

Columbia County

North Florida Mega Industrial Park

Wastewater Treatment Facility



GMP-2 Proposal

February 27, 2023

Presented by Wharton-Smith (CMAR)



Wharton-Smith Contact:

Mike Alexakis – Area Manager Water
malexakis@whartonsmith.com

Engineer: Jones Edmunds & Associates, Inc.

EXECUTIVE SUMMARY

February 28, 2023

Mr. Mike Null
Columbia County Purchasing Officer
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

Re: North Florida Mega Industrial Park Wastewater Treatment Facility
Guaranteed Maximum Price (GMP-2) Proposal

Dear Mr. Null,

This is the Guaranteed Maximum Price (GMP-2) Proposal prepared by Wharton-Smith, Inc., the Construction Manager at Risk (CMAR), for Columbia County's North Florida Mega Industrial Park Wastewater Treatment Facility (NFMIP WWTF).

On October 20th, 2022, Preliminary GMP-1 was approved by Columbia County for a sum of \$14,990,465. GMP-1 was competitively bid and approved on January 4th 2023. The GMP included clearing, earthwork, underground utilities, and major long lead equipment. Furthermore savings in the amount of \$453,655 were carried forward to be accounted for with GMP-2. The cost summary page within this document further breaks down the total GMP value to date.

GMP-2 was developed in accordance with the construction documents prepared by Jones Edmunds & Associates, Inc., dated January 11, 2023, plus the revisions issued in Addendum 1 on February 1, 2023. On January 16, 2023, Wharton-Smith issued eighteen (18) bid packages for GMP-2. In total for the project, twenty-five (25) bid packages were advertised. Wharton-Smith received bids up to 2:00 PM on February 7, 2023. **Exhibit 2** includes a tabulation of the bids. Following receipt of the bids, to reduce cost the Team reconvened to develop post-bid VE items.

The recommendations for award are tabulated below. The proposed value of GMP-2 is \$13,364,716 and project total of \$27,901,526.

GMP#03 will be required in an effort to complete the entire project.

Clarifications and Assumptions:

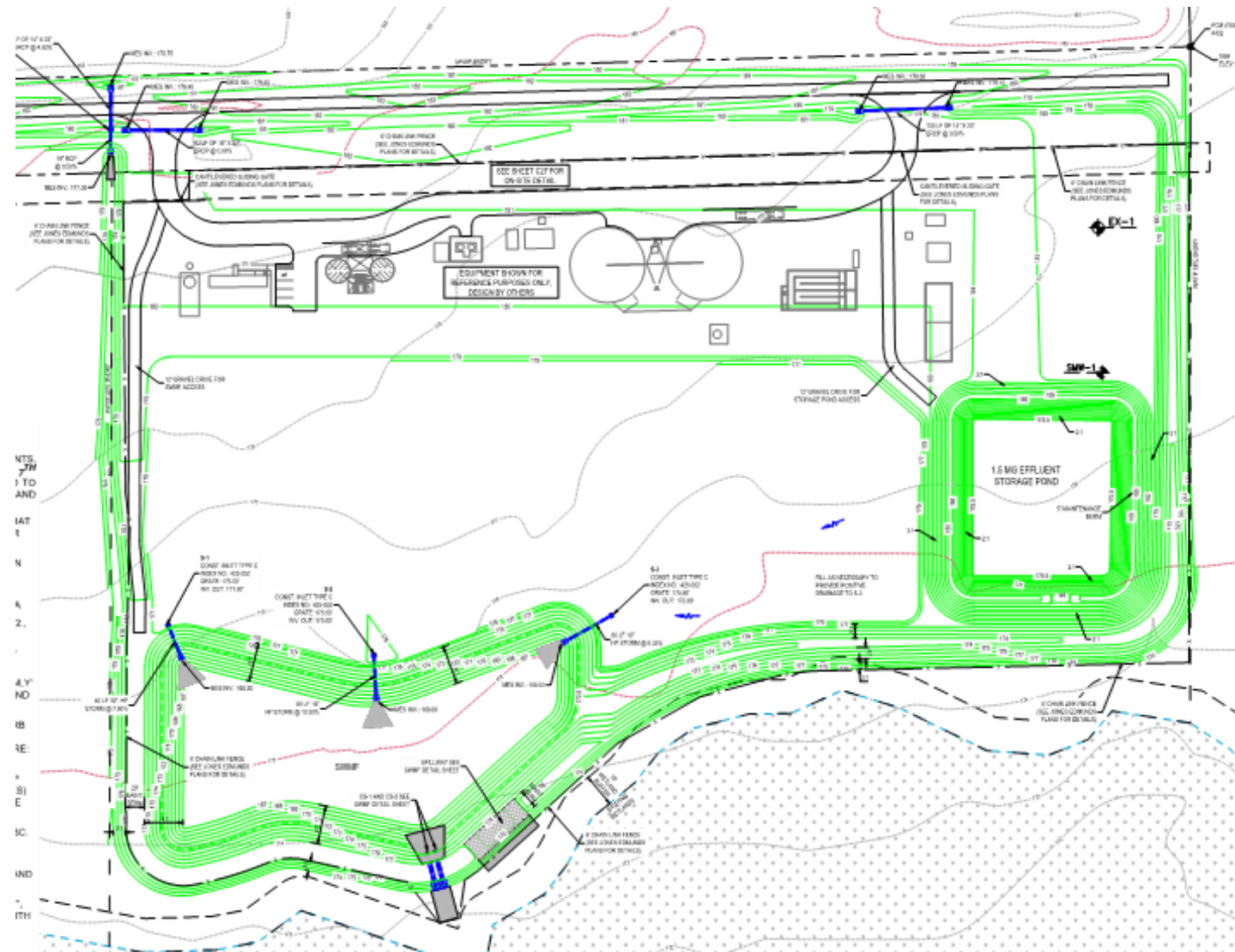
1. The project schedule was developed based on assumptions and best information available regarding permitting with the building department. If the building department is unable to facilitate concurrent review and/or the permitting review periods take longer than assumed, the project duration will be extended.
2. The project warranty will be 1 year from substantial completion/beneficial of the new facility.
3. It is assumed that the Columbia County will provide power, water, and chemicals for use during construction and startup activities at no cost.
4. CMAR will provide redline drawings and surveyed as-builts to the EOR, CAD as-builts are not included.
5. The GMP is based on the preconstruction meetings and finalized direction included within this proposal.
6. Our schedule durations assume that all permits shall be applied for and obtained within a 30-calendar day window.
7. We have included a performance and payment bond, and insurance.

8. ERP, FDEP, FDOT, & ROW permit costs are by others.
9. We have not included any dewatering treatment discharging offsite. We assume that the wetlands background will be able to accept our dewatering discharge. Dewatering discharge will not exceed allowable turbidity per the SWPPP permit.
10. No Davis-Bacon, other prevailing wage requirements, or American Iron and Steel (AIS) provisions are incorporated in the pricing at this time.
11. All Pricing (Labor, Material, Equipment, Subcontract) is based on current market value on February 27, 2023, with no escalation or inflation adjustments carried within the direct costs.
12. Geotechnical improvements of the BNR tanks is excluded from this GMP
13. Alternate suppliers have been utilized for the following scopes. It is the CMAR's expectations that these suppliers will be approved during the submittal process. Any changes will be funded via project contingency:
 - a. Non Clog Centrifugal pumps shall be by Trillium per the quotation provided
 - b. Positive Displacement Blowers shall be by Universal Blowers per the quotation provided
 - c. Submersible non clog centrifugal pumps shall be by ABS/Hydraservice per the quotation provided
 - d. The Fabricated gates shall be by RW Gates per the quotation provided
14. A list of value reduction items has been included and is as followed:
 - a. Witnessed testing on vertical turbine pumps has been omitted
 - b. Sherwin Williams will be the coating supplier on the project. Coatings on the bottom of the Chlorine Contact Chamber and the Sodium Hypochlorite facility have been removed. Changes to coatings will be funded via contingency
 - c. The drains and manholes at the chlorine contact chamber have been eliminated
 - d. The plant drain pump station has been resized to a packaged lift station
 - e. 500LF of potable water line has been eliminated
 - f. Site lighting changes have been incorporated as approved by the Engineer of Record
 - g. The electrical gear shall be supplied by ABB
 - h. The onsite stormwater pond will be expanded for additional fill needed onsite
 - i. Hot dip galvanized supports have been provided in lieu of stainless steel
 - j. The pre-engineered fiberglass building has been removed from the scope. Samplers and analyzers will be installed in the Sodium Hypochlorite canopy
15. A project contingency adjustment has been included in this GMP. Any Owner Direct purchase savings from GMP-1 and GMP-2 will be left in the project to form a contingency for scope omissions or added scope inclusions in the future. Contingency that is not used will be returned to Columbia County upon completion of the project.
16. An Allowance has been incorporated into this GMP as follows, Wharton-Smith will obtain written approval prior to using the allowances
 - a. Independent Testing
 - b. Permanent Power utility Installation

We appreciate this opportunity to serve Columbia County. As always, I am available to discuss at your earliest convenience.

Very respectfully,


Mike Alexakis
Area Manager, Central and North Florida Water
Wharton-Smith, Inc.





COST SUMMARY

	LABOR	EQUIPMENT	MATERIALS	SUBS	TOTALS
Total Direct Costs	\$ -	\$ -	\$ 661,689	\$ 10,034,149	\$ 10,695,838
Sales Tax on Purchase Orders				\$ 46,318	\$ 46,318
Total GC's	\$ 1,132,564	\$ 26,000	\$ 209,735	\$ 73,000	\$ 1,441,299
Bond (.65%)				\$ 86,871	\$ 86,871
Insurance (.7%)				\$ 85,892	\$ 85,892
Fee (8%)				\$ 1,008,497	\$ 1,008,497
TOTAL GMP 2	\$1,132,564	\$26,000	\$871,424	\$11,334,728	\$13,364,716
Preliminary GMP 1 Approved 10/20/22					\$ 14,990,465
GMP-1 Bid Savings Approved 1/4/23					\$ (453,655)
TOTAL CC NFMIP GMP TO DATE					\$27,901,526

<div></div> <div>Wharton-Smith, Inc. CONSTRUCTION GROUP</div>				JOB NAME: North Florida Mega Industrial Park WWTP		February 27, 2023				
				ESTIMATE #: GMP-2 NFMIP		4:10 PM				
				BASE BID DIRECTS						
BID ITEM	DESCRIPTION	BASE RATE	LABOR		EQUIPMENT \$ AMOUNT	MATERIAL \$ AMOUNT	SUBCONTRACT \$ AMOUNT	\$ TOTALS	PACKAGE VALUE W/ TAX	REMARKS
NUMBER			MH	\$ AMOUNT						SUB NAME
	SUBCONTRACTS									
DIV. 3	CONCRETE SUBCONTRACTOR	\$42.00	0	\$0	\$0	\$0	\$1,974,166	\$1,974,166	\$1,974,166	WS Self perform
DIV. 13	LARGE MODULAR PRECAST CONCRETE BUILDING	\$42.00	0	\$0	\$0	\$0	\$206,713	\$206,713	\$206,713	CMS
DIV. 9	PLANT PAINTING SUBCONTRACTOR	\$42.00	0	\$0	\$0	\$0	\$164,643	\$164,643	\$164,643	Cypress
DIV. 13	PRE-ENGINEERED METAL BUILDING SUBCONTRACTOR	\$42.00	0	\$0	\$0	\$0	\$119,683	\$119,683	\$119,683	Brevard Constructors
	MECHANICAL INSTALL SUBCONTRACTOR	\$42.00	0	\$0	\$0	\$0	\$5,052,405	\$5,052,405	\$5,052,405	Wharton-Smith, Inc
DIV. 13	INSTRUMENTATION SUBCONTRACTOR	\$42.00	0	\$0	\$0	\$0	\$630,106	\$630,106	\$630,106	Rocha Controls
DIV. 16	ELECTRICAL SUBCONTRACTOR	\$42.00	0	\$0	\$0	\$0	\$3,643,100	\$3,643,100	\$3,643,100	Cogburn
	MATERIAL PURCHASE ORDERS									
DIV. 11	PROCESS EQUIPMENT									
	SPEC 11214 Vertical Turbine Pumps	\$42.00	0	\$0	\$0	\$0	\$187,709	\$187,709		Trillium
	SPEC 11260 Chemical metering Pumps and Skid systems	\$42.00	0	\$0	\$0	\$0	\$53,248	\$53,248		Lutz Jesco
	SPEC 11355 Non clog centrifugal pumps	\$42.00	0	\$0	\$0	\$0	\$292,024	\$292,024		TSC JACOBS/Trillium
	SPEC 11356 Progressing cavity pumps	\$42.00	0	\$0	\$0	\$0	\$139,842	\$139,842		C&V
	SPEC 11378 Positive displacement blowers	\$42.00	0	\$0	\$0	\$235,869	\$0	\$235,869		Universal Blowers
	SPEC 11535 Submersible non clog centrifugal pumps	\$42.00	0	\$0	\$0	\$325,000	\$0	\$325,000		ABS/HYDRASERVICE
	SPEC 11550 Coarse bubble diffused aeration system	\$42.00	0	\$0	\$0	\$0	\$127,912	\$127,912		SSI
	SPEC 11605 Composite Sampling equipment	\$42.00	0	\$0	\$0	\$25,000	\$0	\$25,000		PLUG
	SPEC 15065 Fabricated Gates	\$42.00	0	\$0	\$0	\$75,820	\$0	\$75,820		RW
DIV. 13	PROCESS EQUIPMENT									
	SPEC 13125 Pre-Engineered fiberglass buildings	\$42.00	0	\$0	\$0	\$0	\$123,800	\$123,800		Warminster
	SPEC 13127 Mobile office/Lab trailer	\$42.00	0	\$0	\$0	\$0	\$151,827	\$151,827		Mobile Modular
	SPEC 13206 Sodium Hypochlorite Storage tanks	\$42.00	0	\$0	\$0	\$0	\$43,008	\$43,008		Harrington
	GMP-1 CONTINGENCY ADJUSTMENT	\$42.00	0	\$0	\$0	\$0	-\$250,000	-\$250,000		
	ALLOWANCE FOR INDEPENDENT TESTING	\$42.00	0	\$0	\$0	\$0	\$50,000	\$50,000		
	ALLOWANCE FOR PERMANENT POWER UTILITY INSTALL	\$42.00	0	\$0	\$0	\$0	\$190,000	\$190,000		
	VALUE REDUCTION ITEMS									
	WITNESSED TESTING ON VTPS						-\$23,078	-\$23,078		
	COATINGS						-48771	-\$48,771		
	DRAINS AT CCC AND CREATE SUMP AND MH REMOVAL						-\$110,000	-\$110,000		
	PDPS PACKAGE LIFT STATION						-\$115,000	-\$115,000		
	ELIMINATE PW PAST SECOND HYDRANT						-\$25,000	-\$25,000		
	LIGHT REVISIONS; FIXTURE C						-\$25,000	-\$25,000		
	ABB ELECTRICAL EQUIPMENT						-\$130,000	-\$130,000		
	WEYERHAEUSER FILL MATERIAL						-\$250,000	-\$250,000		
	PLANT CONTRACTOR HDG SUPPORTS AND EVOQUA DEDUCTS						-\$245,466	-\$245,466		
	ELIMINATE PRE ENGINEERED FIBERGLASS BUILDING						-\$116,527	-\$116,527		
TOTAL DIRECT COST			0	\$0	\$0	\$661,689	\$10,034,149	\$10,695,838	\$10,695,838	