

**CONSTRUCTION MSA WORK ORDER #2****Seminole County, Florida****Board of County Commissioners**Master Agreement No. PS-5968-24/RTBDated: May 28, 2025Master Agreement Title: Construction Manager at Risk (CMAR) for Criminal Justice Center Renovation & Five Points Building System ImprovementsProject Title: Guaranteed Maximum Price (GMP) for CJC Renovation ProjectContractor: Wharton-Smith, Inc.Address: 750 Monroe RoadSanford, FL 32771**ATTACHMENTS TO THIS WORK ORDER:**☒ EXHIBIT A – Scope of Services/Specifications☐ EXHIBIT D – Supplemental Conditions☒ EXHIBIT B – Pricing/Proposal/Fee Schedule☐ EXHIBIT E - _____☐ EXHIBIT C - Drawings/Plans

Attachments to this Work Order, as indicated above, are incorporated by reference as if they had been set out in their entirety. Contractor shall complete the Work in accordance with this Work Order, the Attachments, and the Contract Documents, as amended (if applicable). In the event of a conflict between the Contract Documents, as identified in Section 7 of the Master Agreement, the Master Agreement will govern.

TIME FOR COMPLETION: The Contractor must substantially complete the Work in accordance with this Work Order, and the Contract Documents, as provided herein, within (____) **calendar days** of the Notice to Proceed date, and must reach Final Completion within (____) **calendar days** of the County's acceptance of Substantial Completion. Contractor's failure to complete the Work in accordance with this schedule is grounds for assessment of liquidated damages, at the rate of (\$_____) per day, for each day the Contractor does not meet Substantial Completion, and/or Termination of this Work Order and the Master Agreement for Cause.

The County shall compensate the CMAR a Guaranteed Maximum Price of \$86,394,919.00 for satisfactory completion of the Work. Payment(s) must be made to the Contractor in accordance with the Contract Documents. The County shall withhold retainage in the amount of [5%] from payments to the Contractor in accordance with the Master Agreement.

IN WITNESS WHEREOF, the parties have executed this Work Order on this _____ day of _____, 20____. A Notice to Proceed will be issued to the Contractor by the County for the Contractor to begin work. The Completion Time above must be calculated from the Notice to Proceed date. Upon execution by both parties, this Work Order will be incorporated as a Contract Document under the Master Agreement. (THIS SECTION TO BE COMPLETED BY THE COUNTY)

SEMINOLE COUNTY:**CONTRACTOR: Wharton-Smith, Inc.**By: _____
Signature – County RepresentativeBy: _____
Darin A. Crafton, COO

Date: _____

Date: _____

Printed Name: Robert T. Bradley

Printed Name: _____

Title: Purchasing and Contracts Division Manager
(Authorized by Section 3.554, Seminole County Admin Code)

Title: _____

Witness: _____
SignatureWitness: _____
Signature

Printed Name: _____

Printed Name: _____

OC #: _____ OM #: 1073



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VIA: ELECTRONIC MAIL

November 4, 2025

Michael Forcht
Project Manager
Seminole County Facilities Development
205 W County Home Rd, Sanford, FL 32773

RE: Recommendation on Wharton-Smith's Guaranteed Maximum Price (GMP)

Mr. Forcht,

Executive Summary

PMA, as Owner's Representative, recommends approval of Wharton-Smith's GMP of **\$86,394,919** for the Criminal Justice Center renovation and Five Points building system improvements. This recommendation is based on comprehensive oversight of the GMP development including preconstruction planning and budgeting, value engineering (VE) ensuring alignment with Seminole County's scope, phasing and schedule development, and alignment with best market value.

GMP Development Process

1. Initial Budget & Preconstruction

After WSI Pre-construction contract execution they promptly initiated a budget process using both internal pricing data along with local key subcontract input. That initial estimate was based on the 03-06-2024 drawing set and resulted in an initial estimate of \$102,504,076 without contingencies.

With this data set and by the direction of County staff the entire team engaged in Value Engineering efforts to confirm cost drivers and look for scope of reduction to meet budget goals while maintaining functionality.

2. Value Engineering (VE)

Through a series of VE workshops that included PMA, Wharton-Smith, DLR Group, HKS, TLC and the County Staff and with a focus on evaluating all options that would maintain the intended use while finding cost savings.

This effort resulted in a vetted list of 28 distinct value engineering (VE) opportunities. Following reviews with County staff and stakeholders, and with careful consideration of functionality and



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future use impacts, the team proceeded to update the bid documents to incorporate 19 of the original 28 items, achieving a projected direct cost reduction of \$10,494,817.

3. Bid Solicitation & Validation

Preparation of Potential Bidders List:

In June 2025, Wharton-Smith provided a draft list of potential bidders to PMA, Seminole County, and the design team for review and feedback. The proposed list identified 422 prospective bidders for the project, including approximately 48 firms located within Seminole County (Referencing Section 8 of Wharton-Smith's GMP submission)

Project advertisements were published by Wharton-Smith in:

Orlando Sentinel on August 10, 2025
Sanford Herald on August 13, 2025
Seminole Extra on August 17, 2025

Bid invitations were sent out on August 18, 2025, followed by a virtual pre-bid conference held by Wharton-Smith on August 25, 2025, to debrief the bid process, project schedule and site logistics. Pre-bid site walks were conducted from September 3, 2025, through September 8, 2025, providing interested subcontractors with the opportunity to walk the facility, assess their scope of work, and obtain clarifications through RFIs.

A total of 45 subcontractors participated in the pre-bid site walks, including 6 firms based within Seminole County.

A total of 94 bids were submitted to Wharton-Smith.

Of those submitting bids 17 subcontractors are based in Seminole County and currently 9 firms are recommended as part of this GMP representing 35.90% of the total construction value.

Throughout the GMP validation process, the team met twice weekly, with PMA and DLR participating in debrief meetings led by WSI to validate each subcontractor proposal.

To align with subcontractor recommendations, scope, and value, PMA, WSI, DLR Group, CMI, and County staff conducted a series of four workshops, each lasting over two hours, to review key subcontractor evaluations representing approximately 90% of the GMP value. During these sessions, the team analyzed the following:

1. Original budget
2. Forecasted VE reductions expected



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3. Leveling of all bids received and WSI recommendation
4. Detailed review of cost associated with recommends low bidder.

Through these efforts the team was able to evaluate and qualify an additional reduction of **\$3,403,031** in direct costs.

4. Independent Cost Analysis

By the end of workshop series, WSI reported an updated GMP direct cost reflecting a **6.4% budget overage**. While Wharton-Smith prepared to initiate the bidding process in August 2025, Seminole County engaged a certified estimator, CMI, to perform an independent cost analysis based on the GMP design documents.

PMA supported this effort and coordinated closely with CMI to develop pricing estimates through Addendum #5. CMI's evaluation also accounted for factors such as market volatility and tariff impacts.

Following the submission of Wharton-Smith's GMP estimate, PMA conducted a cost comparison to evaluate division-level variances between the two estimates. This helped in guiding the County and PMA to the specific divisions of work that needed detailed review and discussions with Wharton-Smith.

Project Schedule & Phasing – Key Milestones

During the Pre-Construction period PMA worked closely with WSI county staff and the Seminole county Sheriff's office to work through a security and phasing plan that addresses the ongoing operations while maintaining critical security protocols.

With anticipated NTP after board approval in November, demolition activities are scheduled to start in December 2025. The initial focus will be on setting up site access, safety controls, and staging areas, followed by targeted demolition in key zones. This early work is designed to minimize disruption and prepare the facility for phased renovations and upgrades during the slower holiday season, PMA will maintain ongoing coordination meetings with all stakeholders to address any issues and keep the project on track.

The project will progress through multiple phases, each with specific turnover milestones. Double-shift work schedules will be implemented to meet critical deadlines, scheduled for substantial completion by June 2027. At that point, all major renovations and system



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improvements will be finalized, and the facility will be ready for full occupancy and operational use.

Turnover by Phases:

- Phase 1: Demo/renovation of Levels 2 & 3, reroof Level 2 Wing
- Phase 1.5: Clerk of Court swing space setup and turnover
- Phase 2: Renovation of Clerk of Court space, front entrance, jury rooms, reroof Level 1 West Wing
- Phase 3: Renovation of Levels 4 & 5, Level 1 core, secure parking lot
- Final: Substantial completion and full facility turnover by June 2027

Recommendation

PMA recommends the Seminole County Facilities Division approve Wharton-Smith's GMP of **\$86,394,919** for the Seminole County Criminal Justice Center project, based on thorough GMP development, competitive bidding, independent cost validation, and robust value engineering.

Respectfully,

PROJECT MANAGEMENT ADVISORS, INC.

Leon R. Camarda

Executive Vice President & General Manager

cc: Chad Wilsky, Seminole County Fleet & Facilities
Anthony Maddox, Seminole County Fleet & Facilities
Nicholas Brow, Seminole County Fleet & Facilities
Mark Knott, PMA
Ryan Collins, PMA
Lavanya Kalli, PMA



CONSTRUCTION MANAGER AT RISK (CMAR)
AGREEMENT FOR DESIGN AND CONSTRUCTION OF

SEMINOLE COUNTY CRIMINAL
JUSTICE CENTER RENOVATION
AND FIVE POINTS BUILDING SYSTEM
IMPROVEMENTS
(PS-5968-24/RTB)

GMP

Submitted November 3, 2025



Wharton-Smith, Inc.
CONSTRUCTION GROUP

Construction Manager at Risk (CMAR) Agreement For Design and Construction of Seminole County
Criminal Justice Center Renovation and Five Points Building System Improvements
PS-5968-24/RTB

Guaranteed Maximum Price Proposal

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Section 1
Summary

GMP SECTION COVER



Project: Seminole County Courthouse Renovation

Project Number: PS-5968-24/RTB

Location: Sanford, FL

Date: 11/03/2025



SUMMARY ESTIMATE

	SPEC SECTION	DESCRIPTION	SUBCONTRACTOR TOTAL	BASED WITHIN SEMINOLE COUNTY
1	017000	Construction Cleaning	\$ 286,401	
2	021000	Demolition	\$ 1,171,241	
3	030000	Cast-In-Place Concrete	\$ 454,268	\$ 454,268
4	034500	Precast Concrete	\$ 1,807,552	
5	040000	Masonry	\$ 352,960	\$ 352,960
6	050000	Structural Steel	\$ 442,659	
7	062000	Finish Carpentry	\$ 5,376,678	
8	075000	Roofing	\$ 1,730,558	
9	078000	Fire Proofing	\$ 218,154	
10	079000	Sealants	\$ 98,223	\$ 98,223
11	081000	Doors, Frames & Hardware	\$ 2,398,535	
12	083000	Specialty Doors	\$ 27,120	\$ 27,120
13	085000	Windows	\$ 850,337	
14	092000	Drywall	\$ 3,734,719	
15	095000	Acoustical Ceilings	\$ 991,483	\$ 991,483
16	096000	Flooring	\$ 2,252,364	
17	099100	Painting	\$ 512,129	
18	101473	Signage	\$ 154,944	
19	102000	Specialties	\$ 252,878	\$ 252,878
20	102200	Demountable Partitions	\$ 394,159	
21	105310	Pre-Engineered Canopies	\$ 226,878	
22	113100	Appliances	\$ 26,823	
23	119300	Detention and Security Equipment	\$ 377,906	
24	122000	Window Treatments	\$ 95,068	\$ 95,068
25	124000	Furnishings	\$ 1,430,244	
26	125000	Moving Services	\$ 601,472	
27	126100	Fixed Audience Seating	\$ 597,875	
28	140000	Conveying Systems	\$ 2,396,798	
29	210000	Fire Sprinklers	\$ 853,434	\$ 853,434
30	220000	Plumbing	\$ 2,477,227	
31	230000	HVAC	\$ 14,585,779	\$ 14,585,779
32	230000	Test & Balance	\$ 193,800	
33	260000	Electrical	\$ 22,369,032	
34	310000	Site Earthwork, Utilities & Paving	\$ 688,880	
35	323113	Fencing	\$ 42,867	
36	329300	Landscaping & Irrigation	\$ 57,940	
37		TOTAL DIRECT COSTS	\$ 70,529,385	

Project: Seminole County Courthouse Renovation

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38		General Conditions	\$ 1,293,928	\$ 1,293,928
39		General Liability Insurance	\$ 953,458	
40		Builder's Risk Insurance	\$ 239,138	
41		Permits	\$ 429,857	
42		P&P Bond	\$ 442,336	
43		SUBTOTAL	\$ 73,888,102	
44		Management Fee	\$ 12,006,817	\$ 12,006,817
45		100% GMP Total w/o Contingencies	\$ 85,894,919	
46		Construction Contingency	\$ 500,000	
47		100% GMP Total	\$ 86,394,919	\$ 31,011,958
48		Seminole County Contractor Participation		35.90%

Section 2
Allowances

GMP SECTION COVER



Construction Manager at Risk (CMAR) Agreement for Design and Construction of
Seminole County Criminal Justice Center Renovation
and Five Points Building System Improvements
(PS-5968-24/RTB)
GMP
Section 2
Allowances

The following allowances are included:

Spray Fireproofing – An allowance of **\$100,000** is included for spray fireproofing patching not quantified in the documents.

Level 1 and 2 Lobby Ceilings – Architectural documents indicate that hard ceilings in the lobbies are to remain undisturbed. HVAC drawings, however, show ductwork drops that will require cutting, patching, and refinishing of these ceilings. An allowance of **\$70,000** is included to accommodate ceiling modifications.

Flooring Glue Removal – An allowance of **\$71,500** is included for scarifying the slab where minor floor preparation is insufficient to remove existing flooring adhesives. This allowance covers **130,000 SF** at **\$0.55/SF**.

ACT Patching – An allowance of **\$75,000** is included for patching existing ACT ceilings on an as-needed basis. This includes **10,000 SF** at **\$7.50/SF**.

Detention Seating and Accessories – An allowance of **\$92,000** is included for detention seating, accessories, security lockers, stainless steel counters, detention speaker ports, and transaction drawers.

Construction Trailer Connection & Engineering – An allowance of **\$17,500** is included for trailer connection and related engineering.

Bollards - An allowance of **\$45,011** is included for crash-rated entrance bollards and foundations. The basis of design consists of twenty-three (23) 6-inch-diameter, 6-foot-tall steel bollards installed in a continuous concrete foundation measuring 110 feet long × 4 feet wide × 1 foot 6 inches deep, reinforced with a single layer of #5 rebar at 12-inch on-center spacing and 3,000 psi concrete.

Elevator - An allowance of **\$40,000** is included to address minor fireproofing work within the eight (8) existing elevator shafts.

Appliances – An allowance of **\$4,000** is included for two (2) ice makers labeled E-2.

Section 3
Itemized GMP & Bid Tab

GMP SECTION COVER



Project: Seminole County Courthouse Renovation

Project Number: PS-5968-24/RTB

Location: Sanford, FL

Date: 11/03/2025



ITEMIZED GMP & BID TAB

Description	Total Cost	Bidder 1	Bidder 2	Bidder 3	Bidder 4
01- Construction Cleaning	\$286,401				
02 - Demolition	\$1,171,241	\$1,171,241	\$1,917,818		
03- Cast-In-Place Concrete	\$454,268	\$454,268	\$449,942	\$484,136	
03- Precast Concrete	\$1,807,552	\$1,807,552	Disqualified \$1,603,374		
04-Masonry	\$352,960	\$352,960	\$473,978		
05 - Structural Steel	\$442,659	\$442,659	\$522,893		
06- Finish Carpentry	\$5,376,678	\$5,376,678	\$7,534,969	\$8,720,957	\$9,623,076
07- Roofing	\$1,730,558	\$1,730,558	\$2,093,945		
07 - Fire Proofing	\$218,154	\$218,154	Disqualified \$170,091		
07- Sealants	\$98,223	\$98,223			
08 - Doors, Frames, & Hardware	\$2,398,535	\$2,398,535	\$2,442,839		
08- Specialty Doors	\$27,120	\$27,120	Disqualified \$19,382		
08- Windows / Storefronts	\$850,337	\$850,337			
09- Drywall	\$3,734,719	\$3,734,719	\$3,878,788	\$5,255,407	
09 - Acoustical Ceilings	\$991,483	\$991,483	\$1,205,074	\$1,249,749	
09 - Flooring	\$2,252,364	\$2,252,364	\$2,256,160	\$2,193,111	\$3,089,348
09 - Painting	\$512,129	\$512,129	\$503,890	\$647,185	\$649,478
10 - Signage	\$154,944	\$154,944	\$337,727	Incomplete \$126,004	
10 - Specialties	\$252,878	\$252,878	\$269,266		
10 - Demountable Partitions	\$394,159	Per Spec \$394,159	Alternate Spec \$355,852	Alternate Spec \$372,077	Alternate Spec \$633,088
10 - Preengineered Canopies	\$226,878	\$226,878	Incomplete \$252,246	Incomplete \$89,800	Disqualified \$216,686

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11 - Appliances	\$26,823				
		\$26,823			
11 - Detention & Security Equipment	\$377,906				
		\$377,906	\$78,225		
12 - Window Treatments	\$95,068	Per Spec	Disqualified		
		\$95,068	\$46,457		
12 - Furnishings	\$1,430,244	Per Spec	Alternate Spec	Alternate Spec	
		\$1,430,244	\$1,282,176	\$1,263,977	
12 - Moving Services	\$601,472				
		\$601,472			
12 - Fixed Audience Seating	\$597,875		Disqualified		
		\$597,875	\$773,095	\$904,349	
14 - Conveying Systems	\$2,396,798				
		\$2,396,798	\$2,488,123		
21 - Fire Sprinkler Systems	\$853,434				
		\$853,434	\$1,436,299		
22 - Plumbing	\$2,477,227				
		\$2,477,227	\$2,756,088	\$3,018,306	\$3,329,851
23 - HVAC	\$14,585,779				
		\$14,585,779	\$14,947,189	\$16,585,488	
23 - Test & Balance	\$193,800		Incomplete		
		\$193,800	\$80,000		
26 - Electrical	\$22,369,032				
		\$22,369,032	\$23,668,194	\$26,598,927	\$29,210,420
32 - Site Earthwork, Utilities, & Paving	\$688,880		Incomplete	Incomplete	
		\$688,880	\$610,878	\$394,644	
32 - Fencing	\$42,867				
		\$42,867	\$50,315		
32 - Landscape & Irrigation	\$57,940				
		\$57,940			
TOTAL DIRECT COST	\$70,529,385				

Section 4
Clarifications

GMP SECTION COVER



Construction Manager at Risk (CMAR) Agreement for Design and Construction of
Seminole County Criminal Justice Center Renovation
and Five Points Building System Improvements
(PS-5968-24/RTB)
GMP

Section 4
Qualifications or Assumptions

General Items, Division 0, and Division 1

1. **Review Fees:** The Guaranteed Maximum Price (GMP) includes *permit fees only* and expressly excludes engineering, review, concurrency, impact, or related fees.
2. **Wage Requirements:** The GMP does not include compliance with the Davis-Bacon Act..
3. **Owner-Controlled Insurance Program:** The GMP does not include participation in an OCIP.
4. **Owner Direct Purchase:** The minimum threshold for Owner Direct Purchase (ODP) items is \$10,000.
5. **Hazardous Materials, Asbestos, and Mold Remediation:** The GMP expressly does not include any costs associated with the identification, removal, or remediation of hazardous materials, asbestos, or mold.
6. **Testing & Inspections:** All material testing and threshold inspections are excluded. It is assumed these services will be provided by the Owner in accordance with Section 7.4.4 of the Prime Contract.
7. **Commissioning Agent:** The GMP includes only the cost to coordinate with the Owner's designated Commissioning Agent.
8. **Addenda:** The GMP includes Addenda 1 through 6. Addenda 7 and 8 were issued subsequent to the pricing development for this GMP submission. These addenda will be reviewed and priced following GMP approval in coordination with the apparent low bidders for each trade.
9. **Requests for Information:** The GMP acknowledges RFIs 01 through 08.
10. **Security:** It is assumed that Level 2, unarmed security personnel are sufficient to monitor construction areas, and that the labor rates included in the GMP are consistent with the current County security contract.
11. **Equipment Start-Up:** All electric power consumption related to equipment start-up is excluded.
12. **Construction Trailer Electrical:** A \$17,500 allowance is included for construction trailer electrical connection and consumption.

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Section 4
Qualifications or Assumptions

13. **Temporary Power Consumption:** Temporary power consumption by construction trades is excluded.
14. **Tariff and Material Escalation:** The Contract Sum and/or schedule shall be equitably adjusted to account for any increase in the cost and/or delay of materials, products, or equipment required for the Project resulting from new tariffs, duties, trade restrictions, or other governmental actions. Subcontractor buyout will be completed within six (6) months of receiving the Notice to Proceed, and the Contractor shall provide written notice to the Owner within ten (10) business days of becoming aware of any such increase, including supporting documentation. The Owner acknowledges and agrees to review the notice and validate whether such adjustments are a direct consequence of circumstances beyond the Contractor's control and shall not unreasonably withhold or delay approval of the adjustment. This provision shall not apply to costs arising from Contractor errors, misestimations, or delays in procurement.
15. **Construction Contingency:** The Guaranteed Maximum Price (GMP) includes a Construction Contingency in the amount of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for use by the Construction Manager to address unforeseen conditions, coordination issues, or other unanticipated costs necessary to maintain project progress, subject to Owner approval. Construction Change Directives (CCDs) may be processed through the Construction Contingency when required to avoid schedule delays. For each CCD, the Construction Manager shall submit a not-to-exceed Rough Order of Magnitude (ROM) pricing for Owner review and approval prior to proceeding with the Work. Each CCD shall be reconciled through a subsequent Contingency Request (CR) reflecting the actual costs incurred, which shall adjust the Construction Contingency accordingly. Draws against the Construction Contingency shall be made only with the Owner's written authorization and tracked through a jointly maintained draw-down log, reconciled as part of the monthly cost reporting process. The Construction Manager shall not proceed with any portion of the Work to be charged against the Construction Contingency without prior written authorization from the Owner. Work performed without such authorization shall be deemed part of the Work compensated within the GMP and not chargeable to the Construction Contingency. Approved Construction Contingency expenditures shall include applicable markups for Management Fee, General Liability Insurance, Builder's Risk Insurance, and Performance and Payment Bonds. The Construction Contingency shall not be used for the correction of deficient Work or for Owner-requested elective changes. Any unused portion of the Construction Contingency shall revert to the Owner upon Project completion.
16. **Owner Contingency:** In order to efficiently and timely address unknown or unanticipated conditions, the parties agree to establish a contingency outside the Guaranteed Maximum Price (GMP) in an amount not to exceed One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) ("Owner's Contingency"). The Owner's Contingency dedicated exclusively to

Construction Manager at Risk (CMAR) Agreement for Design and Construction of
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Section 4
Qualifications or Assumptions

construction-related costs, including unforeseen conditions, scope gaps, or other approved project adjustments. Draws against the Owner's Contingency shall be made only upon the Owner's written authorization and shall be tracked through a formal draw-down log maintained jointly by the Owner and Construction Contractor. Each authorized expenditure shall reduce the available balance of the Owner's Contingency accordingly, and all usage shall be reconciled as part of the monthly cost reporting process. The Construction Contractor shall not proceed with any portion of the Work to be charged against the Owner's Contingency without the Owner's prior written authorization. Any Work performed without such authorization shall be deemed part of the Contractor's scope and compensated within the GMP, and not chargeable to the Owner's Contingency. Approved expenditures from the Owner's Contingency shall include applicable markups for Management Fee, General Liability Insurance, Builder's Risk Insurance, and Performance and Payment Bonds. The Owner's Contingency shall not be used for the correction of deficient Work. Any portion of the Owner's Contingency remaining at Project completion shall revert to the Owner. For each proposed expenditure, the Construction Contractor shall submit a not-to-exceed Change Order Request (COR) with Rough Order of Magnitude (ROM) pricing for approval, followed by a formal reconciliation change order once final costs are determined.

17. **Existing Equipment and Systems:** It assumed that any reuse of existing mechanical, electrical, plumbing, and life safety systems are operational unless otherwise noted. Any existing systems found to be non-functional or beyond service life may require adjustments to the GMP.

Division 2

1. Any fixtures, furnishings, or equipment within construction areas not indicated for reuse and remaining at the time of mobilization are assumed to be discardable and subject to removal.

Division 3

1. Precast concrete is included as integral-colored. The interior face of the north stairwell addition is unfinished, unpainted concrete with no scheduled finish. A cost of \$3,825 is included to paint this surface.
2. Integral-colored sidewalks replaced as part of the Work shall match the landscape drawings per responses to RFIs 1-011 and 1-012. The color will not match existing weathered concrete.

Division 5

1. Steel erection (crane, labor, and miscellaneous equipment) is included on a first-shift-only basis.
2. An allowance of Forty-Five Thousand Eleven Dollars (\$45,011) has been included for crash-rated entrance bollards and their foundations. The basis of design consists of twenty-three (23) 6-

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Section 4
Qualifications or Assumptions

inch-diameter, 6-foot-tall steel bollards installed in a continuous concrete foundation measuring 110 feet long by 4 feet wide by 1 foot 6 inches deep, reinforced with a single layer of #5 rebar at 12-inch on-center spacing.

3. The Proposal does not include Deduct Alternate 12 from specification section 012300 pending details for the north stairwell expansion out of steel. We include the precast stairwell as detailed in the documents.

Division 6

1. "Blue" attorney tables on Levels 4 and 5 not coded as existing furniture to remain are not included in the GMP.
2. Millwork ceilings identified as WS3 are excluded from the GMP, per the Owner's direction

Division 7

1. The GMP includes roof stair scaffolding at the building front to access Levels 2 and 3 south-end roofs, and on the north side for access to Levels 2, 3, and 5.
2. An allowance of \$100,000 is included for patching existing spray-applied fireproofing.

Division 8

1. Door panel type FP3 appears in elevations but is scheduled as type F. Openings have been included as type F pending resolution of RFI 8-004.
2. Detention doors do not include cuff ports.

Division 12

1. Use of the service elevator is assumed for furniture movement between floors.
2. Existing furnishings shown on the A13-series drawings are assumed to remain in place for removal, storage, and reinstallation. This scope is included.
3. Jury chairs indicated as "remove and reinstall" are assumed to be replaced with new chairs.
4. The GMP includes \$296,731 in direct costs for Navetta jury chairs pending pricing for the specified Krug model.
5. The specified Hi-Scan 6040i x-ray machine has been discontinued; the GMP includes the Hi-Scan 6040C as a substitute.
6. The specified Hi-Scan 7555i service x-ray machine has been discontinued; the GMP includes the Hi-Scan 7555si as a substitute.
7. The demountable partition system included is an Altos solid opaque demising wall system and full-height, muntin-less Tek Vue glass wall system.

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Section 4
Qualifications or Assumptions

Division 14

1. The structural integrity and code compliance of the existing elevator shaft conditions, except as specifically indicated in the drawings, are excluded. An allowance of \$5,000 per shaft, totaling \$40,000 for all eight shafts, is included for fireproofing.

Division 21

1. Flexible hoses are included at sprinkler drops to center heads within ceiling tiles.

Division 23

1. It is assumed that isolation valves are installed to allow for mechanical equipment replacement.
2. The GMP includes replacement of the existing Honeywell control system with Trane controls, enabling integration of 133 existing VAV boxes, per the Owner's direction.

Division 26

1. Conduits serving pavilion cameras and the pedestal adjacent to the media company switch on Sheet TE7.1 are not included in the GMP, consistent with Owner-directed scope revisions.
2. The GMP includes removal of the courthouse generator. If the County elects to retain the generator, it may be turned over to the County, and any associated salvage value or coordination costs will be reflected as an adjustment to the Contract Sum.
3. Upgrade of the existing EST-3 Fire Alarm Panel and System is not included. The new fire alarm system will connect to the existing system as shown within the drawings.
4. The GMP does not include the Central Chiller Plant generator, per the Owner's direction.
5. Power to all faucets, urinals, toilets, and soap dispensers is excluded per the Owner's direction.

Division 27

1. Existing communication systems, cabling, wiring, and devices in the construction area not indicated for reuse—including technology raceways, structured cabling, and AV systems—are assumed to be discardable and removed during construction.

Divisions 28

1. Existing safety and security systems, cabling, wiring, and devices in the construction area not indicated for reuse—including electronic security, CCTV/video surveillance, and fire alarm systems—are assumed to be discardable and removed during construction.

Construction Manager at Risk (CMAR) Agreement for Design and Construction of
Seminole County Criminal Justice Center Renovation
and Five Points Building System Improvements
(PS-5968-24/RTB)
GMP

Section 4
Qualifications or Assumptions

Division 31

1. The buck hoist foundation will remain in place after removal. The GMP includes a 6-inch concrete infill at the service yard slab.

Alternates

Deductive Alternate 8A: – Remove Color Changing LEDs and Controls: (\$196,100)

Deductive Alternate 8B: – Remove Color Changing LEDs and Controls and All Replacement of Existing Exterior Lighting (except new entry): (\$252,380)

Section 5
Project Schedule

GMP SECTION COVER



Activity Name				2026												2027												2028		
				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Revised 100% CDs Issued for Bidding	0		18-Sep-25 A	Revised 100% CDs Issued for Bidding																									
	Revise 100% CDs for VE & Scope Adjustments - Phase 2	14	02-Sep-25 A	18-Sep-25 A	Revise 100% CDs for VE & Scope Adjustments - Phase 2																									
	Permit Docs Update- Building & Area Development	20	19-Sep-25 A	29-Oct-25 A	Permit Docs Update- Building & Area Development																									
	Building Permits Issued for Construction	0		21-Nov-25	◆ Building Permits Issued for Construction																									
	Building Department Review & Approve Revised Design Docs	20	30-Oct-25 A	21-Nov-25	▬ Building Department Review & Approve Revised Design Docs																									
	Prepare & Issue Conformed 100% For Construction Documents	10	24-Nov-25	09-Dec-25	▬ Prepare & Issue Conformed 100% For Construction Documents																									
	PRECONSTRUCTION ACTIVITIES																													
	NTP for Precon Services	0	29-May-25 A																											
	Precon Contract & Workorder Executed	0		04-Jun-25 A	der Executed																									
	Site Walk with WSI Team (& Owner / Designers?)	1	09-Jun-25 A	09-Jun-25 A	(& Owner / Designers?)																									
	Logistics & Phasing Coordination Meeting & Owner & Design	1	11-Jun-25 A	11-Jun-25 A	dination Meeting & Owner & Design Team																									
	Prepare & Submit Initial WSI Estimate	15	30-May-25 A	26-Jun-25 A	ial WSI Estimate																									
	Initial WSI Estimate Submission	0		26-Jun-25 A	ubmission																									
	Review Initial WSI Estimate with Owner & Design Team	5	27-Jun-25 A	11-Jul-25 A	l Estimate with Owner & Design Team																									
	VE & Scope Reduction Workshop #1	1	11-Jul-25 A	11-Jul-25 A	uction Workshop #1																									
	VE & Scope Reduction Workshop #2	1	16-Jul-25 A	16-Jul-25 A	uction Workshop #2																									
	VE & Scope Reduction Workshop #3	1	18-Jul-25 A	18-Jul-25 A	uction Workshop #3																									
	VE & Scope Reduction Workshop #4	1	23-Jul-25 A	23-Jul-25 A	eduction Workshop #4																									
	VE & Scope Reduction Workshop #5	1	25-Jul-25 A	25-Jul-25 A	eduction Workshop #5																									
	VE & Scope Reduction Workshop #6	1	30-Jul-2																											

Section 6
List of Solicited Subcontractors

GMP SECTION COVER



14200 - Elevators	4	Schindler Elevator Corporation	Orange	FL	No Response
14200 - Elevators	5	TK ELEVATOR			Will Bid
15001 - Fire Sprinkler Contractor	1	Century Fire Protection, Inc.	Orange	FL	No Response
15001 - Fire Sprinkler Contractor	2	Coast To Coast Fire Protection	Hillsborough	FL	No Response
15001 - Fire Sprinkler Contractor	3	DynaFire Inc.	Seminole	FL	No Response
15001 - Fire Sprinkler Contractor	4	S.I. Goldman Company, Inc.	Seminole	FL	Will Bid
15001 - Fire Sprinkler Contractor	5	Southern Fire Protection of Orlando, Inc.	Seminole	FL	Will Bid
15001 - Fire Sprinkler Contractor	6	Summit Fire & Security	Seminole	FL	No Response
15001 - Fire Sprinkler Contractor	7	Titan Fire Protection, Inc		FL	Won't Bid
15001 - Fire Sprinkler Contractor	8	wayne Automatic fire sprinklers	Orange	FL	No Response
15001 - Fire Sprinkler Contractor	9	Wiginton Fire Protection Engineering, Inc. (Sa	Seminole	FL	Won't Bid
15002 - Plumbing Contractor	1	Cox Plumbing of Orlando, Inc	Seminole	FL	No Response
15002 - Plumbing Contractor	2	Energy Air, Inc.	Brevard	FL	Will Bid
15002 - Plumbing Contractor	3	Heichel Plumbing, Inc.	Orange	FL	Will Bid
15002 - Plumbing Contractor	4	Modern Plumbing Industries Inc	Seminole	FL	Will Bid
15002 - Plumbing Contractor	5	S.I. Goldman Company, Inc.	Seminole	FL	Will Bid
15002 - Plumbing Contractor	6	Tharp Plumbing Systems Inc	Orange	FL	Will Bid
15002 - Plumbing Contractor	7	Tharp Plumbing Systems Inc	Orange	FL	Will Bid
15002 - Plumbing Contractor	8	Westbrook Service Company, LLC.	Orange	FL	Will Bid
15004 - HVAC Contractor	1	Bernhard MCC Group	Orange	FL	No Response
15004 - HVAC Contractor	2	Coastal Mechanical	Brevard	FL	Won't Bid
15004 - HVAC Contractor	3	Energy Air, Inc.	Brevard	FL	Will Bid
15004 - HVAC Contractor	4	Ferran Services and Contracting, Inc.	Orange	FL	No Response
15004 - HVAC Contractor	5	S.I. Goldman Company, Inc.	Seminole	FL	Will Bid
15004 - HVAC Contractor	6	Westbrook Service Company, LLC.	Orange	FL	Will Bid
15004 - HVAC Contractor	7	WW Gay Mechanical	Orange	FL	No Response
15950 - Test & Balance	1	Air Balance Unlimited	Lake	FL	Will Bid
15950 - Test & Balance	2	Integra Testing Services - Florida (Previously F	Broward	FL	Will Bid
15950 - Test & Balance	3	Palmetto Air & Water Balance		NC	Will Bid
15950 - Test & Balance	4	Precision Balance Inc	Orange	FL	Will Bid
15950 - Test & Balance	5	The Phoenix Agency		FL	No Response
16001 - Electrical Contractor	1	Boys Electrical Contractors, LLC	Brevard	FL	Will Bid
16001 - Electrical Contractor	2	Bright Future Electric, LLC	Orange	FL	Will Bid
16001 - Electrical Contractor	3	Electric Services Inc	Lake	FL	Won't Bid
16001 - Electrical Contractor	4	Morton Electric, Inc.	Seminole	FL	Will Bid
16001 - Electrical Contractor	5	Potential Electric, LLC	Orange	FL	Will Bid
17000 -Technology	1	Central Florida Wiring_ Inc.	Orange	FL	No Response
17000 -Technology	2	Convergint Technologies	Orange		No Response
17000 -Technology	3	CSI		FL	Undecided
17000 -Technology	4	IM Solutions, Inc.	Orange	FL	No Response
17000 -Technology	5	Infinity AV and Security	Seminole	FL	Will Bid
17000 -Technology	6	Network Cabling Services, INC.	Seminole	FL	Will Bid
17000 -Technology	7	Pro Audio Video, Inc. (formerly, The Integrati	Brevard	FL	Will Bid
17000 -Technology	8	Signature Systems of Florida	Seminole	FL	No Response

Section 7
Personnel Chart

GMP SECTION COVER



Section 8
Document Log

GMP SECTION COVER



Deliverable: GMP
 Owner: Seminole County
 Project: Criminal Justice Center Renovation and Five Points Building System Improvements

TS1.2B	LEVEL 02 AREA B SECURITY PLAN	06/30/23	07/18/25
TS1.2C	LEVEL 02 AREA C SECURITY PLAN	06/30/23	
TS1.3A	LEVEL 03 AREA A SECURITY PLAN	06/30/23	
TS1.4A	LEVEL 04 AREA A SECURITY PLAN	06/30/23	
TS1.5A	LEVEL 05 AREA A SECURITY PLAN	06/30/23	
TS6.1	SECURITY DETAILS	06/30/23	
FA0.1	FIRE ALARM SYMBOLS, ABBREVIATIONS & NOTES	06/30/23	
FA0.2	FIRE ALARM MATRIX AND RISER	06/30/23	
FA1.0	LEVEL 00 -FIRE ALARM PLAN	06/30/23	
FA1.1A	LEVEL 01 -AREA A -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.1B	LEVEL 01 -AREA B -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.1C	LEVEL 01 -AREA C -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.2A	LEVEL 02 -AREA A -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.2B	LEVEL 02 -AREA B -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.3	LEVEL 03 -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.4	LEVEL 04 -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.5	LEVEL 05 -FIRE ALARM PLAN	06/30/23	07/18/25
FA1.6	LEVEL 06 -FIRE ALARM PLAN	06/30/23	07/18/25

Doc Type: Drawings
 Architect: HKS
 Titled: Seminole County Central Chiller Plant Equipment Upgrades
 Dated: 06/30/23

Sheet No.	Sheet Title	Issue Date	Add 6
CG0.1	COVER SHEET	06/30/23	
CG1.1	PROJECT INFORMATION	06/30/23	
CCP1.1	LIFE SAFETY PLAN	06/30/23	
CM0.01	HVAC LEGEND AND SHEET INDEX	06/30/23	
CM0.02	HVAC NOTES	06/30/23	
CM1.01	LEVEL 01 HVAC PLAN	06/30/23	
CM1.02	ROOF HVAC PLAN	06/30/23	
CM4.01	HVAC SECTIONS	06/30/23	
CM5.01	HVAC DETAILS	06/30/23	
CM5.02	HVAC DETAILS	06/30/23	
CM6.01	HVAC CONTROLS	06/30/23	
CM6.02	HVAC CONTROLS	06/30/23	
CM6.03	HVAC CONTROLS CHILLED WATER SCHEMATIC	06/30/23	
CM6.04	HVAC CONTROLS CONDENSER WATER SCHEMATIC	06/30/23	
CM6.05	HVAC CONTROLS	06/30/23	
CM7.01	HVAC SCHEDULES	06/30/23	
CE0.01	ELECTRICAL LEGEND, NOTES AND SHEET INDEX	06/30/23	
CE0.02	ONE LINE DIAGRAM, GROUNDING RISER	06/30/23	
CE1.01	LEVEL 01 ELECTRICAL PLANS	06/30/23	
CE2.01	ENLARGED PLANS	06/30/23	
CE5.01	ELECTRICAL DETAILS	06/30/23	
CE6.01	PANEL SCHEDULES	06/30/23	

