



City of Gainesville – GPD Interior Renovations

Guaranteed Maximum Price – Revision 2

February 14, 2024

CM Contract 2018-074-A



February 14, 2024

Gary Cothren, Facilities Manager
City of Gainesville, Public Works Department, Facilities Division
405 NW 39th Ave
Gainesville, FL 32609

**Re: City of Gainesville – GPD Interior Renovations
Guaranteed Maximum Price Proposal – Revision 1
REF: CM Contract 2018-074-A**

Mr. Cothren,

Oelrich Construction, Inc. is pleased to present this Guaranteed Maximum Price proposal for the construction required to complete the renovations and new construction to the City of Gainesville- GPD Interior Renovations project as specified on the construction documents provided by Kail Partners Architecture & Interiors dated 11/30/2023.

The Guaranteed Maximum Price for this project is:

Seven Hundred Ninety-Two Thousand, Two Hundred Seventy Dollars\$792,270.00

Please find the attached GMP Overview, GMP Breakdown, Qualifications, Schedule, Construction Management Team, and List of Construction Documents that are included as part of this Guaranteed Maximum Price proposal.

We appreciate the opportunity to be a part of this project, and we look forward to its successful completion. Please feel free to contact me at any time if you have any questions.

Sincerely,
Oelrich Construction, Inc.

A handwritten signature in blue ink, appearing to read "Matthew Marino", is written over a faint, stylized circular graphic.

Matthew Marino
Director of Preconstruction

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COG – GPD Interior Renovations

Exhibit A – GMP Overview



COG - GPD Interior Renovations

Oelrich Construction

Overview

Bid Package	Package Description	50% CD's Budget 9/27/2023	100% CD'S Guaranteed Maximum Price - Revision 1 2/13/2024	Delta
BP 2A	Demolition	\$ 21,985	\$ 21,613	\$ 373
BP 3A	Concrete	\$ 12,650	\$ 8,585	\$ 4,065
BP 4A	Masonry	\$ 3,075	\$ 8,700	\$ (5,625)
BP 5A	Structural Steel	\$ 2,500	\$ 9,350	\$ (6,850)
BP 6D	Architectural Casework	\$ 15,600	\$ 11,000	\$ 4,600
BP 7A	Damproofing and Waterproofing	\$ 2,175	\$ -	\$ 2,175
BP 7B	Thermal Insulation	\$ 17,720	\$ 14,025	\$ 3,695
BP 7C	Roofing	\$ -	\$ 3,400	\$ (3,400)
BP 8A	Doors and Hardware	\$ 52,750	\$ 44,875	\$ 7,875
BP 8B	Storefront & Glazing	\$ 350	\$ 500	\$ (150)
BP 9A	Gypsum Board Assemblies	\$ 86,695	\$ 37,530	\$ 49,165
BP 9C	Acoustical Ceilings	\$ 32,120	\$ 23,805	\$ 8,315
BP 9D	Painting	\$ 22,060	\$ 42,860	\$ (20,800)
BP 9E	Flooring & Tile	\$ 44,300	\$ 5,844	\$ 38,456
BP 10A	Specialties	\$ 3,400	\$ 4,200	\$ (800)
BP 12A	Furnishings	\$ 2,000	\$ 4,750	\$ (2,750)
BP 22A	Plumbing	\$ 41,450	\$ 48,104	\$ (6,654)
BP 23A	HVAC	\$ 79,550	\$ 213,950	\$ (134,400)
BP 26A	Electrical	\$ 95,130	\$ 95,375	\$ (245)
Total of Bid Packages		\$ 555,510	\$ 598,465	\$ (62,955)
Contingency		\$ 26,776	\$ 17,954	
Staffing		\$ 62,053	\$ 55,008	
General Conditions		\$ 44,399	\$ 35,909	
Total of Project Costs		\$ 668,738	\$ 707,336	
Builders Risk Insurance		\$ 2,809	\$ 2,971	
Payment and Performance Bonds		\$ 9,445	\$ 8,623	
General Liability Insurance		\$ 7,581	\$ 7,923	
Permit		\$ 6,877	\$ -	
Subtotal		\$ 695,450	\$ 726,853	
CM Fee		\$ 62,591	\$ 65,417	
Total Amount		\$ 758,041	\$ 792,270	\$ (34,229)

Exhibit B – GMP Breakdown

COG - GPD DTF Interior Renovations										
Oelrich Construction, Inc.										
100% CD'S Guaranteed Maximum Price - Revision 1										
February 13, 2024										
Item Description	Qty	Unit	Labor		Material		Subcontractor		Totals	Sub Totals
			unit price	amount	unit price	amount	unit price	amount		
Project Duration	12	weeks								
Number of Building Levels	1	level								
Project or Program Area	4,675	sf								
Staffing & General Conditions										
Operations Director	1	weeks	3,444	4,133		-		-	4,133	
Field Operations Manager	1	weeks	2,345	2,814		-		-	2,814	
Project Manager	3	weeks	2,521	7,563		-		-	7,563	
Asst Project Manager	4	weeks	1,756	7,024		-		-	7,024	
Superintendent	12	weeks	1,948	23,376		-		-	23,376	
Project Engineer	6	weeks	1,683	10,098		-		-	10,098	
Progress Photos Documentation	1	ea		-	850	850		-	850	
Document Reproduction	1	ls		-	600	600		-	600	
Safety Supplies	3	months		-	200	600		-	600	
Testing Services	1	ls		-		-	4,000	4,000	4,000	
Copies and Copy Machine	3	months		-	156	468		-	468	
First Aid Facilities	1	ls		-	150	150		-	150	
Cell Phone/iPad Data	3	months		-	360	1,080		-	1,080	
Sanitary Facilities, Toilets & Handwash Stations	3	months		-	600	1,800		-	1,800	
Office Supplies	1	ls		-	750	750		-	750	
Construction Aids	3	months		-	200	600		-	600	
Small Tools	3	months		-	200	600		-	600	
Jobsite Vehicle Maintenance & Fuel	3	months		-	1,200	3,600		-	3,600	
Temporary Barriers and Enclosures	3	months		-	200	600		-	600	
Temporary Fencing	75	lf		-	12.00	900		-	900	
Temporary Double Gates	1	ea		-	500	500		-	500	
Temporary Environmental Controls	3	months		-	500	1,500		-	1,500	
Temporary Project Signs	1	ls		-	600	600		-	600	
Temporary Protection	1	ls		-	1,000	1,000		-	1,000	
Temporary Weather Protection	1	ls		-	1,000	1,000		-	1,000	
Software Costs	1	ls		-	2,334	2,334		-	2,334	
Jobsite Mobilization	1	ls		-	1,197	1,197		-	1,197	
Jobsite Demobilization	1	ls		-	1,197	1,197		-	1,197	
Equipment Rental	3	months		-	300	900		-	900	
Continuous Cleaning	6	days		-	205	1,230		-	1,230	
Dumpsters	15	pulls		-	350	5,250		-	5,250	
Final Cleaning	4,675	sf		-	0.30	1,403		-	1,403	
Closeout Submittals et al	1	ls		-	600	600		-	600	
As-Builts	1	ls		-	600	600		-	600	
90,916										
BP-02A Demolition										
Demolition Package										
Remove Exterior Door	5	ea		-		-	75	375	375	
Remove Window	1	ea		-		-	75	75	75	
Remove CMU Wall for Wider Door Opening	1	ea		-		-	850	850	850	
Remove Security Mesh to Storage 105	275	sf		-		-	5.00	1,375	1,375	
Demo Interior Wall	405	lf		-		-	5.00	2,025	2,025	
Remove Interior Door	19	ea		-		-	75	1,425	1,425	
Remove Flooring & Base	4,675	sf		-		-	0.90	4,208	4,208	
Remove Casework	1	ls		-		-	1,500	1,500	1,500	
Cut & Remove Slab for Plumbing & Condensate	301	sf		-		-	10.00	3,005	3,005	
Remove CMU Wall For New Opening	130	wall sf		-		-	15.00	1,950	1,950	
Remove Window Blinds	6	ea		-		-	25.00	150	150	
Demo Existing Ceilings & Insulation	4,675	sf		-		-	1.00	4,675	4,675	
21,613										

Exhibit B – GMP Breakdown

BP-02B Asbestos Abatement									
Abatement Package									
Not in Scope	sf	-	-	-	-	-	-	-	-
BP-03A Concrete									
Concrete Package									
Trench Infills - 4" SOG W/ WWM on Vapor Barrier	301 sf	-	-	20	6,010	6,010			
W/ Termite Treatmet	130 lf	-	-	10	1,300	1,300			
3/8" Smooth Dowels @18" OC Staggered	85 sf	-	-	15	1,275	1,275			
4" Condenser Pads									8,585
BP-04A Masonry									
Masonry Package									
8" CMU Infills	87 wall sf	-	-	100	8,700	8,700			
Grout Filled Cells @ New Header	1 ls	-	-		-	-			
Set Door Frames	2 ea	-	-		-	-			8,700
BP-05A Structural Steel									
Structural Steel Package									
C10x15.3 Header @ Cased Opening	28 lf	-	-	175	4,900	4,900			
6"x1/4"x1'-1 1/2" Plate	1 ls	-	-	1,850	1,850	1,850			
Simpson Embedments	1 ls	-	-	850	850	850			
C6x8.2 @ Each Jamb w/ Cap & Baseplate	10 lf	-	-	175	1,750	1,750			9,350
BP-06B Rough Carpentry									
Wood Framing Package									
Repair Canopy - Not Shown on Plans (EXCLUDED)	ls	-	-		-	-			-
BP-06D Architectural Casework									
Casework Package									
Break Room - P-Lam Uppers & Lower	8 lf	-	-	550	4,400	4,400			
Packaging - P-Lam Uppers & Lower	12 lf	-	-	550	6,600	6,600			11,000
BP-07B Thermal Insulation									
Thermal Insulation Package									
Fiberglass Batts on Underside of Roof Deck	4,675 sf	-	-	3.00	14,025	14,025			14,025
BP-07C Roofing									
Roofing Package									
Flashing/Patching @ Exhaust Fan	4 ea	-	-	850	3,400	3,400			3,400
BP-08A Doors and Hardware									
Door Package									
New Solid Core Wood Doors W/ HM Frames	15 ea	-	-	2,200	33,000	33,000			
New HM Doors & Frames	2 ea	-	-	2,200	4,400	4,400			
Install	17 ea	-	-	425	7,225	7,225			
Lite Kit	1 ea	-	-	250	250	250			44,875
BP-08B Storefront & Glazing									
Storefront Package									
Door Lite Glazing	1 ea	-	-	500	500	500			500

Exhibit B – GMP Breakdown

BP-09A Gypsum Board Assemblies						
Drywall & Framing Package						
New Furring Wall - 3 5/8" Mtl Stud W/ 5/8" Gyp.						
Board & Batt Insulation	35 lf	-	-	80	2,800	2,800
New Interior Wall - 3 5/8" Mtl Stud W/ 5/8" Gyp.						
Board & Batt Insulation	365 lf	-	-	72	26,280	26,280
Gypsum Ceiling W/ Batt Insulation (EXCLUDED)	2,550 sf	-	-	-	-	-
Set Door Frames	15 ea	-	-	150	2,250	2,250
Blocking/Backing	1 ls	-	-	2,500	2,500	2,500
Reinstall Expanded Metal Above Ceiling	150 sf	-	-	8.00	1,200	1,200
Repair Existing Draftstop	1 ls	-	-	2,500	2,500	2,500
						37,530
BP-09C Acoustical Ceiling						
ACT Package						
New ACT System	4,140 sf	-	-	5.75	23,805	23,805
						23,805
BP-09D Painting & Wallcovering						
Painting Package						
Paint Interior Walls	4,000 wall sf	-	-	1.75	7,000	7,000
Paint Door Frames	18 ea	-	-	150	2,700	2,700
Paint Exterior CMU Infills	87 wall sf	-	-	5.00	435	435
Sealed Concrete Floors - H&C Sealer, Grinding	4,675 sf	-	-	7.00	32,725	32,725
						42,860
BP-09E Flooring & Tile						
Flooring Package						
New Wall Base	4,675 sf	-	-	1.25	5,844	5,844
						5,844
BP-10A Specialties						
Miscellaneous Specialties Package						
Restroom Accessories						
Grab Bars	4 ea	-	-	250	1,000	1,000
Paper Towel Disp.	2 ea	-	-	175	350	350
Toilet Paper Disp.	2 ea	-	-	175	350	350
Sanitary Napikin Disp.	2 ea	-	-	175	350	350
Soap Disp.	2 ea	-	-	175	350	350
Mirror	2 ea	-	-	500	1,000	1,000
Wall Hung Fire Extinguisher	4 ea	-	-	125	500	500
Tactile Exit Signage	2 ea	-	-	150	300	300
						4,200
BP-12A Furnishings						
Furnishing Package						
Manual Roller Shades (Removed - By Owner)	5 ea	-	-	950	4,750	4,750
						4,750

Exhibit B – GMP Breakdown**BP-22A Plumbing**

Plumbing Package

Demo

Remove Restroom Fixtures	4 ea	-	-	250	1,000	1,000
Remove Water Fountain	1 ea	-	-	350	350	350
Demo DCW Piping	1 ls	-	-	1,500	1,500	1,500
Demo Sanitary & Vent	1 ls	-	-	1,500	1,500	1,500

New Work

Water Closet - WC-8	2 ea	-	-	4,200	8,400	8,400
Lavatory - L-9	2 ea	-	-	4,200	8,400	8,400
Electric Water Cooler - EWC-4	1 ea	-	-	4,200	4,200	4,200
Service Sink - SS-1	1 ea	-	-	3,500	3,500	3,500
Sink - SK-1	1 ea	-	-	3,250	3,250	3,250
Icemaker Kit - IK-1	1 ea	-	-	850	850	850
Floor Drain - FD	4 ea	-	-	850	3,400	3,400
Hot Water Recirc. Pump - RP-1	1 ea	-	-	1,800	1,800	1,800
DCW Piping	195 lf	-	-	18	3,510	3,510
DHW Piping	45 lf	-	-	18	810	810
HWRP Piping	28 lf	-	-	18	504	504
Isolation Valves	11 ea	-	-	250	2,750	2,750
Sanitary Piping	110 lf	-	-	8	880	880
Vent piping	75 lf	-	-	8	600	600
Trap Primers	2 ea	-	-	200	400	400
Cleanouts	2 ea	-	-	250	500	500

48,104

BP-23A HVAC

HVAC Package

Demo

Remove Split System W/ ALL Accessories & Controls	2 ea	-	-	1,500	3,000	3,000
Remove Exhaust Fans	2 ea	-	-	350	700	700
Remove Air Filtration in Ceiling	1 ls	-	-	1,500	1,500	1,500
Remove Ductwork & Air Distribution	1 ls	-	-	1,500	1,500	1,500

New Work

Heat Pump Split System	1 ea	-	-	20,000	20,000	20,000
OA Split System	1 ea	-	-	80,000	80,000	80,000
Ductless Mini-Split	3 ea	-	-	12,000	36,000	36,000
Exhaust Fans	3 ea	-	-	2,500	7,500	7,500
Motorized Dampers	2 ea	-	-	1,200	2,400	2,400
Equipment Stand & Plenum Box	1 ea	-	-	1,850	1,850	1,850
Exhaust Hood W/ Birdscreen & Roof Curb	1 ea	-	-	2,500	2,500	2,500
Exhaust Roof Jack W/ Birdscreen	3 ea	-	-	500	1,500	1,500
Linesets	1 ls	-	-	8,000	8,000	8,000
Condensate Piping	1 ls	-	-	1,500	1,500	1,500
Drain Well	3 ea	-	-	500	1,500	1,500
Thermostats	6 ea	-	-	300	1,800	1,800
Ductwork	1 ls	-	-	34,500	34,500	34,500
Air Distribution Devices	35 ea	-	-	200	7,000	7,000
Duct Smoke Detectors	2 ea	-	-	600	1,200	1,200
VE Deduct for Using Aeon OAU ilo Addison - NO LONGER AVAILABLE	ea	-	-	-	-	-

213,950

Exhibit B – GMP Breakdown

BP-26A Electrical							
Electrical Package							
Demo Existing Outlets& Light Fixtures							
Throughout	4,675 sf	-	-	1.00	4,675	4,675	
Demo Existing Panels	3 ea	-	-	500	1,500	1,500	
New Work							
New Main Distribution Panel - 300A	1 ea	-	-	8,200	8,200	8,200	
New Branch Panel - 100A	2 ea	-	-	4,500	9,000	9,000	
Duplex Receptacles	75 ea	-	-	265	19,875	19,875	
Quadplex Receptacles	12 ea	-	-	325	3,900	3,900	
GFI Receptacles	15 ea	-	-	325	4,875	4,875	
Special Purpose Receptacle	5 ea	-	-	300	1,500	1,500	
Power Pole	6 ea	-	-	200	1,200	1,200	
Data Outlet Rough-In	41 ea	-	-	200	8,200	8,200	
Access Control Rough-In	7 ea	-	-	-	-	-	
Lighting Fixtures	62 ea	-	-	300	18,600	18,600	
Occupancy Sensors	20 ea	-	-	150	3,000	3,000	
Lighting Control Devices	35 ea	-	-	150	5,250	5,250	
Equipment Connections	16 ea	-	-	350	5,600	5,600	
							95,375
Cost of Work Subtotal						598,465	598,465
Construction Contingency	3.00%					17,954	
Staffing from above						55,008	
General Conditions from above						35,909	
Subtotal						108,871	707,336
Builders Risk Insurance						2,971	
Payment and Performance Bond						8,623	
General Liability Insurance						7,923	
Permit (By Owner)						-	
Subtotal						19,517	726,853
CM Fee	9.00%					65,417	
Subtotal						65,417	792,270
Total Project							792,270

Exhibit C – Qualifications

This GMP Proposal includes the infrastructure and finish modifications required to complete the renovations of City of Gainesville – GPD Interior Renovations.

This GMP Proposal is based on the 100% Construction Drawings produced by Kail Partners Architecture & interiors dated 11/30/2023, site meetings and discussions, and the qualifications below.

Due to current market conditions, this proposal must be accepted within 30 days and construction must begin within 60 days from the date of this submittal.

Division 01- General Conditions

- The estimated project construction duration will be Twelve (12) weeks.
- Work will be accomplished during normal work hours. This will include various activities which will cause loud noises.
- A Builder's Risk Insurance and General Liability Insurance policy has been included in this proposal.
- A Payment and Performance Bond has been included in this proposal.
- Costs are not included for building permit fees as these have been paid for by the owner. Costs are not included for impact fees, tree mitigation fees, or utility disconnect, reconnect, or new service fees. All other permits and fees are excluded including, but not limited to: Utility, City, County, Public Works, DEP, State and/or Water Management. These expenses, if incurred, are to be paid directly by the Owner.
- Costs are not included for architectural, structural, civil, nor engineered design services.
- Provisions for temporary power/water are included in this proposal. It is assumed that some form of power and water will be available at the site for the duration of the project.
- Provisions for a temporary job site office trailer are excluded.
- All required temporary enclosures, storage facilities, dumpsters, toilets, signage, etc. have been included as a part of the project.
- Relocation, maintenance or repair of existing M/E/P/FP Systems to accommodate new systems not specifically presented on the project scope of work is excluded. We are not responsible for the existing building systems.
- Moving or relocation of existing furniture, fixtures, and equipment is excluded.
- Temporary protection for existing finishes is included.
- Hazardous materials removal or mitigation is excluded.
- Costs are included for material testing and inspections (e.g. soil compaction, concrete testing, etc).
- Costs are not included for Maintenance of Traffic for the duration of the project.
- Costs are not included for surveying and benchmarks.
- Costs are not included for floor moisture mitigation.
- Costs are not included for Radio Frequency Testing, mitigation, or furnish and install of RF equipment.
- Costs are not included for Owner Direct Purchase, LEED & BIM services.
- A Construction Contingency of 3% is included to cover estimating variances, and unexpected events in the construction process and schedule. The estimate does not include separate owner or design contingencies.

Exhibit C – Qualifications

Division 02- Existing Conditions

- Includes demolition of exterior CMU wall as noted for new openings.
- Includes removal of existing exterior doors, frames and window as noted.
- Includes demolition of interior walls, doors & frames, ceilings and floor finishes as noted.
- Includes demolition of existing hard ceiling above existing drop ceiling per the project documents.
- Includes floor trenching for new plumbing and HVAC condensate for up to 315 square feet. If additional trenching is required, additional cost will be incurred.
- Includes removal of existing security mesh for reinstallation in new location.
- Includes demo of existing casework.

Division 03- Concrete

- Includes pour backs of interior 4" slab on grade with reinforcement, vapor barrier and termite treatment as noted. Pour backs also include 3/8" smooth dowels @ 18" on center, staggered.
- Includes form and pour of 4" condensing pads and interior housekeeping pads for HVAC equipment.

Division 04- Masonry

- Includes 8" CMU infills for exterior wall openings per the structural drawings.
- Includes grouting of filled cells at new interior header in office 102.
- Includes setting of door frames in CMU walls.

Division 05- Metals

- Includes structural steel for header in office 102 including steel plates, baseplates and anchors as noted.

Division 06- Wood, Plastics, and Composites

- Includes plastic laminate casework and countertops for the break room and packing area as shown in the project documents.
- Repairs of the existing exterior wood canopy are excluded as nothing is shown in the project documents for this work.

Division 07- Thermal and Moisture Protection

- Includes R-30 min batt insulation on underside of existing roof deck in attic. Includes straps to hold insulation in place. Note, existing drywall lid above existing ACT ceiling will be removed to install new insulation and will NOT be reinstalled.

Division 08- Openings

- Includes furnish and install of new hollow metal doors and frames and flush wood doors with associated door hardware per the project drawings.
- Includes door lite glazing for (1) interior door only.

Exhibit C – Qualifications**Division 09- Finishes**

- Includes all drywall and metal framing with a level four finish on 5/8" gypsum board as shown. Includes moisture resistant drywall and sound batting in restroom areas.
- Existing drywall lid above existing ACT ceiling will be removed during demolition and will NOT be replaced.
- Includes setting of hollow metal door frames in new metal stud framed walls.
- Includes reinstalling existing security mesh in new location. It is assumed that the existing material is in suitable condition to be removed and reinstalled and the existing quantity will suffice for the new area. If existing material is not suitable for removal and reinstallation or additional material is needed, additional cost will be incurred to the owner.
- Includes provisions to repair the existing draft stop above ceiling as noted to field verify in the project documents.
- Includes acoustical ceiling tile systems as shown.
- Includes painting of all interior walls, exposed columns, hollow metal doors and door frames.
- Includes painting of the exterior CMU infills only. Existing façade and building exterior will not be painted and is to remain as is.
- Includes grind and seal product for all interior exposed concrete floors. Grind and seal system includes (1) grinding pass with 30 grit diamonds and (1) finishing pass with polishing pads and sealing with Sherwin Williams H&C sealer. Excludes any additional concrete patching or floor patching in addition to trench pour backs. Note, H&C sealer is a clear sealing system and all trench pour backs and concrete imperfections will be seen in the finished floor.
- Includes new vinyl wall base throughout the building as noted.

Division 10- Specialties

- Includes furnish and install of the following items as follows: all restroom accessories, fire extinguishers, tactile exit signage and Knox Box as listed in the quantities listed in the GMP breakdown.

Division 12- Furnishings

- Includes furnish and install of manual roller shades for exterior windows the project documents.

Division 22- Plumbing

- Includes demo of existing plumbing systems as shown.
- Includes furnish & install of all CPVC domestic cold water, hot water & hot water return piping and piping insulation as shown.
- Includes furnish & install of all PVC sanitary and vent piping as shown.
- Includes furnish & install of hot water recirculation pumps, expansion tanks, and thermostatic mixing valves as shown.
- Includes furnish & install of electric water cooler as shown.
- Includes furnish & install of water closets, lavatories with faucets, breakroom sink, janitor's sink, ice maker kit, and floor drains/clean-outs as shown.

Exhibit C – Qualifications

Division 23 – HVAC

- Includes furnish & install of ACR refrigerant piping with Armaflex insulation in PVC chases between equipment & condensate piping. Condensate piping for mini-split systems to be mounted on the exterior of the building and run to dry-well. Condensate for AHU 1 to be routed below slab to building exterior to a drywell as shown. All refrigerant piping and line sets to be surface mounted on building exterior with a galvanized steel pipe cover, cored through the building exterior and routed above ceiling to the interior air handlers. No refrigerant lines will be routed below slab.
- Includes furnish & install of galvanized sheet metal ductwork with insulation and insulated flex ductwork to diffusers/grilles per the project documents.
- Includes furnish & install of air distribution devices as shown.
- Includes furnish & install of Ductless Mini-Split Systems, Split DX Heat Pump Units (Air Handlers and Condensing Units), Outside Air Unit and Exhaust Fans, as shown.
- Includes interior housekeeping pads and condensing unit pads for mechanical equipment as shown.
- Includes certified HVAC system test & balance as shown.
- Due to price increases, the deduct to use an Aeon Outside Air Unit in lieu of the BOD Addison unit is no longer available.

Division 26– Electrical

- Includes furnish & install of electrical work including conduit, wiring, terminations, outlets, devices, floor boxes, exit signs, lighting & controls as shown.
- Includes furnish & install of new main distribution panels, sub-panels and equipment disconnects as shown.
- Includes rough-in for new furniture power poles as shown.
- Fire alarm is excluded from this proposal as none is shown in the project documents.
- Includes furnish & install of data conduit rough-in including an empty conduit with pull string stubbed to the nearest accessible ceiling.
- Includes furnish & install of access control conduit rough-in and junction boxes as shown. Final equipment, wiring and terminations are by owner.

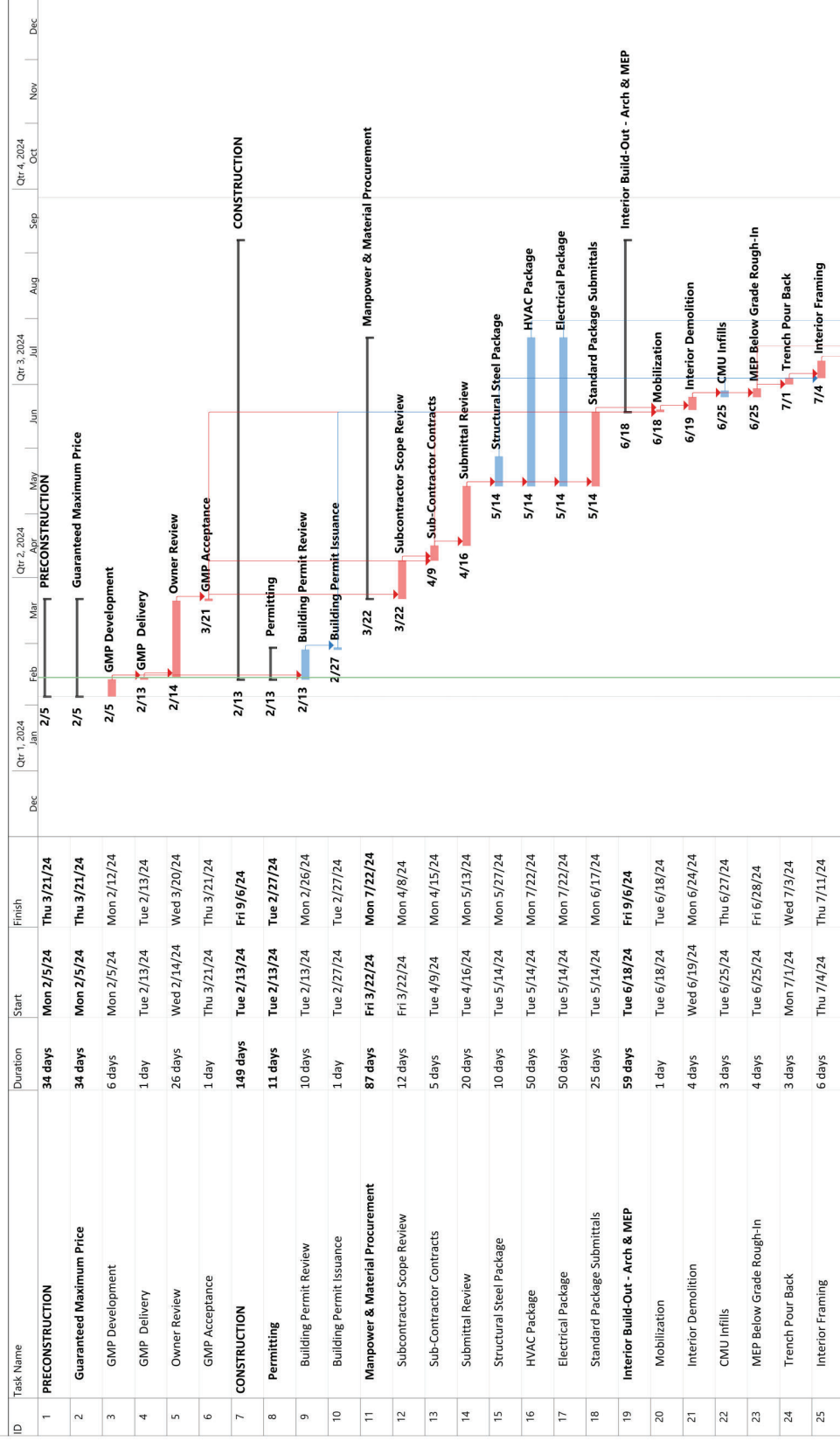
Division 27– Data and Telecommunications

- Data and telecom wiring, devices and terminations are by owner and are excluded from this proposal.

Division 28 – Safety and Security

- Access control wiring, control panels and devices are by owner and are excluded from this proposal.

COG – GPD Interior Office Renovations



COG – GPD Interior Office Renovations

ID	Task Name	Duration	Start	Finish	Qtr 1, 2024	Qtr 2, 2024	Qtr 3, 2024	Qtr 4, 2024
26	MEP In-Wall Rough In	5 days	Fri 7/12/24	Thu 7/18/24				
27	MEP Concealment Inspections	2 days	Fri 7/19/24	Mon 7/22/24				
29	MEP Above Acoustical/Open Ceiling Rough In	8 days	Fri 7/19/24	Tue 7/30/24				
30	Set MEP Equipment	5 days	Fri 7/19/24	Thu 7/25/24				
28	Hang and Finish GWB Walls	6 days	Tue 7/23/24	Tue 7/30/24				
31	Permanent Power & Equipment Start Up	4 days	Wed 7/31/24	Mon 8/5/24				
32	Prime and First Coat Paint	4 days	Wed 7/31/24	Mon 8/5/24				
33	Acoustical Ceiling Grid	3 days	Tue 8/6/24	Thu 8/8/24				
34	MEP Ceiling Trim	3 days	Fri 8/9/24	Tue 8/13/24				
35	Above Ceiling Inspection	1 day	Wed 8/14/24	Wed 8/14/24				
36	Ceiling Tile	3 days	Thu 8/15/24	Mon 8/19/24				
37	Flooring	6 days	Tue 8/20/24	Tue 8/27/24				
38	Architectural Casework/Millwork Install	4 days	Wed 8/28/24	Mon 9/2/24				
39	Install Doors and Hardware	3 days	Wed 8/28/24	Fri 8/30/24				
42	Test & Balance	2 days	Mon 9/2/24	Tue 9/3/24				
40	Misc. Specialties	1 day	Tue 9/3/24	Tue 9/3/24				
41	Final Paint	2 days	Wed 9/4/24	Thu 9/5/24				
43	Final Cleaning	1 day	Fri 9/6/24	Fri 9/6/24				
44	PROJECT CLOSEOUT	14 days	Mon 9/9/24	Thu 9/26/24				
45	Life Safety/Final Inspections	2 days	Mon 9/9/24	Tue 9/10/24				
46	Substantial Completion	1 day	Wed 9/11/24	Wed 9/11/24				
47	Punchlist	10 days	Wed 9/11/24	Tue 9/24/24				
48	Owner Training	5 days	Thu 9/12/24	Wed 9/18/24				
49	Closeout Documentation	10 days	Thu 9/12/24	Wed 9/25/24				
50	Final Completion	1 day	Thu 9/26/24	Thu 9/26/24				

COG – GPD Interior Renovations

Exhibit E – Construction Management Team

NAME	TITLE
Javell Woods	Project Manager
Yosmani Gil	Superintendent
Austin Nichols	Assistant Project Manager
Tyler Springer	Project Engineer

Exhibit F – Construction Documents: Drawings

[illegible]

Exhibit F – Construction Documents: Specifications

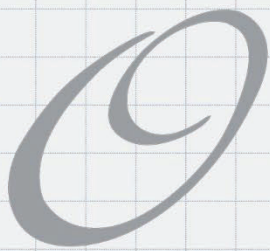
SECTION #	NAME	DATE
	DIVISION 01 – GENERAL REQUIREMENTS	11/30/2023
01 0107	Professional Seal Pages	11/30/2023
01 0145	Cutting and Patching	11/30/2023
01 0390	Coordination and Meetings	11/30/2023
01 3000	Administrative Requirements	11/30/2023
01 3300	Submittal Procedures	11/30/2023
01 4000	Quality Requirements	11/30/2023
01 5000	Temporary Facilities and Control	11/30/2023
01 6000	Product Requirements	11/30/2023
01 7000	Execution and Closeout Requirements	11/30/2023
	DIVISION 02 – EXISTING CONDITIONS	11/30/2023
02 4119	Selective Structure Demolition	11/30/2023
	DIVISION 03 – CONCRETE	11/30/2023
03 1000	Concrete Forming and Accessories	11/30/2023
03 2000	Concrete Reinforcing	11/30/2023
03 3000	Cast-In-Place Concrete	11/30/2023
03 3500	Concrete Finishing	11/30/2023
	DIVISION 04 – MASONRY	11/30/2023
04 0514	Masonry Mortaring and Grouting	11/30/2023
04 2016	Reinforced Unit Masonry	11/30/2023
	DIVISION 05 – METALS	11/30/2023
05 5000	Metal Fabrications	11/30/2023
	DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	11/30/2023
06 1053	Miscellaneous Rough Carpentry	11/30/2023
06 4100	Architectural Wood Casework	11/30/2023
	DIVISION 07 - THERMAL AND MOISTURE PROTECTION	11/30/2023
07 2116	Blanket Insulation	11/30/2023
07 2600	Vapor Retarders	11/30/2023
07 9000	Joint Protection	11/30/2023
	DIVISION 08 - OPENINGS	11/30/2023
08 1113	Hollow Metal Doors and Frames	11/30/2023
08 1416	Flush Wood Doors	11/30/2023
08 3113	Access Doors and Frames	11/30/2023
	DIVISION 09 - FINISHES	11/30/2023
09 2116	Gypsum Board Assemblies	11/30/2023
09 2216	Nonstructural Metal Framing	11/30/2023
09 5113	Acoustical Panel Ceilings	11/30/2023
09 6500	Resilient Flooring Accessories	11/30/2023

Exhibit F – Construction Documents: Specifications

SECTION #	NAME	DATE
09 9000	Painting and Coating	11/30/2023
	DIVISION 10 - SPECIALTIES	11/30/2023
10 0000	Specialties	11/30/2023
10 1400	Signage	11/30/2023
10 2800	Toilet, Bath and Laundry Accessories	11/30/2023
	DIVISION 12 - FURNISHINGS	11/30/2023
12 4920	Manual Roller Shades	11/30/2023
	DIVISION 22 – PLUMBING	11/30/2023
22 0000	Plumbing General	11/30/2023
22 0501	Plumbing Codes and Standards	11/30/2023
22 0502	Plumbing Related Work	11/30/2023
22 0523	Plumbing Valves	11/30/2023
22 0529	Plumbing Supports, Anchors and Seals	11/30/2023
22 0553	Plumbing Identification	11/30/2023
22 0693	Testing, Adjusting and Balancing of Plumbing Systems	11/30/2023
22 0700	Insulation for Plumbing Piping and Equipment	11/30/2023
22 1000	Pipes and Fittings	11/30/2023
22 1113	Potable Water System	11/30/2023
22 1316	Soil, Waste and Vent System	11/30/2023
22 2400	Testing, Cleaning and Sterilization of Piping Systems	11/30/2023
22 4000	Plumbing Fixtures and Equipment	11/30/2023
	DIVISION 23 – HVAC	11/30/2023
23 0000	HVAC General	11/30/2023
23 0501	HVAC Codes and Standards	11/30/2023
23 0502	HVAC Related Work	11/30/2023
23 0515	HVAC Identification	11/30/2023
23 0693	Testing, Adjusting and Balancing of HVAC Systems	11/30/2023
23 0713	Exterior Ductwork Insulation	11/30/2023
23 0805	Start-Up Requirements for HVAC Systems	11/30/2023
23 0810	HVAC Commissioning	11/30/2023
23 3100	Metal Ductwork	11/30/2023
23 3300	Ductwork Accessories	11/30/2023
23 3400	Fans	11/30/2023
23 3700	Grilles, Registers and Diffusers	11/30/2023
23 7433	Dedicated Outside Air Units	11/30/2023
23 8126	Split System Air Conditioners	11/30/2023
23 8127	Ductless Mini Split Systems	11/30/2023

Exhibit F – Construction Documents: Specifications

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