / Scott Bernauer</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC7 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>The notes on the roof plan call for MIN R=30, but the details show 2.5" PoyISO at the drains, which would only be MIN R=14.4. It also shows a detail for 3.5" at the drains, which would only be MIN R=20.5. Should that note be AVG R=30?</p>	
DATE:	3/7/25

ANSWER:	
<p>Yes, the intent is for AVG R=30. Details will be updated to show 2.5" Polyiso at the roof drains.</p> <p>Ivan Gatev / Scott Bernauer</p>	
DATE:	3/18/2025



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RFI

DATE:	March 20, 2025	RFI #	PC8 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Is there an asbestos survey available for the buildings that are to be demolished?	
DATE:	3/10/25

ANSWER:	
Refer to Spec 00 31 26 Existing Hazardous Materials for information w/ report.	
Ivan Gatev / Scott Bernauer	
DATE:	3/18/2025



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RFI

DATE:	March 20, 2025	RFI #	PC9 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Would light weight insulated concrete in lieu of tapered insulation at the roof be acceptable?	
DATE:	3/10/25

ANSWER:	
No. Lightweight insulated concrete is not acceptable.	
Ivan Gatev / Scott Bernauer	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC10 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Parking Garage Elevation Key Note 1 on sheet AG10-1.1 calls for "Sherwin Williams (Tempe Star) ACM Panels on 8" Pre-Cast Conc. Panel." Can you please provide clarification on what this system is calling for? Is it ACM panels or painted concrete?</p>	
DATE:	3/10/25

ANSWER:	
<p>Keynote #1 will be Revised to DELETE "Sherwin Williams" note.</p> <p>Keynote #13 will be Revised to ADD "Tex-cote" to the note.</p> <p>Ivan Gatev / Scott Bernauer</p>	
DATE:	3/18/2025



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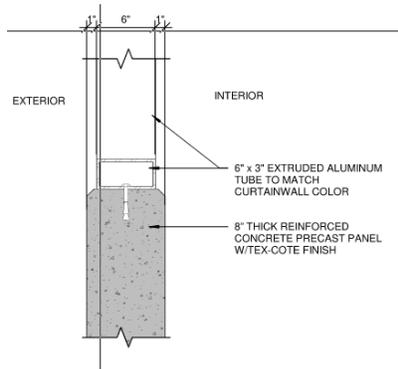
RFI

DATE:	March 20, 2025	RFI #	PC11 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:

Sheet AG15-3 details the Hendricks aluminum tubes that are to go on the first and second floor of the parking garage. There will be no way to bolt it into the precast panel without putting a hole in to the top of the frame. Please advise if there are any alternative details we can use.



DATE:	3/10/25
--------------	---------

ANSWER:

The second-floor aluminum frame details will be revised to show the anchor counter-sunk at surface coming in from outside of the frame, similar to the first-floor perforated panel details. Only the first-floor system is a Hendrick product, the second-floor details show generic aluminum framing by YKK.

Ivan Gatev / Scott Bernauer

DATE:	3/18/2025
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RFI

DATE:	March 20, 2025	RFI #	PC12 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Civil Sheet C-403 shows unmarked piping and inlets at the chiller yard that tie back to the ST-1 & ST-2. Please provide the size the type of inlets.</p>	
DATE:	3/11/25

ANSWER: Bryan Zarlenga, Stantec	
<p>Refer to Plumbing Drawings for storm piping within CEP. External to CEP, those inlets should be 30" Nyoplast Yard Drains, and the piping would be minimum 12" A2000 PVC Storm Pipe.</p>	
DATE:	March 11, 2025



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RFI

DATE:	March 20, 2025	RFI #	PC13 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Civil Sheet C-403 shows unmarked piping from ST-2 to the building with a cleanout. Please provide the size and type of the pipe.	
DATE:	3/11/25

ANSWER: Bryan Zarlenga, Stantec	
Refer to Plumbing Drawings, this should be a 4" Condensate Line leaving the building into ST-2.	
DATE:	March 11, 2025



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RFI

DATE:	March 20, 2025	RFI #	PC14 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Civil Sheet C-401 C-402, and C-403 shows a dotted line noted as canopy. Is this storm water piping? Please provide the size and type of the pipe.	
DATE:	3/11/25

ANSWER: Bryan Zarlenga, Stantec	
<p><u>3/11/25 Response</u> Refer to the Architectural Shop Drawings for the downspout port for the Pedestrian Canopy thru the Columns for initial size of conduit, however, all manifold piping under slab, parking lot and thru the retaining wall will be a minimum of 12" in size, with PVC material for the Canopy Drain Lines.</p> <p><u>3/20/25 Response</u> The dotted line noted as canopy is a 12" PVC stormwater collector pipe. Refer to Architectural Detail E1 on sheet A9-3.2 for 3" canopy downspout connection. Refer to civil plan sheets C-401 through C-403 for continuation to a 12" PVC collector pipe. The 3" extension pipe from each column will wye into the 12" PVC pipe.</p>	
DATE:	March 20, 2025



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RFI

DATE:	March 20, 2025	RFI #	PC15 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>The specifications note to provide precast structural concrete with commercial architectural finish. The drawings appear to show tex coat. Can you please confirm tex coat is is accurate?</p>	
DATE:	3/11/25

ANSWER:	
<p>See arch for finishes.</p> <p>CL 3/17/23</p> <p>Applied Tex-Cote finish is correct. However, a smooth architectural concrete finish is expected prior to application of Tex-Cote.</p> <p>Ivan Gatev 3/18/25</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC16 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
The specifications note PCI-MCL-116 C4 or C4A. One of our bidders wants to provide C3. Can you please confirm if this is acceptable?	
DATE:	3/11/25

ANSWER:	
Plant certifications are to be per specifications. CL 3/17/2025 C3 certification is acceptable. Ivan Gatev 3/20/2025	
DATE:	3/20/2025



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RFI

DATE:	March 20, 2025	RFI #	PC17 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
The specifications note insulated wall panels with an R value of 24. Can you please confirm this is not applicable?	
DATE:	3/11/25

ANSWER:	
Confirmed. This is not applicable. CL 3/17/25	
This is not applicable. On spec 03 41 00, paragraphs 2.11 and 2.15 for insulated wall panels and accessories will be removed entirely.	
Ivan Gatev	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC18 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
One of our bidders wants to provide 3/4" exterior chamfers at panel edges and exclude interior chamfers at panel edges. Can you advise if this is acceptable?	
DATE:	3/11/25

ANSWER:	
No, refer to architectural precast details. All exposed interior and exterior panel edges will be chamfered where indicated.	
Ivan Gatev	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC19 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
One of our bidders wants to provide their standard connection details, product sizes, and layout at the building in lieu of what is shown. Would this be acceptable?	
DATE:	3/11/25

ANSWER:	
Alternate details may be acceptable. Sizes and layout shall be approved by design team prior to any changes.	
CL 3/17/25	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC20 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
The structural drawings note 10 PSF for superimposed dead load at the garage. According to one of our bidders, they typically see this as 5 PSF. Is it acceptable to reduce to 5 PSF?	
DATE:	3/11/25

ANSWER:	
5 psf superimposed DL is acceptable. CL 3/17/25	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC21 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
The structural drawings note 10" thick lite walls. According to one of our bidders, they typically provide these walls as 8" thick. Is this acceptable?	
DATE:	3/11/25

ANSWER:	
8" is structurally acceptable. CL 3/17/25	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC22 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Are adding columns adjacent to the stair / elevator towers at the garage acceptable	
DATE:	3/11/25

ANSWER:	
<p>This is structurally acceptable but must be approved by architect.</p> <p>CL 3/17/25</p> <p>Adding columns adjacent to the stair/elevator towers at the garage to pick up the spandrel panel is acceptable.</p> <p>Ivan Gatev</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC23 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>The stair towers for the garage show a lot of glass/metal framing and do not have precast framing to support the stairs and landings. The cross sections show precast stair/landings. One of our bidders recommend the stair/landings be metal pan supported by metal framing. Is this acceptable? If not, our bidder states that the stair tower walls need to be extended to support stair landings. Is this acceptable?</p>	
DATE:	3/11/25

ANSWER:	
<p>Metal pan stairs are not acceptable.</p> <p>There is steel structure provided for support of the precast landings.</p> <p>CL 3/17/25</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC24 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>The structural drawings note 30" deep pre-topped double tees on the plans. The connection details on the structural drawings show field topped double tees. Please confirm we are to provide pre-topped double tees.</p>	
DATE:	3/11/25

ANSWER:	
<p>Pretopped are acceptable. CL 3/17/25</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC25 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
One of our bidders wants to provide their standard connection details, product sizes, and layout at the garage in lieu of what is shown. Would this be acceptable?	
DATE:	3/11/25

ANSWER:	
See RFI 19 CL 3/17/25	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC26 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
One of our bidders wants to provide a dry system at non-load bearing ends (double tee to spandrel) in lieu of providing CIP wash pour strips. Is this acceptable?	
DATE:	3/11/25

ANSWER:	
This is acceptable for ends not bearing double tees as described.	
CL 3/17/25	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC27 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/19/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
What type of innerduct is this project requiring?	
DATE:	3/13/25

ANSWER:	
Corrugated-type innerduct shall be utilized for all communication cabling.	
Greg Bowen 3-18-2025	
DATE:	3/18/2025



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RFI

DATE:	March 20, 2025	RFI #	PC28 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
There are multiple types of fiber list on the material list. Which is the correct one required for this project?	
DATE:	3/13/25

ANSWER:	
The fiber requirements are included on Drawing E5-8 Electrical details. The Owner provided material list included in the specifications is a Master list and Not all fiber types are required for this project.	
Greg Bowen 3-18-2025	
DATE:	03/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC29 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/14/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
There is a spec section for Code Blue in the parking garage, but none shown on drawings. Is a code blue system required in the garage?	
DATE:	3/11/25

ANSWER:	
<p>The engineer did not receive directions to provide the Code Blue system in the parking garage but did not delete the specification 28-35-00 "Parking Garage Emergency Stations". The contractor should disregard the Code Blue related scopes of work described in this specification section.</p> <p>Greg Bowen 3-20-2025</p>	
DATE:	3/20/2025



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RFI

DATE:	March 20, 2025	RFI #	PC30 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/19/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Material list has two types of patch panels. Angled or Flat. Which is required for this project?	
DATE:	3/13/25

ANSWER:	
<p>Owner is required to provide direction to this question. The engineer would be acceptable with either.</p> <p>Greg Bowen 3-18-2025</p> <p>Patch panels shall be Angled factory preloaded panels with a performance requirement of CAT6, per owner's division 27 specifications.</p> <p>Ivan Gatev</p>	
DATE:	03/19/25



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RFI

DATE:	March 20, 2025	RFI #	PC31 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/19/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
The utility plan shows a 6" Fire Line w/ FDC coming from the parking garage. However, the plans do not appear to show a fire line from the DDCV running to the parking garage. Is one required?	
DATE:	3/13/25

ANSWER: Bryan Zarlenga, Stantec	
<p>It is our understanding that the Parking Garage has a Dry Fire Line System, and that No Fire Main is going to the garage, only a fire FDC coming from the garage that would be filled by the Pumper Truck – Please coordinate with Fire Protection if this is incorrect direction.</p> <p>This is correct. The Garage just has a dry standpipe system. Greg Bowen 3-18-2025</p>	
DATE:	March 13, 2025



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RFI

DATE:	March 20, 2025	RFI #	PC32 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
The finish schedule on sheet ID5-1, ID5-2, and ID5-3 has two different types of "VC1". Please advise which one is to be used.	
DATE:	3/17/25

ANSWER:	
The correct one is the Johnsonite 63 Burnt Umber. Shari Bennett	
DATE:	3/19/25



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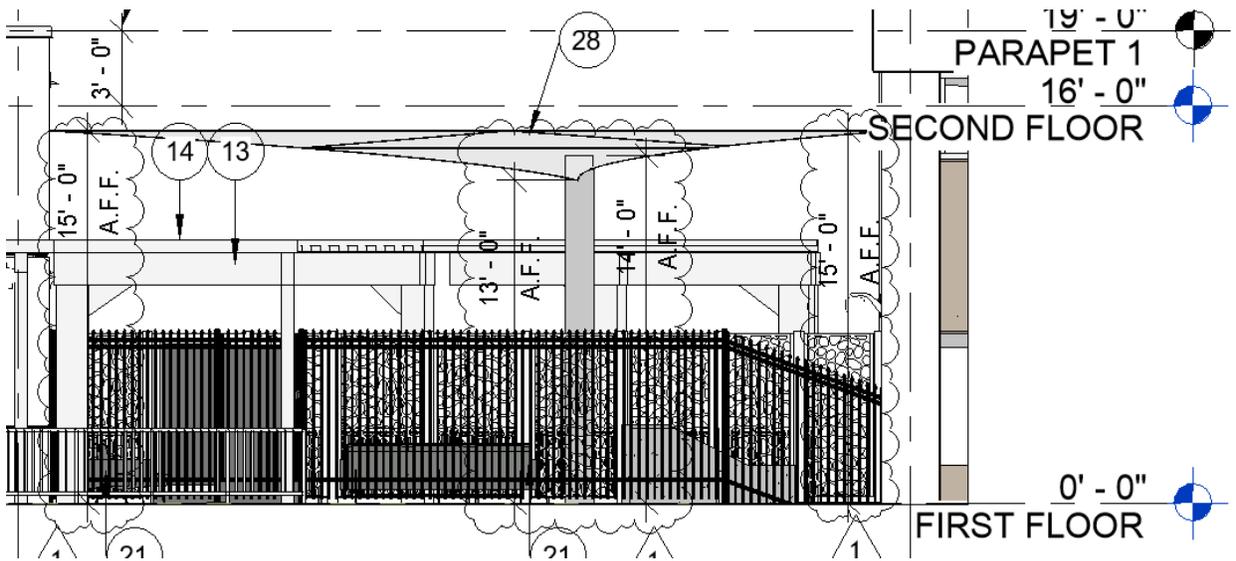
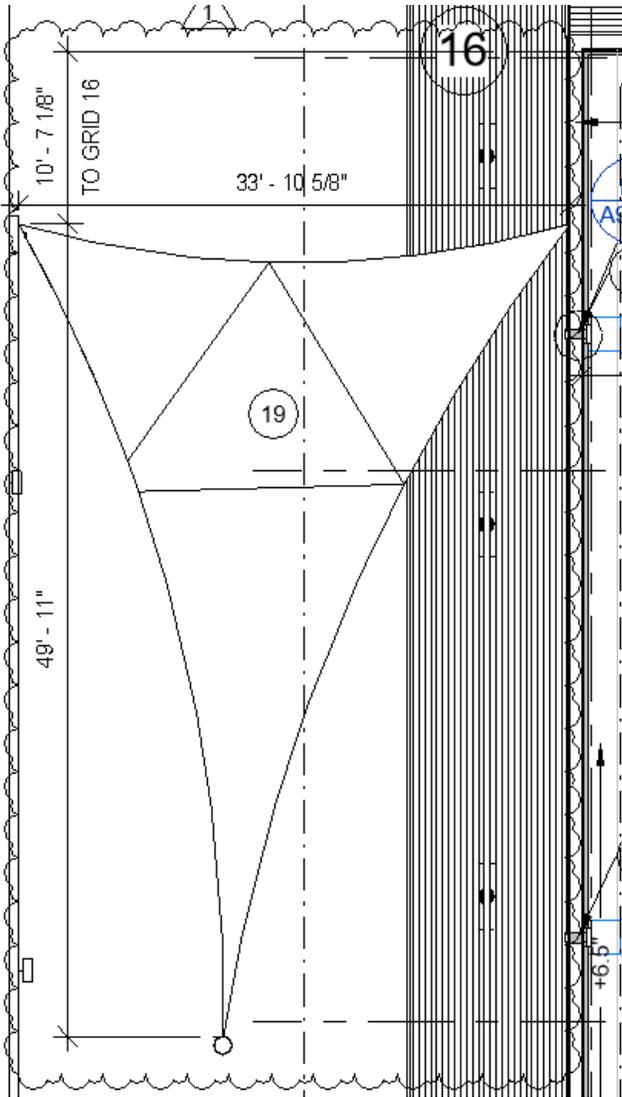
RFI

DATE:	March 20, 2025	RFI #	PC33 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Please provide the heights (column height / height at 2 places it is connecting to building / garage) and dimensions of the shade structure	
DATE:	3/17/25

ANSWER:	
<p>The column is at 14'-0" from first floor level, the connect point at the column is 13'-0" A.F.F. and the other two points are at 15'-0" A.F.F. The distance from main building to parking garage is 33'-11" field verify prior to installation. The distance from column to the wall connections are at 49'-11' field verify dimensions prior to installation, see attachment. An Addendum will be issued with these dimensions.</p>	
Alvaro Coronel	
DATE:	3/18/2025





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RFI

DATE:	March 20, 2025	RFI #	PC34 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
D1 / AG20 shows the wash pours and references the structural drawings. However, these do not appear to be shown the structurals. Please advise where / if these are shown on the structurals.	
DATE:	3/18/25

ANSWER:	
<p>The structural drawings do not show wash pours currently, however a 3' 0" wide concrete wash pour is required at the perimeter spandrel panels and at the interior light wall panels typically. The depth of the concrete wash pour varies from 2" to 4" at the edge in height.</p> <p>Ivan Gatev</p>	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC35 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Sheet AG-5-2 shows a field - topped slab around the elevator on the second floor. There is no field - topped slab shown on the 3rd floor. Please confirm that this is accurate there is no field - topped slab on the 3rd floor. If there is a field topped slab on the 3rd floor, please provide a thickness.</p>	
DATE:	3/18/25

ANSWER:	
<p>Area indicated in blue is field-topped concrete pour and varies from 2" to 4" in depth to maintain max 2% cross slope for ADA at the 2nd floor. This same concrete pour will also be indicated at the 3rd floor.</p>	
Ivan Gatev	
DATE:	3/18/25



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RFI

DATE:	March 20, 2025	RFI #	PC36 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>Sheet AG5-2 shows a field - topped slab around the elevator on the second floor. E1 / AG20-1 references this field - topped slab as by the precast engineer. Please clarify which is accurate. If it is field - topped. Please confirm the thickness is 2".</p>	
DATE:	3/18/25

ANSWER:	
<p>Add area for field-topped concrete pour similar to 2nd floor at 3rd floor. Pour varies from 2" to 4" in depth to maintain max 2% cross slope for ADA at 3rd floor.</p>	
Ivan Gatev	
DATE:	3/18/25



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DATE:	March 20, 2025	RFI #	PC37 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
It does appear that there are any HVAC controls or sequences shown in the drawings. Please advise where this information can be located?	
DATE:	3/19/25

ANSWER:	
See the attached Controls Drawings including proposed sequences of operations and instrumentation requirements that will be issued in Addendum #1.	
Greg Bowen 3-19-2025	
DATE:	



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RFI

DATE:	March 20, 2025	RFI #	PC38 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Are there any HVAC schedules available for the equipment in the parking garage?	
DATE:	3/19/25

ANSWER:	
See the attached schedules for the HVAC equipment within the garage that will be issued in Addendum #1.	
Greg Bowen 3-19-2025	
DATE:	

DX MINI-SPLIT SYSTEM A/C SCHEDULE										
AIR HANDLER DATA										
MARK		AC-1-1	AC-1-2	AC-1-3	AC-1-4	AC-1-5A	AC-1-5B	AC-1-5C	AC-2-1	AC-3-1
AREA SERVED		126 - MDF	131 - ELEV. EQUIP. RM	105 - ELEV. EQUIP. RM	153 ELEV. EQUIP. RM	152 ELEV. LOBBY	266 ELEV. LOBBY	333 ELEV. LOBBY	229 - IDF	321 - IDF
MANUFACTURER		MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
MODEL NUMBER		PKA-A30	PKA-A12	PKA-A12	PKA-A12	PKA-A12	PKA-A12	PKA-A12	PKA-A18	PKA-A18
RATED TOTAL COOLING CAPACITY	BTUH	30,000	12,000	12,000	12,000	12,000	12,000	12,000	18,000	18,000
MAX. SENSIBLE COOLING CAPACITY	BTUH	21,000	9,720	9,720	9,720	9,720	9,720	9,720	12,240	12,240
MOTOR SIZE	W	56	30	30	30	30	30	30	30	30
S.E.E.R.	BTUH/W	19.8	20.8	20.8	20.8	20.8	20.8	20.8	18.5	18.5
FILTER TYPE		WASHABLE	WASHABLE	WASHABLE	WASHABLE	WASHABLE	WASHABLE	WASHABLE	WASHABLE	WASHABLE
WEIGHT	LBS.	46	29	29	29	29	29	29	29	29
CONDENSING UNIT DATA										
MARK		CJ-1-1	CJ-1-2	CJ-1-3	CJ-1-4	CJ-1-5	CJ-2-1	CJ-3-1		
MANUFACTURER		MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
MODEL NUMBER		PUY-A30	PUY-A12	PUY-A12	PUY-A12	PUY-A12	PUY-A36	PUY-A18	PUY-A18	PUY-A18
REFRIGERANT		R410A	R410A	R410A	R410A	R410A	R410A	R410A	R410A	R410A
OUTDOOR TEMPERATURE	°F	95	95	95	95	95	95	95	95	95
ELECTRICAL CHARACTERISTICS	V/ø/HZ	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60
MINIMUM CIRCUIT AMPACITY	AMPS	19	11	11	11	11	25	11	11	11
MAX. OVERCURRENT PROTECTION	AMPS	26	15	15	15	15	31	15	15	15
NOTES		①	①	①	①	①	①②	①	①	①

- KEYED NOTES:
- ① PROVIDE PROGRAMMABLE THERMOSTAT, MODEL PAR-31MAA.
 - ② PROVIDE WITH MSD0-50TR-E DISTRIBUTION PIPE KIT ACCESSORY BY MITSUBISHI, OR APPROVED EQUAL, FOR COMBINING OF INDOOR UNITS.

PRECHARGED EXPANSION TANK SCHEDULE								
MARK	MANUFACTURER	MODEL NO.	TOTAL VOLUME (GAL.)	ACCEPTANCE VOLUME (GAL.)	LOCATION	DIAMETER	HEIGHT	APPROX. OPER. WEIGHT
ET-1	AMTROL	AX-X40(V)	21.7	11.3	CEP BUILDING	16 1/4"	29 1/4"	82 LBS.

- KEYED NOTES:
- ① ASME RATED TO 125 PSIG.

AIR HANDLING UNIT SCHEDULE										
MARK		AHU-1-1	AHU-1-2	AHU-1-3	AHU-2-1	AHU-2-2	AHU-2-3	AHU-3-1	AHU-3-2	AHU-3-3
MANUFACTURER		TRANE								
MODEL NUMBER		CSAA-12	CSAA-08	CSAA-12	CSAA-08	CSAA-08	CSAA-10	CSAA-08	CSAA-08	CSAA-08
SUPPLY AIR QUANTITY	CFM	7,210	5,055	8,430	5,625	5,490	6,220	4,755	4,870	5,090
OUTSIDE AIR QUANTITY	CFM	1,565	1,115	2,140	1,455	1,590	1,140	1,010	1,350	1,015
FAN WHEEL DIAMETER		20"	18.25"	20"	18.25"	18.25"	18.25"	18.25"	18.25"	18.25"
MAXIMUM FAN SPEED	RPM	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
MAXIMUM OUTLET VELOCITY	FPM	901	1,123	1,054	938	915	1,037	1,057	1,082	1,131
FAN TYPE		PLENUM								
STATIC PRESS. DROP EXT./TOTAL	IN. H2O/IN. H2O	3.00/4.75	3.00/5.08	3.00/4.92	3.00/5.23	3.00/4.99	3.00/5.04	3.00/4.89	3.00/4.73	3.00/5.19
MOTOR SIZE	HP	15HP	7.5HP	15HP	10HP	7.5HP	10HP	7.5HP	7.5HP	10HP
ELECTRICAL CHARACTERISTICS	V/ø/HZ	460/3/60	460/3/60	460/3/60	460/3/60	460/3/60	460/3/60	460/3/60	460/3/60	460/3/60
PRE-FILTER EFFICIENCY	%	8	8	8	8	8	8	8	8	8
PRE-FILTER TYPE		2" PLEATED								
AFTER-FILTER EFFICIENCY	%	13	13	13	13	13	13	13	13	13
AFTER-FILTER TYPE		4" CARTRIDGE								
OUTDOOR AIR COOLING COIL										
TOTAL COOLING CAPACITY	MBH	155.45	111.18	213.39	145.09	158.55	113.68	100.71	134.62	101.21
SENSIBLE COOLING CAPACITY	MBH	68.31	48.67	93.41	63.51	69.41	49.76	44.09	58.93	44.31
COOLING COIL MAX. AIR PRESS. DROP	INCHES W.G.	0.531	0.638	0.494	0.455	0.557	0.678	0.506	0.388	0.192
ENTERING AIR TEMP. DB./WB.	°F/°F	91.00/80.00	91.00/80.00	91.00/80.00	91.00/80.00	91.00/80.00	91.00/80.00	91.00/80.00	91.00/80.00	91.00/80.00
LEAVING AIR TEMP. DB./WB.	°F/°F	52.00/51.90	52.00/51.90	52.00/51.90	52.00/51.90	52.00/51.90	52.00/51.90	52.00/51.90	52.00/51.90	52.00/51.90
COOLING COIL MAX. AIR PRESS. DROP	INCHES W.G.	0.531	0.638	0.494	0.455	0.557	0.678	0.506	0.388	0.192
COOLING COIL EWT/LWT	°F/°F	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00
COOLING COIL WATER FLOWRATE	GPM	22.13	15.83	30.38	20.65	22.57	16.18	14.34	19.16	14.41
COOLING COIL MAX. H2O PRESS. DROP	FT. H2O	15.76	14.55	15.85	13.94	16.32	15.12	12.26	12.20	0.192
RETURN AIR COOLING COIL										
TOTAL COOLING CAPACITY	MBH	297.67	208.62	331.68	220.65	206.52	269.43	197.48	185.50	214.88
SENSIBLE COOLING CAPACITY	MBH	205.47	143.41	228.95	151.78	141.95	184.90	136.31	128.12	148.32
COOLING COIL MAX. AIR PRESS. DROP	INCHES W.G.	0.829	0.816	0.825	0.919	0.799	0.840	0.728	0.643	0.866
ENTERING AIR TEMP. DB./WB.	°F/°F	85.00/69.00	85.00/69.00	85.00/69.00	85.00/69.00	85.00/69.00	85.00/69.00	85.00/69.00	85.00/69.00	85.00/69.00
LEAVING AIR TEMP. DB./WB.	°F/°F	52.00/51.90	52.00/51.82	52.00/51.90	52.00/51.83	52.00/51.81	52.00/51.78	52.00/51.90	52.00/51.90	52.00/51.90
COOLING COIL MAX. AIR PRESS. DROP	INCHES W.G.	0.829	0.816	0.825	0.919	0.799	0.840	0.728	0.643	0.866
COOLING COIL EWT/LWT	°F/°F	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00
COOLING COIL WATER FLOWRATE	GPM	42.37	29.70	47.21	31.41	29.40	38.35	28.11	26.41	30.59
COOLING COIL MAX. H2O PRESS. DROP	FT. H2O	4.87	14.62	13.35	16.17	14.36	10.73	13.26	11.86	15.42
DIMENSIONS	LXWXH	116.4x66.5x74.0	108.5x50.5x70.3	116.4x66.5x80.3	108.5x50.5x70.3	108.5x50.5x70.3	108.5x61.5x70.3	108.5x50.5x70.3	108.5x50.5x70.3	108.5x50.5x70.3
WEIGHT	LBS.	2,224	1,655	2,273	1,768	1,737	1,837	1,651	1,729	1,724
NOTES		①②③	①②③	①②③	①②③	①②③	①②③	①②③	①②③	①②③

- KEYED NOTES:
- ① OUTSIDE AIR MONITOR, MOTORIZED DAMPER FOR FOR OUTSIDE AIR DUCT, AND MOTORIZED DAMPER FOR RETURN AIR DUCT SHALL BE PROVIDED SEPARATELY AND INSTALLED IN THE DUCTWORK. REFER TO AHU DETAIL FOR MORE INFORMATION.
 - ② PROVIDE WITH VFD COMPATIBLE MOTOR, INVERTER DUTY RATED AND LABELED.
 - ③ PROVIDE THREE (3) SETS OF REPLACEMENT FILTERS: ONE TO BE USED DURING CONSTRUCTION, THE SECOND SET TO BE USED AT THE START OF THE TEST AND BALANCE PROCESS AND THE FINAL SET TO BE INSTALLED AT FINAL COMPLETION.

BLOWER COIL UNIT SCHEDULE							
MARK		BCU-1	BCU-2	BCU-3	BCU-4	BCU-5	
MANUFACTURER		TRANE	TRANE	TRANE	TRANE	TRANE	
MODEL NUMBER		BOHE012	BOHE036	BOHE012	BOHE012	BOHE018	
AREA SERVED		132 - LOADING	325 - FITNESS	S301 - STAIR #1	S302 - STAIR #2	150 - PUMP	
SUPPLY AIR QUANTITY	CFM	250	935	480	280	530	
OUTSIDE AIR QUANTITY	CFM	35	205	65	65	200	
MAXIMUM FAN SPEED	RPM	1,509	1,959	2,229	1,309	2,179	
STATIC PRESS. DROP EXT./TOTAL	IN. H2O/IN. H2O	1.00/1.515	2.00/2.729	2.00/3.375	1.00/1.581	2.00/3.261	
MOTOR SIZE	HP	1/2HP	1HP	1HP	1/2HP	1HP	
ELECTRICAL CHARACTERISTICS	V/ø/HZ	460/3/60	460/3/60	460/3/60	460/3/60	460/3/60	
FILTER TYPE		2" PLEATED	2" PLEATED	2" PLEATED	2" PLEATED	2" PLEATED	
COOLING COIL	TOTAL COOLING CAPACITY	MBH	13.80	46.49	18.38	13.62	32.32
	SENSIBLE COOLING CAPACITY	MBH	8.07	29.12	12.94	8.52	18.03
	ENTERING AIR TEMP. DB./WB.	°F/°F	79.25/68.12	77.79/66.42	76.34/64.67	78.01/66.68	80.50/69.53
	LEAVING AIR TEMP. DB./WB.	°F/°F	50.04/49.76	49.54/49.44	51.85/51.59	50.42/50.27	49.73/49.50
	COOLING COIL MAX. AIR PRESS. DROP	INCHES W.G.	0.437	0.492	0.525	0.525	1.163
	COOLING COIL EWT/LWT	°F/°F	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00	42.00/56.00
COOLING COIL WATER FLOWRATE	GPM	1.96	6.62	2.62	1.94	4.60	
COOLING MAX. WATER PRESS. DROP	FT. H2O	2.05	4.25	3.42	2.01	4.10	
HEATING ELEMENT	STAGE/KW	2/1.3	2/10.0	N/A	N/A	N/A	
NOTES		①②③	①②③	①③	①③	①③	

- KEYED NOTES:
- ① CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUCTING, SUPPORTS, PIPING, VALVING, CONTROLS, ETC. NECESSARY FOR PROPER INSTALLATION AND OPERATION OF BLOWER COIL UNITS. PROVIDE ONE BELT AND SHEAVE CHANGE PER TEST AND BALANCE REPRESENTATIVE RECOMMENDATION.
 - ② PROVIDE UNIT WITH ELECTRICAL HEAT AND DIGITAL SCR CONTROLS. ELECTRIC HEATER SHALL BE CONTROLLED THROUGH ITS INTEGRAL DRY TYPE CONTACTORS AND STAGE CONTROL.
 - ③ PROVIDE FILTER SECTION WITH BOTTOM ACCESS. PROVIDE THREE SET OF FILTERS, ONE TO BE USED DURING THE CONSTRUCTION PHASE, ONE FOR TEST AND BALANCE AND THE THIRD SHALL SERVE AS A SPARE.

PUMP SCHEDULE				
MARK		CHWP-1	CHWP-2	CHWP-3
MANUFACTURER		BELL & GOSSETT	BELL & GOSSETT	BELL & GOSSETT
TYPE		CLOSE COUPLED END SUCTION	CLOSE COUPLED END SUCTION	CLOSE COUPLED END SUCTION
SERIES		E-1532	E-1532	E-1532
MODEL		2.5AC	2.5AC	2.5AC
WATER FLOW RATE	GPM	248.5	248.5	248.5
TOTAL DYNAMIC HEAD	FT. H2O	92.44	92.44	92.44
MOTOR SIZE	HP	10	10	10
MOTOR SPEED	RPM	3,600	3,600	3,600
MOTOR TYPE		TEFC	TEFC	TEFC
BASE TYPE		SOLID STEEL	SOLID STEEL	SOLID STEEL
MINIMUM PUMP EFFICIENCY	%	74.2	74.2	74.2
MINIMUM MOTOR EFFICIENCY	%	REFER TO SPEC.	REFER TO SPEC.	REFER TO SPEC.
SUCTION DIAMETER	IN.	3	3	3
DISCHARGE DIAMETER	IN.	2.5	2.5	2.5
IMPELLER DIAMETER	IN.	5.25	5.25	5.25
ELECTRICAL CHARACTERISTICS	V/ø/HZ	460/3/60	460/3/60	460/3/60
WEIGHT	LBS.	322	322	322
LOCATION		C.E.P.	C.E.P.	C.E.P.
NOTES		①②	①②	①②

- KEYED NOTES:
- ① CONTRACTOR SHALL PROVIDE PROVISIONS FOR REMOVAL OF PUMP IMPELLER AND RETURNING IMPELLER TO PUMP MANUFACTURER FOR SHAVING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTALLATION OF PUMP IMPELLER AND BRINGING PUMP BACK ON LINE.
 - ② PROVIDE WITH VFD COMPATIBLE MOTOR, INVERTER DUTY RATED AND LABELED.

AIR SEPARATOR SCHEDULE			
MARK	MANUFACTURER	MODEL NO.	SHIPPING WEIGHT
AS-1	SPIROTERM	VSR600	200 LBS.

- KEYED NOTES:
- 1. ASME RATED TO 150 PSIG.

AIR COOLED CHILLER SCHEDULE				
MARK		CH-1	CH-2	
MANUFACTURER		TRANE	TRANE	
MODEL NUMBER		RTAF	RTAF	
CAPACITY	TONS	170	170	
CHILLED WATER FLOW RATE	GPM	259.8	259.8	
CHILLED WATER MINIMUM FLOW RATE	GPM	187.0	187.0	
EVAPORATOR PRESSURE DROP	FT. H2O	6.10	6.10	
AMBIENT AIR TEMPERATURE	°F DB	95	95	
REFRIGERANT TYPE		R-513A	R-513A	
NO. OF COMPRESSORS		2	2	
NO. OF CONDENSER FANS		12	12	
ELECTRICAL CHARACTERISTICS	V/ø/HZ	460/3/60	460/3/6	



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RFI

DATE:	March 20, 2025	RFI #	PC39 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
P2-1 shows a tmv on each enlarged plan. Please provide a model number.	
DATE:	3/19/25

ANSWER:	
TMV shall be a Symmons model #7-500A-W 1" inlet/ 1¼" outlet.	
John Hannan 3/20/2025	
DATE:	3/20/2025



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RFI

DATE:	March 20, 2025	RFI #	PC40 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
P5-1 shows a tmv on the water heater diagram. Please provide model number.	
DATE:	3/19/25

ANSWER:	
TMV shall be a Symmons model #7-500A-W 1" inlet/ 1 1/4" outlet.	
John Hannan 3/20/2025	
DATE:	3/20/2025



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RFI

DATE:	March 20, 2025	RFI #	PC41 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
P0-1 L-1 and L-2 model numbers are incomplete per Ferguson. Ferguson states for accurate pricing please use the sloan sink configurator. Please confirm this is acceptable.	
DATE:	3/19/25

ANSWER:	
<p>The L1 and L2 shall be a Sloan 1-Station Wall-Mounted Sink model AD-81000 Rush Street. Include: Sloan EDH-420 deck mount hand dryer, Sloan EBF/ETF 425/420 Series auto sensor faucet, and Sloan ESD-420 sensor operated foam soap dispenser.</p> <p>John Hannan 3/20/2025</p>	
DATE:	3/20/2025



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RFI

DATE:	March 20, 2025	RFI #	PC42 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
P1-1, P1-2, and P1-3 show a IMVB ice maker valve box. Ferguson says model number is incomplete. Please clarify model number.	
DATE:	3/19/25

ANSWER:	
Plumbing Fixture Schedule P0-1 shows Guy Grey FR-12 or Equal.	
John Hannan 3/20/2025	
DATE:	3/20/2025



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RFI

DATE:	March 20, 2025	RFI #	PC43 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Ken Purdy
		RESPONSE NEEDED BY:	3/21/25

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
P1-5 shows a RBPB. Ferguson says model number is incomplete. Please clarify model number.	
DATE:	3/19/25

ANSWER:	
WATTS RPZ 909	
John Hannan 3/20/2025	
DATE:	3/20/2025



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RFI

DATE:	November 17, 2025	RFI #	PC44 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Jim Cacini
		RESPONSE NEEDED BY:	

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>. Our piling designer has asked a couple of questions that I could not answer, and I want to make sure the piling we are pricing can perform as the engineer requires.</p> <ol style="list-style-type: none"> 1. Are the loads shown in the plans factored or unfactored? 2. What is the moment that goes with the shear 	
DATE:	

ANSWER:	
<p>Received.</p>	
DATE:	



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RFI

DATE:	November 17, 2025	RFI #	PC45 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Jim Cacini
		RESPONSE NEEDED BY:	

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Am I correct in assuming that all of the ACM panels have been removed from the garage stair towers? The architect didn't actually remove the #1 material call outs on the elevations on sheets AG10-1 and AG10-1.1 even though the legend now says that #1 is unused.	
DATE:	

ANSWER:	
received	
DATE:	



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RFI

DATE:	November 17, 2025	RFI #	PC46 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Jim Cacini
		RESPONSE NEEDED BY:	

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
Can we get a VFD schedule	
DATE:	

ANSWER:	
Received	
DATE:	



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RFI

DATE:	November 17, 2025	RFI #	PC47 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Jim Cacini
		RESPONSE NEEDED BY:	

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
There is still a small amount of decorative perforated panels on the garage (2/AG10-1). The updated specs call for .25" thick aluminum panels. Details onAG15-3 call for 3/16" aluminum panels. Which thickness should we price?	
DATE:	

ANSWER:	
received	
DATE:	



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RFI

DATE:	November 17, 2025	RFI #	PC49 (PC=Preconstruction)
PROJECT:	North County Service Center	REQUESTED BY:	Jim Cacini
		RESPONSE NEEDED BY:	

ATTENTION:	Mike Mason
COMPANY:	Mason Blau
ADDRESS:	4625 East Bay Drive, Suite 228
PHONE:	727-530-0570
FAX:	
EMAIL:	mmason@masonblau.com

QUESTION:	
<p>There is a significant design issue regarding the aluminum walkway covers. The plans are showing the majority of the canopy columns adjacent to the building, less than 5" away from each other per the details on sheet A9-3.2. This will create a footing conflict between the canopy column footing and the building footing, see details E1 and E4 on sheet A9-3.2. Because this is a cantilevered walkway canopy, the footings will be larger than typical walkway footings.</p>	
DATE:	

ANSWER:	
<p>Structural has provided caps as foundations for canopy columns to connect to, as well as additional foundations for the walkway between the office building and the garage. Canopy columns will be embed a minimum 2'-0" into shallow spread foundations and a baseplate connection to the pile caps. New spread foundations will be provided for the canopy columns between the parking garage and office building.</p> <p>Christopher Lee – 10/28/25</p> <p>Per representative Peach Tree Protective Covers, Inc the columns adjacent to the building will be base-plate to the top of the extended building pile caps while the columns away from the building can embed into the foundations (designed by the structural engineer) as shown in detail E1/A9-3.2 and structural drawings in Addendum 7 dated 10/17/25.</p> <p>Alvaro Coronel – 10/28/2025</p>	
DATE:	

Tab 9

PROJECT SCHEDULE W/O TRAILER



Tab 10

**QUALIFICATIONS, CLARIFICATIONS,
AND ASSUMPTIONS**





Creative Contractors, Inc.
Pinellas County North County Service Center with VE
Qualifications, Assumptions & Clarifications
November 21, 2025

The following qualifications are submitted as an attachment to the Guaranteed Maximum Price (GMP) proposal and shall be incorporated into any agreement between the Owner and Creative Contractors, Inc. Where conflicts exist between language in these qualifications, assumptions and clarifications document, the Agreement (and Addendums), and the Contract Documents, the qualifications, assumptions, and clarifications document shall govern.

Section 01 – General Qualifications

- 1-1. Basis of GMP
- a) *Plans* prepared by Mason Blau and Associates dated 2/25/2025 and titled “Pinellas County North County Service Center”. Revised 9/30/25 to include Addendum #1 thru #6.
 - b) *Specifications* prepared by Mason Blau and Associates dated 2/25/2025 and titled “Pinellas County North Service Center”. Revised 9/30/25 to include Addendum #1 thru #6.
 - c) A Drawings, specifications, and documents List is included in this GMP Report. This drawing and specifications log is a record of the latest issued revision and its corresponding date only.
 - d) Currently, we have received all RFI responses to Preconstruction RFIs and these are included in the GMP.
 - e) We have received addendums 1-7 dated 10/17/2025 and is included in the GMP.
 - f) The Owner and Architect shall provide electronic files including Revit/CAD files to the CM upon request and execution of the proper release at no additional cost to the CM.
 - g) The CM will provide red-line As-Builts for Final Record Documents to the Owner/Architect in .pdf format. We do not include any electronic, CAD, or Revit As-Builts as part of our work scope.
 - h) Total retainage may be reduced from 5% to 2.5% when construction has reached 50% completion if the project is on schedule and has no issues.
 - i) As indicated in the contract, unspent allowances are returned to the owner.
- 1-2. GMP Amount
- a) It is understood and agreed that the Construction Manager will buy out and award all major subcontracts within 120 calendar days from the Notice to Proceed. However, due to the current volatility in materials and labor pricing and escalation, the Construction Manager reserves the right to review and adjust pricing provided by bidding subcontractors and material suppliers. If the cost of the work increases, or there are pricing increases between the date of the GMP submittal and the date materials are released to the job site, the cost increases shall be funded by the Construction Manager’s Contingency until it is depleted, then funded by the Owner’s Contingency or unused Allowances.
 - b) Notwithstanding anything to the contrary, the GMP Amount has been based on current prices for labor and building materials. Potential volatility in the market for labor and/or materials could cause certain price increases/escalations to occur that could not have been anticipated at the time of establishing the GMP. The contractor promises to work expeditiously to secure all



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pricing with subcontractors and suppliers. If unforeseen price increases/escalation occur through no fault of the Contractor, Owner agrees to fund from Escalation Contingency or Team Contingency carried in the GMP, which may be related to Tariffs, Pandemics, Wars, and Force Majeure situations. Contractors will provide appropriate documentation to justify the increases.

Rather than provide an escalation allowance in the cost of the work for each individual trade, we are mitigating escalation issues such as anticipated cost increases between the date of GMP submittal and the date materials are released to the job site by funding from the Escalation Contingency and/or Team Contingency funds within the GMP.

1-3. Insurance and Bonds

- a) A Performance and Payment bond has been included.
- b) All Risk or Builder's Risk shall be by Contractor. An allowance has been provided for this on the summary page of the GMP.
 - i. **All deductibles to be paid by the Construction Manager's Contingency or by Owner change order.**
- c) General Liability, Excess General Liability, Workmen's Compensation and Automobile Liability Insurance is included in the GMP.
- d) Professional liability and pollution liability insurance is included as an allowance.
- e) In Lieu of Subcontractor Payment and Performance Bonds, Construction Subcontractor Default Insurance (SDI) Program will be provided at a cost of 1.25% of the Cost of the Work. The construction Manager is solely responsible for paying, or otherwise satisfy, the deductibles applicable to the SDI Policy. This rate charge is a negotiated amount, in accordance with Construction Manager's accepted proposal, and is not subject to audit.

1-4. Building Permit Application and fees:

- a) Application and review fees are by Contractor. An allowance of \$200,000 has been included for this.
- b) Permit fees are by Contractor. These will be funded by the previous allowance.
- c) Stormwater Plan (SWFWMD) Permit and fees by Owner.
- d) Utility Deposits and meter/connection fees are by Owner.
- e) Inspection fees are by Owner.
- f) Threshold Inspections are by Owner.
- g) Any other fees required by the local and/or state health department, or any other regulatory agency or AHJ are by Owner, including Impact fees.



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1-5. Project Schedule

- a) The project includes 675 calendar days for construction duration with the drivers trailer from a Notice to Proceed and receipt of required permits. **The included schedule is to be amended upon receipt of the building permit.**
 - i. The Owner shall execute a Notice to Proceed for early Procurement separately from the NTP for construction. The construction start date, and not the start of procurement operations, shall be the basis of the project “start”. In any case, construction shall not commence any earlier than receipt of all required permits, executed contract amendment, and Owner’s written Notice to Proceed for construction. Once these are all received then construction will be 14 calendar days.
 - ii. Our scheduled duration is based on a continuous, uninterrupted performance of the work, unless noted in our schedule for procurement of material and equipment.
 - iii. The project schedule includes an estimated duration for obtaining building permits. If these durations are exceeded, the CM has the right for time and cost for any delays incurred due to the permitting process.
- b) Working hours are scheduled Monday through Friday, 7:00 a.m. to 3:30 p.m. Saturdays may be used for make-up days due to the weather.
- c) We do not include a cost-loaded schedule or cost correlation timeline.
- d) We have included (10) working days total processing time for most submittals needing review by either architect, architect’s consultant, or both, or owner.
- e) The schedule includes 10 rain days.

1-6. Hazardous Materials:

- a) Removal of any hazardous materials encountered during work and/or not identified by the Contract Documents is specifically excluded from this GMP.

1-7. Existing Utilities and Location Confirmation:

- a) We include uncovering and documenting locations of existing utilities to the best of our ability only as required to install our new work. We do not include utility confirmation, record drawings, or as-builts of all existing to remain utilities on the site. Unforeseen or undocumented existing utilities or conditions shall be addressed upon discovery and CM shall be compensated for any cost and schedule impacts.

1-8. Testing, Inspection, and Monitoring:

- a) We do not include any Pinellas County, municipality, or third-party inspection service fees, to include any associated overtime, premium time, or weekend inspection fees. These fees shall be paid directly by the Owner.



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- b) All materials testing shall be by the Contractor. An allowance of \$120,000 has been included for this.
 - c) All Threshold inspection services shall be by the Owner.
- 1-9. Costs for changes to the work, if necessary, associated with Permit Review, Owner, or other Authorities Having Jurisdiction (AHJ) comments and/or changes shall be funded by owner contingency or via change order to the contract.
- 1-10. Delegated Design:
- a) This GMP assumes all work depicted in the Contract Documents complies with all codes, ordinances, and regulations per all Authorities Having Jurisdiction (AHJ) and does not include any provisions for corrective work to the Contract Documents. Any corrective work required as a result of non-compliant design will result in an appropriate change in the contract amount and time of the Contract.
 - b) Where delegated design is noted in the Contract Documents, it is assumed the Owner's Design Professional(s) have performed and incorporated any necessary preliminary design into the Contract Documents.
- 1-11. Domestic Manufacture:
- a) All materials shall be procured from sources common to their specific trade. Where materials are specified by acceptable manufacturer, source of materials shall be as commonly provided by that manufacturer and/or supplier. We do not include domestic origin for all products, materials, and/or assemblies. These materials will all be subject to project specifications, submittals, and approvals by architect and engineer.
- 1-12. We acknowledge the Owner's desire to participate in a Direct Order Purchase (DPO) program to realize sales tax savings due to the Owner's tax-exempt status. DPO's will be processed on single vendor material amounts \$5,000.00 and greater only. Note: Not all vendors participate in DPO programs, specifically, but not limited to site contractor's earthwork and paving materials), elevators, joists manufacturers (steel and concrete), casework or custom wood fabricators, etc. **At this time, we are unable to provide a list and value of the total amount of DPOs**
- 1-13. Mitigation Measures: We are not in receipt of any specific mitigation measures or environmental surveys or assessments outside of the subject project and have not included costs for such mitigation in this GMP.
- 1-14. Where references to allowances are made, please refer to the Schedule of Allowances for dollar amounts included.



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Pinellas County North County Service Center with VE
Qualifications, Assumptions & Clarifications
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Section 02 – Work Scope Clarifications

- 2-1. General
 - a. An owner's contingency of 3% of the cost of work has been included in addition to the 3%.
 - b. A project staging plan has been included as part of this GMP.
 - c. The existing Metal Building will be used as Creative's office during construction and demolished at the end of the project.
 - d. This GMP does include addendum #1-#7 (dated 10/17/2025) costs.

- 2-2. Selective Demolition:
 - a. The existing office building and the metal building are to be demolished. The metal building will be upon the completion of the project or sooner if impacting the completion of the parking garage.

- 2-3. Site Work:
 - a. A temporary Drivers training portable trailer has been eliminated for the duration of the project.
 - b. No utilities or data will be required.
 - c. The demolition of the existing building is included and per the asbestos report there is no asbestos to abate.

- 2-4. Landscaping & Irrigation:
 - a. A Tree aeration system has been eliminated
 - b. The Perma-Deck has been excluded.
 - c. We have excluded any grounds maintenance program

- 2-5. Fencing:
 - a. We have included the decorative screen wall at the patio.
 - b. Included is panic hardware for the gates as shown.



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- 3-1. Concrete / Masonry:
- a. Concrete wash pours are included per the new drawings.
 - b. In reference to the Architectural Precast, the Precast quote assumes a Commercial Grade finish for all interior surfaces. Commercial Grade finish is defined “as cast” finish and only “honeycombed or badly spalled area will be repaired and finished. For the spandrels and walls the exterior finish is a light sand blast and the interior is one pass steel trowel.
- 5-1. Structural & Miscellaneous Steel / Railings:
- a. Details 1,10, and 11 on sheet S4.2 referencing angles and bracing are provided and installed by the precast subcontractor.
 - b. Roof Top screen wall is shown as detailed with a combination of steel and light gage framing.
- 6-1. Casework and Finish Carpentry:
- a. The sneeze guard is included as part of the millwork package.
 - b. Included is solid surface Quartz.
 - c. Included is an AWI QCP certified plant and includes certification and labeling fees to provide certification as specified.
- 7-1. Roofing:
- a. We have now included a LWIC with a Carlisle .060 Fleeceback TPO adhered directly to the LWIC system with fast adhesives installed per the manufacturers’ requirements.
 - b. Wall will be flashed with the TPO flashings to encapsulate the parapet wall..
 - c. Shop fabricated coping cap and cover plates are included per ANSI/SPTI ES-1 requirements
- 7-2. Metal Panels:
- a. At the Garage we have included the reduced scope of Hendricks Riverstone panels. The
 - b. All ACM Panels have been removed from the Garage stair towers per addendum 7 and architectural RFI log with the exception of east side of garage.
 - c. We have included sealants for the frames located in the garage openings.
- 7-3. Waterproofing / Fireproofing:
- a. At the garage the precast Tees only caulking on the top side is included. The details do not show for the underside.
 - b. Traffic coating is included on the third floor and the ramp at that third floor as shown.
 - c. Sealer is included on the first, second floors, and the stairwells.
 - d. Firesafing is only included at the office building where the curtain wall is located. East and the front entry.



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- 8-1. Doors/Frames/Hardware:
- a. Automatic doors and openers are included as ASSA ABLOY. The exterior is ASSA ABLOY SL500 Resilience and interior is ASSA ABLOY SL500 sliding door system with an active leaf breakout. The automatic door openers included are ASSA ABLOY SW2001 Swin Door Operators.
 - b. We have included grouting and bituminous coating of frames where shown.
 - c. We have excluded STC rated doors as none was called out on the door schedule.
 - d. We included only (2) Acrovyn doors per note 21 on the door schedule notes. They are at Doors 102 and 103.
- 8-3. Storefront, Glass, Glazing:
- a. Sunshades are included as shown as part of the YKK system.
- 9-1. Interior and Exterior Framing, Sheathing, and Finishing / Stucco:
- a. Level 4 finish is included per the documents and specifications.
 - b. Paperless Drywall is included at the interior side of the exterior walls as shown.
- 9-2. Flooring:
- a. Moisture mitigation is included as an allowance for all soft flooring goods.
 - b. EF1 Dur-A-Flex Flooring is included with an approximate square footage of 780 sqft.
- 9-3. Painting:
- a. All Exterior Precast Concrete panels will be pressure washed, receive one coat of primer, and 2 coats of Tex-Cote fade block super coat satin finish.
 - b. Concrete columns to receive one coat primer and 2 coats of Tex-Cote.
- 9-4. Ceilings:
- a. Acoustical Ceiling will be supported to the deck or the structure not to the bottom of the trapeze supports for the ductwork.
 - b. We have included top J molding for the acoustical wall panels.
- 10-1. Specialties:
- a. N/A
- 12-1. Furnishings:
- a. The furniture is included within the GMP; however, sales tax on the furniture was excluded so therefore there will **not** be DPO tax savings on the furniture.



North County Service Center
2/9/2026

Diversity List

Item #	Subcontractor	Trade	Approx Amount	Certification	Location	Notes
001	Capmen LLC	Firestopping	\$ 63,000	MBE	Tampa	
002	ICI Contracting	Demo	\$ 89,900	WBE	Oldsmar	
003	Liberty Concrete	Concrete	\$ 2,039,000	SBE	Winter Garden	
004	Acclaim Service Group	Concrete	\$ 2,000,000	WBE	Odessa	
005	Lyndan	Millwork	\$ 250,000	MBE	Tampa	
006	MTN, Inc	Waterproofing / Traffic Coating	\$ 520,832	MBE/SBE/WBE	Tampa	
007	Cladding System	Metal Panels	\$ 524,500	HUB/SBE/WBE	Tampa	
008	Stotze Door	Overhead Door	\$ 16,200	SBE	Clearwater	
009	Barrier Cable Company	Barrier Cables	\$ 85,821	WBE/DBE	Alabama	
010	Cornerstone Lathing	Drywall /Stucco	\$ 1,900,000	MBE	Clearwater	
011	Trio Painting	Painting	\$ 338,776	WBE/DBE	Palm Harbor	
012	Square 10	Specialties	\$ 113,000	WBE/WOSB	Plant City	
013	Bell Architectural	Specialties	\$ 125,000	SBE	Riverview	
014	Trinity construction Management	Specialties	\$ 130,000	WBE	Odessa	
015	SSE	Folding Partitions	\$ 26,000	WBE	Smyrna Beach	
016	Ditmer & Sons	Proactive Walkway Covers	\$ 443,600	SBE	Winter Springs	
017	ST Pete Fire	Fire Projection	\$ 411,088	WBE	St Pete	
018	Peninsular Mechanical	HVAC	\$ 4,343,000	SBE	Clearwater	
019	Standard Brick Pavers	Pavers	\$ 27,129	WBE	Tampa	
020	West Florida Fence	Fencing	\$ 103,165	SBE	Tampa	
021	CE Contract	Window Treatment	\$ 105,000	SBE	Minnesota	
022	Kenstruction Dynamics Inc	General Labor / Misc Carpentry / Misc concrete	\$ 250,000	MBE	Brandon	
023						

Total Participation \$ 13,905,011

Total Pinellas County SBE Participation \$4,718,000.00



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- 13-1. Special construction:
- a. Vault is to be provided by the owner.
 - b. The equipment listed on A7-2.1 as O/O is excluded.
 - c. X-Ray machines at the main entry are to be owner furnished and installed at a future date.
- 14-1 Elevator
- a. Elevator may be used during final months of construction for material transportation to Levels 2 and 3. Elevator will be maintained properly, and warranty shall start at the project substantial completion.
 - b. We have included two TKE EOX elevators, one TKE Endura B hydraulic elevator, and two engineered glass back above hydraulic elevators.
- 15-1. Fire Protection:
- a. We have excluded the fire pump as it is not shown.
 - b. We have included a dry pipe system at the MDF rooms.
- 15-2. Plumbing:
- a. All Sanitary, Water, and Storm above ground and below ground is as specified. PVC for storm, and sanitary and copper for water.
- 15-3. HVAC:
- a. We included Chiller maintenance per specifications. The amount is \$12,500.
 - b. A high efficiency air filtration system is required, as it was called out on the schedule
- 16-1. Electrical & Low Voltage:
- a. We have included an allowance of \$549,276 for the BTS equipment listed in the schedule on drawing E0.0. This price is typically given to us by BTS. We now have it included on the summary page below the line.
 - b. We have included an allowance of \$32,105 for a cellular repeater system.
 - c. We have included an allowance of \$89,900 for DAS System. Testing is included.
 - d. We have excluded cabling if we are to keep any security cameras operational at the driving school portable.
 - e. Sound masking is included.
 - f. Direction boring for the data is included from the box at US 19 to the point delineated on the drawings. We then assumed that an additional 50' from where it stops on the plans.
 - g. It is assumed that the furniture is pre-wired and there is a single point of connection for power. Data would be routed through the furniture if required.

Tab 11

DRAWING LOG





DRAWING LOG - NORTH COUNTY SERVICE CENTER

11/17/2025

North County Service Center				
Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME
Construction Documents- Volume I				
GENERAL SHEETS				
X1-0	Cover- Volume 1	10/17/2025	10/17/2025	Addendum #7
X1-1	Drawing Index- Volume 1	9/30/2025	10/7/2025	Addendum #6
X1-2	Drawing Index- Volume 1	9/30/2025	10/7/2025	Addendum #6
CIVIL				
C-100	Cover Sheet	9/30/2025	10/7/2025	Addendum #6
C-101	General Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents
C-102	Stormwater Pollution Prevention Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents
C-103	Erosion Control Notes and Details (1)	2/25/2025	2/25/2025	GMP & Permit Construction Documents
C-104	Erosion Control Notes and Details (2)	2/25/2025	2/25/2025	GMP & Permit Construction Documents
C-105	Existing Conditions- Aerial	2/25/2025	2/25/2025	GMP & Permit Construction Documents
C-200	Master Site Demolition Plan	9/30/2025	10/7/2025	Addendum #6
C-300	Master Site Development Plan	9/30/2025	10/7/2025	Addendum #6
C-301	Site Development Plan (1)	9/30/2025	10/7/2025	Addendum #6
C-302	Horizontal Control Plan	9/30/2025	10/7/2025	Addendum #6
C-303	Vehicle Tracking Plan (1)	5/15/2025	5/15/2025	Addendum #2
C-304	Vehicle Tracking Plan (2)	9/30/2025	10/7/2025	Addendum #6
C-400	Master Site Grading Plan	9/30/2025	10/7/2025	Addendum #6
C-401	Site Grading Plan (1)	9/30/2025	10/7/2025	Addendum #6
C-402	Site Grading Plan (2)	9/30/2025	10/7/2025	Addendum #6
C-403	Site Grading Plan (3)	9/30/2025	10/7/2025	Addendum #6
C-404	Site Grading Plan (4)	9/30/2025	10/7/2025	Addendum #6
C-406	Site Grading Cross Sections (1)	7/18/2025	7/18/2025	Addendum #4
C-407	Site Grading Cross Sections (1)	7/18/2025	7/18/2025	Addendum #4
C-408	Stormwater Inspections, operation and Maintenance Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents
C-500	Master Site Utility Plan	9/30/2025	10/7/2025	Addendum #6
C-501	Site Utility Plan (1)	9/30/2025	10/7/2025	Addendum #6
C-600	Site Development Details (1)	9/30/2025	10/7/2025	Addendum #6
C-601	Site Development Details (2)	5/15/2025	5/15/2025	Addendum #2
C-602	Site Development Details (3)	9/30/2025	10/7/2025	Addendum #6
C-603	Site Utility Details (1)	5/15/2025	5/15/2025	Addendum #2
C-604	Site Utility Details (2)	7/18/2025	7/18/2025	Addendum #4
C-605	FDOT Reference Plans	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SURVEY				
SV-1	Topographic Survey (1)	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SV-2	Topographic Survey (2)	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SV-3	Topographic Survey (3)	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SV-4	Topographic Survey (4)	9/30/2025	10/7/2025	Addendum #6



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
SV-5	Topographic Survey (5)	9/30/2025	10/7/2025	Addendum #6	
SV-6	Topographic Survey (6)	9/30/2025	10/7/2025	Addendum #6	
SV-7	Topographic Survey (7)	9/30/2025	10/7/2025	Addendum #6	
SV-8	Topographic Survey (8)	9/30/2025	10/7/2025	Addendum #6	
SV-9	Topographic Survey (9)	9/30/2025	10/7/2025	Addendum #6	
SV-10	Topographic Survey (10)	9/30/2025	10/7/2025	Addendum #6	
LANDSCAPE					
L-1	Tree Inventory Plan	7/18/2025	7/18/2025	Addendum #4	
L-1A	Tree Mitigation Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
L-2	Tree Inventory Plan	7/18/2025	7/18/2025	Addendum #4	
L-3	Planting Plan (1)	9/30/2025	10/7/2025	Addendum #6	
L-4	Planting Plan (2)	9/30/2025	10/7/2025	Addendum #6	
L-4A	Planting Plan (3)	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
L-5	Irrigation Plan (1)	9/30/2025	10/7/2025	Addendum #6	
L-6	Irrigation Plan (2)	9/30/2025	10/7/2025	Addendum #6	
L-6A	Irrigation Plan (3)	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
L-7	Specifications	5/19/2025	5/19/2025	Final CD, Revised Base	
ARCHITECTURAL SITE					
AS1-1	Existing Site Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
AS1-1.1	Construction Utilization	9/30/2025	10/7/2025	Addendum #6	
AS1-1.2	Existing West Site Plan	9/30/2025	10/7/2025	Addendum #6	
AS2-1	Demolition Site Plan	9/30/2025	10/7/2025	Addendum #6	
AS3-1	Architectural Site Plan	10/17/2025	10/17/2025	Addendum #7	
AS3-1.1	Architectural West Site Plan	9/30/2025	10/7/2025	Addendum #6	
AS3-2	Site Details	9/30/2025	10/7/2025	Addendum #6	
AS3-3	Loading Area. Pump Room, Generator	9/30/2025	10/7/2025	Addendum #6	
AS3-4	Site Details	9/30/2025	10/7/2025	Addendum #6	
STRUCTURAL					
S0-1	Structural Specifications	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
S0-2	Schedules & Wind Tables	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
S0-3	Office Shear Wall Panel Loads	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
S1-1	Office Foundation Plan	9/30/2025	10/7/2025	Addendum #6	
S1-2	Office Second Floor Framing Plan	9/30/2025	10/7/2025	Addendum #6	
S1-3	Office Third Floor Framing Plan	9/30/2025	10/7/2025	Addendum #6	
S1-4	Office Roof Framing Plan	9/30/2025	10/7/2025	Addendum #6	
S3-0	Office Pile Caps	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
S3-1	Foundation Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
S3-2	Foundation Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
S4-1	Floor Framing Details	9/30/2025	10/7/2025	Addendum #6	



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME
S4-2	Precast Panel Connection Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
S4-3	Structural Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
S5-1	Roof Framing Details	9/30/2025	10/7/2025	Addendum #6
S5-2	Roof Framing Details	9/30/2025	10/7/2025	Addendum #6
S7-1	Isometric View	9/30/2025	10/7/2025	Addendum #6
S7-2	Isometric View	9/30/2025	10/7/2025	Addendum #6
STRUCTURAL GARAGE				
SG0-1	Structural Specifications	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SG0-2	Schedules & Wind Tables	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SG0-3	Garage Shear Wall Panel Loads	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SG1-1	Garage Foundation Plan	10/17/2025	10/17/2025	Addendum #7
SG1-2	Garage Second Floor Framing Plan	10/17/2025	10/17/2025	Addendum #7
SG1-3	Garage Third Floor Framing Plan	3/24/2025	3/24/2025	Addendum #1
SG1-4	High Roof	9/30/2025	10/7/2025	Addendum #6
SG2-1	Foundation Details	10/17/2025	10/17/2025	Addendum #7
SG2-2	Foundation Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SG3-0	Garage Pile Caps	2/25/2025	2/25/2025	GMP & Permit Construction Documents
SG3-1	Precast Detail	2/25/2025	2/25/2025	GMP & Permit Construction Documents
Construction Documents- Volume II				
GENERAL SHEETS				
X1-0	Cover- Volume 2	10/17/2025	10/17/2025	Addendum #7
X1-1	Drawing Index- Volume 2	10/17/2025	10/17/2025	Addendum #7
X1-2	Drawing Index- Volume 2	9/30/2025	10/7/2025	Addendum #6
ARCHITECTURAL				
A0-1	Existing First Floor Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents
A1-1	First Floor Life Safety Plan	9/30/2025	10/7/2025	Addendum #6
A1-2	Second Floor Life Safety Plan	9/30/2025	10/7/2025	Addendum #6
A1-3	Third Floor Life Safety Plan	9/30/2025	10/7/2025	Addendum #6
A4-1	Demolition Plan	9/30/2025	10/7/2025	Addendum #6
A5-1	First Floor Architectural Plan	9/30/2025	10/7/2025	Addendum #6
A5-2	Second Floor Architectural Plan	9/30/2025	10/7/2025	Addendum #6
A5-3	Third Floor Architectural Plan	9/30/2025	10/7/2025	Addendum #6
A6-1	First Floor Dimension Plan	9/30/2025	10/7/2025	Addendum #6
A6-2	Second Floor Dimension Plan	9/30/2025	10/7/2025	Addendum #6
A6-3	Third Floor Dimension Plan	9/30/2025	10/7/2025	Addendum #6
A7-1	First Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7
A7-1.1	1/8" Enlarged First Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7
A7-1.2	1/8" Enlarged First Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7
A7-2	Second Floor Equipment/Furniture	10/17/2025	10/17/2025	Addendum #7



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
A7-2.1	1/8" Enlarged Second Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7	
A7-2.2	1/8" Enlarged Second Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7	
A7-3	Third Floor Equipment/Furniture	10/17/2025	10/17/2025	Addendum #7	
A7-3.1	1/8" Enlarged Third Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7	
A7-3.2	1/8" Enlarged Third Floor Equipment/Furniture Plan	10/17/2025	10/17/2025	Addendum #7	
A8-1	First Floor Reflected Ceiling Plan	9/30/2025	10/7/2025	Addendum #6	
A8-2	Second Floor Reflected Ceiling Plan	9/30/2025	10/7/2025	Addendum #6	
A8-3	Third Floor Reflected Ceiling Plan	9/30/2025	10/7/2025	Addendum #6	
A8-4	Enlarged Reflected Ceiling Plans	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A8-5	Reflected Ceiling Details	9/30/2025	10/7/2025	Addendum #6	
A8-6	Reflected Ceiling Details	9/30/2025	10/7/2025	Addendum #6	
A9-1	Roof Plan & Notes	9/30/2025	10/7/2025	Addendum #6	
A9-1.1	Roof Details	9/30/2025	10/7/2025	Addendum #6	
A9-2	Porte Cochere Plans	9/30/2025	10/7/2025	Addendum #6	
A9-2.1	Porte Cochere Sections	9/30/2025	10/7/2025	Addendum #6	
A9-2.2	Porte Cochere Plans & Details	9/30/2025	10/7/2025	Addendum #6	
A9-3	Cover Walkway Canopy Plans	9/30/2025	10/7/2025	Addendum #6	
A9-3.1	Cover Walkway Canopy Elevations	9/30/2025	10/7/2025	Addendum #6	
A9-3.2	Cover Walkway Canopy Details	10/17/2025	10/17/2025	Addendum #7	
A9-3.3	Cover Walkway Canopy Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A10-0	Exterior Elevations and Sections	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A10-1.0	Exterior Elevations	9/30/2025	10/7/2025	Addendum #6	
A10-1.1	Exterior Elevations	9/30/2025	10/7/2025	Addendum #6	
A10-1.2	Exterior Elevations	9/30/2025	10/7/2025	Addendum #6	
A10-1.3	Exterior Elevations Porte Cochere	9/30/2025	10/7/2025	Addendum #6	
A10-1.4	Axonometric	9/30/2025	10/7/2025	Addendum #6	
A10-1.5	Renders	10/17/2025	10/17/2025	Addendum #7	
A10-1.6	Renders	10/17/2025	10/17/2025	Addendum #7	
A10-1.7	Renders	10/17/2025	10/17/2025	Addendum #7	
A10-1.8	Renders	10/17/2025	10/17/2025	Addendum #7	
A10-1.9	Renders	9/30/2025	10/7/2025	Addendum #6	
A10-2.0	Building Sections and Details	9/30/2025	10/7/2025	Addendum #6	
A10-2.1	Building Sections and Details	9/30/2025	10/7/2025	Addendum #6	
A10-3.0	Precast Wall Panel Elevation	9/30/2025	10/7/2025	Addendum #6	
A10-3.1	Precast Wall Panel Elevation	9/30/2025	10/7/2025	Addendum #6	
A10-3.2	Precast Wall Panel Elevation	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A10-3.3	Precast Wall Panel Elevation	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A10-4.0	ACM Panels Elevations and Typical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A10-4.1	ACM Panels Elevations and Typical Details	9/30/2025	10/7/2025	Addendum #6	



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
A10-4.2	ACM Panel Details	9/30/2025	10/7/2025	Addendum #6	
A10-4.3	ACM Panel Details	9/30/2025	10/7/2025	Addendum #6	
A11-1	Wall Sections	9/30/2025	10/7/2025	Addendum #6	
A11-2	Wall Sections	9/30/2025	10/7/2025	Addendum #6	
A11-3	Wall Sections	9/30/2025	10/7/2025	Addendum #6	
A11-4	Wall Sections	9/30/2025	10/7/2025	Addendum #6	
A11-5	Wall Sections	9/30/2025	10/7/2025	Addendum #6	
A11-6	Wall Sections	9/30/2025	10/7/2025	Addendum #6	
A11-7	Folding Partition Plan Elevation, Sections & Details	9/30/2025	10/7/2025	Addendum #6	
A12-1	Stair #1 Plan, Sections & Details	9/30/2025	10/7/2025	Addendum #6	
A12-2	Stair Tower #2 Plan, Sections & Details	9/30/2025	10/7/2025	Addendum #6	
A12-3	Passenger Elevator Sections & Details	9/30/2025	10/7/2025	Addendum #6	
A12-4	Service Elevator Sections & Details	9/30/2025	10/7/2025	Addendum #6	
A12-5	Stair and Elevator Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-0	Partition Types	9/30/2025	10/7/2025	Addendum #6	
A13-1	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-1.1	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-1.2	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-3	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-3.1	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-3.2	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A13-3.3	Interior Partition Sections, Notes, Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A14-1	Door Elevations, Details, and Notes	9/30/2025	10/7/2025	Addendum #6	
A14-2	Door Schedules and Notes	9/30/2025	10/7/2025	Addendum #6	
A14-3	Door Details	9/30/2025	10/7/2025	Addendum #6	
A14-4	Door Details	9/30/2025	10/7/2025	Addendum #6	
A14-5	Door Details	9/30/2025	10/7/2025	Addendum #6	
A15-1	Storefront/Curtain Wall Elevations & Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A15-1.1	Curtain Wall Elevations & Details	9/30/2025	10/7/2025	Addendum #6	
A15-2	Storefront/Curtain Wall Elevations & Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A15-3	Curtain Wall Elevations & Notes	9/30/2025	10/7/2025	Addendum #6	
A15-4	Interior Storefront Elevations	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A15-5	Curtain Wall Details	9/30/2025	10/7/2025	Addendum #6	
A15-6	Storefront Details	9/30/2025	10/7/2025	Addendum #6	
A15-7	Storefront/Curtain Wall Details	9/30/2025	10/7/2025	Addendum #6	
A15-8	Interior Storefront Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A15-9	Curtain Wall Details	9/30/2025	10/7/2025	Addendum #6	
A16-1	1/4" Scale Floor Plans	10/17/2025	10/17/2025	Addendum #7	
A16-2	1/4" Scale Floor Plans	9/30/2025	10/7/2025	Addendum #6	



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
A16-3	1/4" Scale Floor Plans	10/17/2025	10/17/2025	Addendum #7	
A16-3.1	1/4" Scale Floor Plans	10/17/2025	10/17/2025	Addendum #7	
A16-4	1/4" Scale Floor Plans	10/17/2025	10/17/2025	Addendum #7	
A16-5	1/4" Scale Floor Plans	10/17/2025	10/17/2025	Addendum #7	
A16-6	First Floor Wall Type Plan	9/30/2025	10/7/2025	Addendum #6	
A16-7	Second Floor Wall Type Plan	9/30/2025	10/7/2025	Addendum #6	
A16-8	Third Floor Wall Type Plan	9/30/2025	10/7/2025	Addendum #6	
A17-1	Interior Elevations	9/30/2025	10/7/2025	Addendum #6	
A17-2	Interior Elevations	9/30/2025	10/7/2025	Addendum #6	
A17-3	Interior Elevations	10/17/2025	10/17/2025	Addendum #7	
A17-4	Interior Elevations	9/30/2025	10/7/2025	Addendum #6	
A17-5	Interior Elevations	9/30/2025	10/7/2025	Addendum #6	
A17-6	Interior Elevations	9/30/2025	10/7/2025	Addendum #6	
A17-7	Interior Render	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A17-8	Interior Render	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
A18-1	Casework Sections & Details	9/30/2025	10/7/2025	Addendum #6	
A20-1	Miscellaneous Details	9/30/2025	10/7/2025	Addendum #6	
A20-2	Miscellaneous Details	9/30/2025	10/7/2025	Addendum #6	
A20-3	Miscellaneous Details	9/30/2025	10/7/2025	Addendum #6	
A20-4	Miscellaneous Details	9/30/2025	10/7/2025	Addendum #6	
A20-5	Miscellaneous Details	9/30/2025	10/7/2025	Addendum #6	
ARCHITECTURAL GARAGE					
AG1-1	First Level Life Safety Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG1-2	Second Level Life Safety Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG1-3	Third Level Life Safety Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG1-5-1	First Level Architectural Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG1-5-2	Second Level Architectural Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG1-5-3	Third Level Architectural Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG5-4	First, Second & Third Waterproofing Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG6-1	First Level Parking Garage Dimension Plan	9/30/2025	10/7/2025	Addendum #6	
AG6-2	Second Level Parking Garage Dimension Plan	9/30/2025	10/7/2025	Addendum #6	
AG6-3	Third Level Parking Garage Dimension Plan	9/30/2025	10/7/2025	Addendum #6	
AG8-1	Parking Garage First Floor Reflected Ceiling Plan	9/30/2025	10/7/2025	Addendum #6	
AG8-2	Parking Garage Second Floor Reflected Ceiling Plan	9/30/2025	10/7/2025	Addendum #6	
AG8-3	Parking Garage Third Floor Reflected Ceiling Plan	9/30/2025	10/7/2025	Addendum #6	
AG8-4	1st, 2nd, 3rd Ceiling Plan Parking Garage Elevator Lobby	9/30/2025	10/7/2025	Addendum #6	
AG9-1	Roof Plan & Notes	9/30/2025	10/7/2025	Addendum #6	
AG10-1	Exterior Elevations	10/17/2025	10/17/2025	Addendum #7	
AG10-1.1	Exterior Elevations	10/17/2025	10/17/2025	Addendum #7	



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
AG10-2	Building Sections and Details	10/17/2025	10/17/2025	Addendum #7	
AG10-3	Building Sections and Details	10/17/2025	10/17/2025	Addendum #7	
AG10-4	Lite Wall Panel Elevation	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
AG10-4.1	Partial Building Sections	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
AG11-1	Wall Sections and Details	9/30/2025	10/7/2025	Addendum #6	
AG11-2	Wall Sections and Details	9/30/2025	10/7/2025	Addendum #6	
AG12-1	Stair Plan, Sections and Details	9/30/2025	10/7/2025	Addendum #6	
AG12-2	Stair Plan, Sections and Details	9/30/2025	10/7/2025	Addendum #6	
AG12-3	Elevator Plan, Sections and Details	9/30/2025	10/7/2025	Addendum #6	
AG12-4	Garage Stair and Elevator Details	9/30/2025	10/7/2025	Addendum #6	
AG14-1	Door Schedules and Details	10/17/2025	10/17/2025	Addendum #7	
AG15-1	Storefront/Curtain Wall Elevations & Notes	9/30/2025	10/7/2025	Addendum #6	
AG15-1.1	Storefront Elevations & Notes	10/17/2025	10/17/2025	Addendum #7	
AG15-2	Perforated Metal & Frame Elevations	10/17/2025	10/17/2025	Addendum #7	
AG16-1	First Level Wall Type Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
AG20-1	Parking Garage Details	9/30/2025	10/7/2025	Addendum #6	
AG20-2	Parking Garage Details	9/30/2025	10/7/2025	Addendum #6	
AG20-3	Parking Garage Details	3/24/2025	3/24/2025	Addendum #1	
AG20-4	Parking Garage Details	9/30/2025	10/7/2025	Addendum #6	
AG20-5	Parking Garage Details	9/30/2025	10/7/2025	Addendum #6	
INTERIOR DESIGN					
ID5-1	First Floor Interior Design Plan	9/30/2025	10/7/2025	Addendum #6	
ID5-2	Second Floor Interior Design Plan	9/30/2025	10/7/2025	Addendum #6	
ID5-3	Third Floor Interior Design Plan	9/30/2025	10/7/2025	Addendum #6	
INTERIOR DESIGN GARAGE					
IDG5-1	First Floor Interior Design Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
IDG5-2	Second Level Interior Design Plan	9/30/2025	10/7/2025	Addendum #6	
IDG5-3	Third Floor Interior Design Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
Construction Documents- Volume III					
GENERAL SHEETS					
X1-0	Cover- Volume 2	10/17/2025	10/17/2025	Addendum #7	
X1-1	Drawing Index- Volume 2	10/17/2025	10/17/2025	Addendum #7	
X1-2	Drawing Index- Volume 2	9/30/2025	10/7/2025	Addendum #6	
MECHANICAL					
M0-0	Mechanical Legend	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M0-1	Mechanical General Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M0-2	Mechanical General Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M0-3	Mechanical Flow Diagram	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
MS0-1	Mechanical Demolition Site Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents	



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
MS1-1	Mechanical Site Plan	9/30/2025	10/7/2025	Addendum #6	
M1-1	Mechanical First Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-1.1	Mechanical Partial First Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-1.2	Mechanical Partial First Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-2	Mechanical Second Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-2.1	Mechanical Partial Second Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-2.2	Mechanical Partial Second Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-3	Mechanical Third Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-3.1	Mechanical Partial Third Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-3.2	Mechanical Partial Third Floor Plan	9/30/2025	10/7/2025	Addendum #6	
M1-4	Mechanical Roof Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M2-1	Mechanical Floor Plan- CEP	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M2-2	Mechanical Enlarged First Floor Plans	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M2-3	Mechanical Enlarged Second Floor Plans	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M2-4	Mechanical Enlarged Third Floor Plans	9/30/2025	10/7/2025	Addendum #6	
M3-1	Mechanical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M3-2	Mechanical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M3-3	Mechanical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M4-1	Mechanical Schedules	3/24/2025	3/24/2025	Addendum #1	
M4-2	Mechanical Schedules	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M4-3	Mechanical Schedules	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
M5-1	Mechanical Controls	3/24/2025	3/24/2025	Addendum #1	
M5-2	Mechanical Controls	3/24/2025	3/24/2025	Addendum #1	
M5-3	Mechanical Controls	3/24/2025	3/24/2025	Addendum #1	
M5-4	Mechanical Controls	3/24/2025	3/24/2025	Addendum #1	
M5-5	Mechanical Controls	3/24/2025	3/24/2025	Addendum #1	
MECHANICAL GARAGE					
MG1-1	Mechanical First Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
MG1-2	Mechanical Second Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
MG1-3	Mechanical Third Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
PLUMBING					
P0-0	Plumbing Legend & Notes	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
P0-1	Plumbing Fixture Schedule	9/30/2025	10/7/2025	Addendum #6	
P1-0	Plumbing Underground Plan	9/30/2025	10/7/2025	Addendum #6	
P1-1	Plumbing First Floor Plan	9/30/2025	10/7/2025	Addendum #6	
P1-2	Plumbing Second Floor Plan	9/30/2025	10/7/2025	Addendum #6	
P1-3	Plumbing Third Floor Plan	9/30/2025	10/7/2025	Addendum #6	
P1-4	Plumbing Roof Plan	9/30/2025	10/7/2025	Addendum #6	
P1-5	Plumbing Floor Plan -CEP	2/25/2025	2/25/2025	GMP & Permit Construction Documents	



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME
P2-1	Plumbing Enlarged Plans	10/17/2025	10/17/2025	Addendum #7
P3-1	Plumbing Sanitary Riser Diagrams	10/17/2025	10/17/2025	Addendum #7
P3-2	Plumbing Sanitary Riser Diagrams	10/17/2025	10/17/2025	Addendum #7
P5-1	Plumbing Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
PLUMBING GARAGE				
PG1-0	Plumbing Underground Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
PG1-1	Plumbing Ground Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
PG1-2	Plumbing Second Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
PG1-3	Plumbing Third Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
PG3-1	Plumbing Garage Riser Diagram	9/30/2025	10/7/2025	Addendum #6
FIRE PROTECTION				
F0-0	Fire Protection Design Compliance	2/25/2025	2/25/2025	GMP & Permit Construction Documents
F0-1	Fire Protection Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
FS1-1	Fire Protection Site Plan	9/30/2025	10/7/2025	Addendum #6
F1-1	Fire Protection First Floor Plan	9/30/2025	10/7/2025	Addendum #6
F1-2	Fire Protection Second Floor Plan	9/30/2025	10/7/2025	Addendum #6
F1-3	Fire Protection Third Floor Plan	9/30/2025	10/7/2025	Addendum #6
F1-4	Fire Protection Roof Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents
FIRE PROTECTION GARAGE				
FG1-1	Fire Protection First Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
FG1-2	Fire Protection Second Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
FG1-3	Fire Protection Third Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
ELECTRICAL				
E0-0	Electrical Legend	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E0-1	Luminaire Schedule	7/18/2025	7/18/2025	Addendum #4
ES0-1	Electrical Demolition Site Plan	10/17/2025	10/17/2025	Addendum #7
ES1-1	Lighting Site Plan	9/30/2025	10/7/2025	Addendum #6
ES1-2	Photometric Site Plan	9/30/2025	10/7/2025	Addendum #6
ES1-3	Power Site Plan	9/30/2025	10/7/2025	Addendum #6
ES1-4	Electrical Systems Site Plan	9/30/2025	10/7/2025	Addendum #6
E1-1	Lighting First Floor Plan	9/30/2025	10/7/2025	Addendum #6
E1-1.1	Lighting First Floor Plan- Lighting Controls	9/30/2025	10/7/2025	Addendum #6
E1-2	Lighting Second Floor Plan	9/30/2025	10/7/2025	Addendum #6
E1-2.1	Lighting Second Floor Plan- Lighting Controls	9/30/2025	10/7/2025	Addendum #6
E1-3	Lighting Third Floor Plan	9/30/2025	10/7/2025	Addendum #6
E1-3.1	Lighting Third Floor Plan- Lighting Controls	9/30/2025	10/7/2025	Addendum #6
E1-4	Lighting Floor Plan- CEP	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E2-1.1	Power Partial First Floor Plan	9/30/2025	10/7/2025	Addendum #6
E2-1.2	Power Partial First Floor Plan	9/30/2025	10/7/2025	Addendum #6



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME
E2-2.1	Power Partial Second Floor Plan	9/30/2025	10/7/2025	Addendum #6
E2-2.2	Power Partial Second Floor Plan	9/30/2025	10/7/2025	Addendum #6
E2-3.1	Power Partial Third Floor Plan	9/30/2025	10/7/2025	Addendum #6
E2-4	Power Roof Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E2-5	power Floor Plan- CEP	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E3-1	Electrical Systems First Floor Plan	9/30/2025	10/7/2025	Addendum #6
E3-2	Electrical Systems Second Floor Plan	9/30/2025	10/7/2025	Addendum #6
E3-3	Electrical Systems Third Floor Plan	9/30/2025	10/7/2025	Addendum #6
E4-1	Electrical Systems Enlarged Floor Plans	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-1	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-2	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-3	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-4	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-5	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-6	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-7	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-8	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-9	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-10	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-11	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-12	Electrical Details	3/24/2025	3/24/2025	Addendum #1
E5-13	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E5-14	Electrical Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E6-1	Electrical Single Line	7/18/2025	7/18/2025	Addendum #4
E7-1	Electrical Panel Schedules	9/30/2025	10/7/2025	Addendum #6
E7-2	Electrical Panel Schedules	3/24/2025	3/24/2025	Addendum #1
E7-3	Electrical Panel Schedules	9/30/2025	10/7/2025	Addendum #6
E7-4	Electrical Panel Schedules	9/30/2025	10/7/2025	Addendum #6
E7-5	Electrical Panel Schedules	9/30/2025	10/7/2025	Addendum #6
E7-6	Electrical Panel Schedules	2/25/2025	2/25/2025	GMP & Permit Construction Documents
E7-7	Electrical Panel Schedules	2/25/2025	2/25/2025	GMP & Permit Construction Documents
ELECTRICAL GARAGE				
EG1-1	Lighting First Level Parking Garage	9/30/2025	10/7/2025	Addendum #6
EG1-2	Lighting Second Level Parking Garage	9/30/2025	10/7/2025	Addendum #6
EG1-3	Lighting Third Level Parking Garage	9/30/2025	10/7/2025	Addendum #6
EG2-1	Power First Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
EG2-2	Power Second Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
EG2-3	Power Third Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6
EG3-1	Electrical Systems First Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6



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Drawing No.	Drawing Title	Drawing Date	Received Date	REVISION NAME	
EG3-2	Electrical Systems Second Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
EG3-3	Electrical Systems Third Level Parking Garage Plan	9/30/2025	10/7/2025	Addendum #6	
STRIPING AND SIGNAGE					
PK1.01	PRK. G. Level 1- Striping and Signage Layout Plan	9/30/2025	10/7/2025	Addendum #6	
PK1.02	PRK. G. Level 2- Striping and Signage Layout Plan	9/30/2025	10/7/2025	Addendum #6	
PK1.03	PRK. G. Level 3- Striping and Signage Layout Plan	9/30/2025	10/7/2025	Addendum #6	
PK2.01	Enlarged Architectural Plans	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
PK3.01	Signage Schedule, Notes and Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
PK3.02	Signage and Graphics Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
PK3.03	Signage and Graphics Details	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
FURNITURE					
V1-1	First Floor Furniture Plan	3/24/2025	3/24/2025	Addendum #1	
V1-2	Second Floor Furniture Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
V1-3	Third Floor Furniture Plan	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
V1-4	Typical Clerk Workstations	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
V1-5	Typical Tax Collector & Property Appraiser Workstations	2/25/2025	2/25/2025	GMP & Permit Construction Documents	
OTHER DOCUMENTS					
SPEC	Specification Volume 1	10/29/2025	10/28/2025	GMP & Permit Construction Documents	
SPEC	Specification Volume 2	10/29/2025	10/28/2025	GMP & Permit Construction Documents	
Nar	Narrative Add 1-7	10/29/2025	10/28/2025	GMP & Permit Construction Documents	