

GMP ADDENDUM
to
Constructions Manager At Risk (CMAR) Agreement (2020-055-03)

Polk County Utilities AMI Radio Towers

Pursuant to the Master Services Agreement (the “Agreement”) dated December 1, 2020, between Polk County, a political subdivision of the State of Florida (the “County”) and SEMCO Construction, Inc. (the “Construction Manager”), with respect to the Project, as identified and described in the Pre-Construction Addendum, the County and the Construction Manager hereby establish a Guaranteed Maximum Price (GMP), Contract Time for the Work and amend the Agreement as set forth below.

1. The Construction Manager’s (GMP) for the Work as defined in Section 6.1.3 and the Construction Manager’s Fee as defined in Section 6.1.2, for the Construction Phase Services is \$1,479,127.28.

2. This price is for the performance of the Work in accordance with the Schedules listed below and attached to this Addendum as follows:

- Schedule 1 Construction Manager’s Personnel.
- Schedule 2 Contract Drawings & Specifications.
- Schedule 3 GMP Bid Breakdown.
- Schedule 4 Clarifications, Assumptions, Exclusions and Allowances.

3. Pursuant to Article 2, Section 2.1.3, the Project critical dates are as follow:

- | | |
|---|---|
| A. Construction Phase Commencement Date | Date Stated in the Notice To Proceed |
| B. Project Substantial Completion Date | <u>270</u> Calendar days from Notice to Proceed |
| C. Project Final Completion Date | <u>300</u> Calendar days after Substantial Completion |
| D. Allowance time for this project is | <u>45</u> Calendar days. |

4. In the event the Construction Manager does not achieve Substantial Completion within the Contract Time, including approved extensions, the Construction Manager shall pay the County, as liquidated damages and not as a penalty, the sum of \$ 0.00 per day for each calendar day the actual time of performance exceeds the authorized Contract Time.

5. Pursuant to 6.1.2.5 of the Agreement, the Construction Manager shall not be due any additional Construction Phase Fee on increases in the GMP that do not exceed a cumulative total of N/A. Should the GMP be increased by more than N/A under the terms of Article 7 hereinafter due to no fault of the Construction Manager, the Construction Manager’s additional Construction Phase Fee will be 5% percent of that portion of the accumulative increases in the GMP that exceed the GMP by more than N/A.

6. The Construction Manager’s Fee for overhead, profit and general expenses of any kind, except as may be expressly included in Article 9, for services provided during and related to the construction phase, shall be 10 % of the cost of work, as defined under section 6.1.3, and contingency. The Construction Manager’s Fee shall be converted to a fix amount upon acceptance of the GMP, subject to changes as described, and, is shown on schedule 3, GMP Bid Breakdown, and shall be paid proportionally to the ratio of the work in place, including stored materials (see Article 8.1.3), as it bears on the latest estimate of the total construction cost and/or to the GMP, whichever is less.

7. Pursuant to Section 6.1.3.2.2, the cost of the premiums for all insurance and cost of premiums for all bonds are required to be procured by the construction manager for this Agreement specifically for the construction project. General Liability will be cost at a fixed rate of 0.50 % of the final Contract Amount and Construction Manager bonds will be cost at a fixed rate of 1.44 %. The premium stated will be substantiated with industry standard documentation. The cost of the work shall include any subcontractor bonds the Construction Manager deems appropriate. There shall be no Construction Manager Overhead and profit fee on this item.

IN WITNESS WHEREOF, the parties have caused this amendment to be executed by their duly authorized representatives, as of the effective date.

POLK COUNTY, a political subdivision of the State of Florida

ATTEST:

STACY M. BUTTERFIELD, Clerk

By: _____
Deputy Clerk

By: _____
T.R. Wilson, Chairman
Board of County Commissioners

Date: _____

Approved as to form and legal sufficiency:

 Noah Miller 12/14/24
County Attorney's Office

Attest
 [Signature]
Corporate Secretary
(SEAL)



SEMCO Construction, Inc.,
a Florida corporation

By: *[Signature]*

Title: _____
JENNIFER HALL
EXECUTIVE VICE-PRESIDENT

SCHEDULE 1 to the GMP ADDENDUM

Polk County Utilities AMI Radio Towers

**Construction Manager's Personnel
During Construction Phase**



(TO BE COMPLETED AT GMP)

Name	Title	Duration (Months)	Percentage
Off-Site Staff			
Carl E. Locke, Jr.	Project Executive	6	5%
Jennifer Hall	Contract Administrator/Estimator	6	5%
Dakota Bultman	Bookkeeper	6	1%

Name	Title	Duration (Months)	Percentage
On-Site Staff			
Mac McMillen	Project Manager	6	25%
TBD	Superintendent	6	100%
TBD	Assistant Superintendent	6	100%

SCHEDULE 2 to the GMP ADDEDUM
EXHIBIT C-CONTRACT DRAWINGS

Printed on Tue Sep 24, 2024 at 01:26 pm EDT

Polk County Utilities AMI Radio Towers



SEMCO Construction, Inc.

Bid Set (07/01/24)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
0 General					
00G01	Cover Sheet	0	07/01/2024		Bid Set (07/01/24)
00G02	NOTES LEGEND AND SYMBOLS	0	07/01/2024		Bid Set (07/01/24)
1 Civil					
00C01	PROPOSED SITE PLAN 1 -2-3-4	0	07/01/2024		Bid Set (07/01/24)
00C02	PROPOSED SITE PLANS 6-8-9-11	0	07/01/2024		Bid Set (07/01/24)
00C03	PROPOSED SITE PLANS 12-13-14-15	0	07/01/2024		Bid Set (07/01/24)
00C04	PROPOSED SITE PLAN 16	0	07/01/2024		Bid Set (07/01/24)
00C05	PROPOSED SITE PLAN 5	0	07/01/2024		Bid Set (07/01/24)
00C06	PROPOSED SITE PLAN 10 AND DETAILS	0	07/01/2024		Bid Set (07/01/24)
00C07	PROPOSED SITE PLAN 7	0	07/01/2024		Bid Set (07/01/24)
000GC01	CIVIL NOTES AND ABBREVIATIONS	0	07/01/2024		Bid Set (07/01/24)
000GC02	CIVIL LEGEND AND SYMBOLS	0	07/01/2024		Bid Set (07/01/24)
2 Typical Details					
00TC01	TYPICAL DETAILS	0	07/01/2024		Bid Set (07/01/24)
00TE01	ELECTRICAL 1	0	07/01/2024		Bid Set (07/01/24)
00TE02	ELECTRICAL 2	0	07/01/2024		Bid Set (07/01/24)
00TE03	ELECTRICAL 3	0	07/01/2024		Bid Set (07/01/24)
00TE04	ELECTRICAL 4	0	07/01/2024		Bid Set (07/01/24)

SCHEDULE 3 to the GMP ADDENDUM
Polk County Utilities AMI Radio Towers (SW Region)
GMP Bid Breakdown
Revision 2



General Conditions	Hourly Rate	Weeks	Hours	Total Hours		
On-Site Staff						
Project Manager	\$69.52	30	10	300	\$	20,856.00
Project Superintendent	\$64.46	30	40	1200	\$	77,352.00
Field Supervisor/Assistant Superintendent	\$51.97	30	40	1200	\$	62,364.00
Off-Site Staff						
Project Executive	\$98.21	30	2	60	\$	5,892.60
Estimator (Submittal Review)	\$69.52	30	4	120	\$	8,342.40
Contract Administrator	\$69.52	30	8	240	\$	16,684.80
Bookkeeper	\$35.77	30	2	60	\$	2,146.20
General Requirements						
	Rate	Months	Sites			
Internet	\$25.00	6			\$	150.00
Telephone Service	\$50.00	6			\$	300.00
Postage	\$25.00	6			\$	150.00
Equipment Rental	\$1,000.00			16	\$	16,000.00
Equipment Rental - Contingency	\$10,000.00					\$10,000.00
Dumpsters and Dump Fees	\$750.00			16	\$	12,000.00
Printing/Reproductions	\$250.00			1	\$	250.00
Photo/Video Documentation	\$500.00			16	\$	8,000.00
Storage Trailers	\$1,500.00	6			\$	9,000.00
- Sanitary (Temporary Toilet)	\$300.00			16	\$	4,800.00
Site Safety/Security (overlocks/first aid/etc)	\$200.00			16	\$	3,200.00
Permit Fees	\$2,500.00			16	\$	40,000.00
Testing	\$1,000.00			16	\$	16,000.00
Fencing-Remove/Replace	\$1,000.00			16	\$	16,000.00
Fencing - Contingency	\$10,000.00				\$	10,000.00
Sodding/Landscape	\$1,000.00			16	\$	16,000.00
Sodding/Landscape - Contingency	\$10,000.00				\$	10,000.00
Dewatering	\$1,000.00			16	\$	16,000.00
Dewatering - Contingency	\$20,000.00				\$	20,000.00
Transportation (fr storage to each site)	\$1,500.00			16	\$	24,000.00
Maintenance of Traffic (MOT)	\$1,000.00			16	\$	16,000.00
Cost of the Work						
Towers (Poles) - Purchase/Delivery					\$	96,000.00
Towers (Poles) - Contingency					\$	25,000.00
Towers (Lattice) - Purchase/Delivery					\$	32,000.00
Towers (Lattice) - Contingency					\$	25,000.00
Tower Installation - Turn Key					\$	645,372.00
Subtotal					\$	1,264,860.00
General Liability Insurance					\$	6,324.30
CM Fee (10%)					\$	126,486.00
Owner Allowance (5%)					\$	63,243.00
Payment and Performance Bond					\$	18,213.98
Total GMP Amount					\$	1,479,127.28

SCHEDULE 4 to the GMP ADDENDUM
Polk County Utilities AMI Radio Towers
Allowances, Exclusions, Clarifications and Assumptions
Revision 4



Assumptions

As needed budget line items are included as follows:

1. \$40,000 Building Permitting fees for (16) locations
2. \$16,000 Testing (if required by Owner)
3. \$16,000 Remove/Reinstall/Replace Fencing
4. \$16,000 Sodding/Landscape repairs
5. \$16,000 Dewatering (if needed)
6. \$16,000 Maintenance of Traffic (MOT)
7. \$96,000 Pole Towers (Hapco has not provided final pricing)
8. \$32,000 Lattice Towers (Universal Towers provided estimated Freight pricing)

Contingency Items

1. \$10,000 Fencing Contingency as needed over and above the \$1,000 per location
2. \$10,000 Sodding/Landscape Contingency as needed over and above the \$1,000 per location
3. \$20,000 Dewatering Contingency as needed over and above the \$1,000 per location
4. \$10,000 Equipment Rental Contingency as needed over and above the \$1,000 per location
5. \$25,000 Pole Towers Contingency as needed due to Hapco has not provided final pricing
6. \$25,000 Lattice Towers Contingency as needed as Universal Towers provided estimated Freight pricing

Fencing (Contingency)

1. Due to the unknown exact conditions and final access at each location, we have included a contingency of \$10,000 for fencing over and above the \$1,000 per location.
2. Invoices will verify the use of this contingency.
3. All unused contingency funds will be credited back to the County.

Sodding/Landscape (Contingency)

1. Due to the unknown exact conditions and final access at each location, we have included a contingency of \$10,000 for sodding/landscaping over and above the \$1,000 per location.
2. Invoices will verify the use of this contingency.
3. All unused contingency funds will be credited back to the County.

Dewatering (Contingency)

1. Due to the unknown exact conditions and final access at each location, we have included a contingency of \$20,000 for dewatering over and above the \$1,000 per location.
2. Invoices will verify the use of this contingency.
3. All unused contingency funds will be credited back to the County.

Equipment Rental (Contingency)

1. Due to the unknown exact conditions and final access at each location, we have included a contingency of \$10,000 for equipment rental over and above the \$1,000 per location.
2. Invoices will verify the use of this contingency.
3. All unused contingency funds will be credited back to the County.



Pole Towers (Contingency)

At time of GMP submission, final pricing not received from Hapco.

1. We have included a contingency of \$25,000 for Pole Towers over and above the \$26,000 GMP line item.
2. Invoices will verify the use of this contingency.
3. All unused contingency funds will be credited back to the County.

Lattice Towers (Contingency)

At time of GMP submission, final freight cost pricing not received from Universal Towers.

1. We have included a contingency of \$25,000 for Lattice Towers over and above the \$32,000 GMP line item.
2. Invoices will verify the use of this contingency.
3. All unused contingency funds will be credited back to the County.

Exclusions

1. Providing/installing AMI repeater, cable, or antenna. This will be provided and installed by Owner under separate contract.
2. Any concrete work other than AMI tower foundations as indicated on plans.
3. Any depth over 40' for ground rods (to achieve 5ohms or less).
4. Final project survey.
5. Silt fencing.
6. Concrete cylinder testing (unless required by Owner)
7. Soils testing (see Note 6 below)

Clarifications

1. Lead Time for Hapco Poles is approximately 26 weeks
2. Lead Time for Universal Towers is approximately 10 weeks
3. Allowance Time included is 45 days (15% of total contract time)
4. The total cost for this GMP includes contingency funds in the amount of \$100,000. The contingency funds authorized for use on this GMP may only be expended upon written approval from the County's Utilities Director. Adequate justification must be provided by the Consultant for the release of contingency funds. Any out-of-scope services performed requiring the release of contingency funds will be considered at-risk and may not be compensated until, or if, written approval is granted by the County's Utilities Director.
5. Specifications Section 01110 indicates that towers and poles to be delivered to Polk County Utilities Department facility in Mulberry. CM will be ordering towers and poles, and will receive care/custody/control at location of our choosing (SEMCO office or other).
6. Ground rods to be driven adjacent to foundation system in lieu of at bottom of foundation as indicated on plans.
7. Dewatering as specified in Spec Section 02241 does not apply to proposed foundation conditions.
8. All existing soil conditions are assumed to be standard 2500psf. Due to the foundation depth and expected moisture content, testing of soils for 95% compaction as indicated in Spec Section 02300 is not possible.
9. All concrete will be 3,000psi. Concrete paving will be 3,000psi with fibermesh.
10. Every attempt will be made to replace any vegetation removed during construction to its original state. However, due to the maturity of some existing vegetation, replacements may require a "grow-in" period to match existing.

EXHIBIT "K"

HOURLY RATE SCHEDULE

Company Name: SEMCO Construction, Inc.

September 15 2020

Classification	Raw Labor Rates	Rates with Burden
Project Executive	\$68.75 - \$72.75 per hour	\$92.81 - \$98.21 per hour
Project Manager	\$47.75 - \$51.50 per hour	\$64.46 - \$69.52 per hour
Project Superintendent	\$36.50 - \$47.75 per hour	\$49.27 - \$64.46 per hour
Field Supervisor/Assistant Superintendent	\$31.50 - \$38.50 per hour	\$42.52 - \$51.97 per hour
Skilled Labor	\$26.00 - \$32.00 per hour	\$35.10 - \$43.20 per hour
Semi-Skilled Labor	\$21.00 - \$25.00 per hour	\$28.35 - \$33.75 per hour
Unskilled Labor	\$18.00 - \$21.00 per hour	\$24.30 - \$28.35 per hour
Contract Administrator/Estimator	\$45.75 - \$51.50 per hour	\$61.76 - \$69.52 per hour
Bookkeeper	\$22.75 - \$26.50 per hour	\$30.71 - \$35.77 per hour