

GMP ADDENDUM to CONTRACT #2025-066  
to  
Agreement between Polk County and Construction Manager at Risk

**Caloosa Lake Fire Rescue Station 21 – Project No. 24133.01**

Pursuant to the CMAR Agreement 2025-066 (the “Agreement”) dated October 7, 2025, between Polk County, a political subdivision of the State of Florida (the “County”) and Miller Construction Management, LLC, (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 **(\$ 6,390,171.95) Six Million Three Hundred Ninety Thousand One Hundred Seventy-One Dollars and Ninety Five Cents.**

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 2.5, the Project critical dates are as follow:

- A. Construction Phase Commencement Date To be stated in the Notice to Proceed
- B. Project Substantial Completion Date 335 calendar days from Notice to Proceed
- C. Project Final Completion Date 30 calendar days after Substantial Completion
- D. The Allowance Time for This Project is 54 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 **\$ 50.00** per day for each calendar day the actual time of performance exceeds the authorized Contract Time.

5. 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 \$ 0.00. Should the GMP be increased by more than \$ 0.00 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 \$ 0.00.

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 5 % 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 herein, 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, which the Construction Manager is required to procure by this Agreement specifically for the construction project. General Liability will be cost at a fixed rate of 1.51 % of the final Contract Amount and Construction Manager bonds will be cost at a fixed rate of 2.28 %. 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:

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Martha Santiago, Ed., D, Chair

Date: \_\_\_\_\_

Approved as to form and legal sufficiency:

*Nevada Miller* 5/22/2020  
Assistant County Attorney

ATTEST:

*Jim P...*  
Corporate Secretary

By: *John Miller*  
Miller Construction Management, LLC  
a Florida Corporation

Title: C.O.O.



**SCHEDULE 2 to the GMP ADDENDUM**

**Caloosa Lake Fire Rescue Station 21 - Project No. 24133.01**

**Contract Drawings and Specifications**



# MILLER CONSTRUCTION MANAGEMENT, INC.

## SCHEDULE 2 - GMP ENUMERATION OF DOCUMENTS

Job #: 526002 Polk County Caloosa Lake FRS No. 21  
611 Altura Babson Park Cutoff Road  
Lake Wales, Florida 33821

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Civil					
1 of 1	BOUNDARY SURVEY	3	10/31/2025		Civil 10.31.25 (10/31/25)
1 of 3	TOPOGRAPHIC SURVEY COVER SHEET	3	10/31/2025		Civil 10.31.25 (10/31/25)
2 of 3	TOPOGRAPHIC SURVEY DETAILS	3	10/31/2025		Civil 10.31.25 (10/31/25)
3 of 3	TOPOGRAPHIC SURVEY DETAILS	3	10/31/2025		Civil 10.31.25 (10/31/25)
C-000	COVER SHEET	3	10/31/2025		Civil 10.31.25 (10/31/25)
C-010	GENERAL NOTES	3	10/31/2025		Civil 10.31.25 (10/31/25)
C-011	GENERAL NOTES	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-012	GENERAL NOTES	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-020	AERIAL PLAN	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-021	WETLAND IMPACT PLAN	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-030	EROSION CONTROL PLAN	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-040	EROSION CONTROL DETAILS	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-100	COVER SHEET	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-100.0	SITE PLAN	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-200	GRADING AND DRAINAGE PLAN	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-201	GRADING DETAILS	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-210	POND CROSS SECTIONS	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-211	POND CROSS SECTIONS	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-220	CONTROL STRUCTURE DETAILS	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-300	UTILITY PLAN	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-500	CONSTRUCTION DETAILS	4	01/20/2026		Civil 1.20.26 (01/20/26)
C-501	CONSTRUCTION DETAILS	4	01/20/2026		Civil 1.20.26 (01/20/26)
<b>Landscape</b>					
LR-100	IRRIGATION PLAN	4	11/03/2025		Landscape 11.03.25 (11/03/25)
LR-101	IRRIGATION SCHEDULE & NOTES	4	11/03/2025		Landscape 11.03.25 (11/03/25)
L-100	LANDSCAPE PLAN	4	11/03/2025		Landscape 11.03.25 (11/03/25)
L-101	LANDSCAPE SCHEDULE, DETAILS & NOTES	4	11/03/2025		Landscape 11.03.25 (11/03/25)
<b>General</b>					
G-001	Life Safety and Code Data	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
G-002	General Notes	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
G-003	UL Details and Wall Types	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
<b>Structural</b>					
S-101	Structural Specifications	0	10/31/2025		Structural Set 10.31.25 (10/31/25)



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 Lake Wales, Florida 33821

## SCHEDULE 2 - GMP ENUMERATION OF DOCUMENTS

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
S-102	Load and Wind Data	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-201	Foundation Plan	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-202	Roof Framing Plan	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-301	Typical Details	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-302	Typical Details	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-303	Typical Details	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-401	Wall Sections and Details	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
S-402	Wall Sections and Elevations	0	10/31/2025		Structural Set 10.31.25 (10/31/25)
<b>Architectural</b>					
A-101	Floor Plan	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-102A	Enlarged Residence Plan	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-102B	Enlarged Apparatus Bay Plan	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-103	Slab Joint Plan	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-110	Reflected Ceiling Plan	1	01/08/2026		Arch Set REV 1.8.26 (01/08/26)
A-120	Roof Plan	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-201	Exterior Elevations	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-301	Building Sections	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-311	Wall Sections	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-401	Enlarged Toilet Plans and Elevations	1	01/08/2026		Arch Set REV 1.8.26 (01/08/26)
A-402	Interior Elevations and Millwork Details	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-403	Millwork and Trench Drain Details	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-601	Door & Window Details and Schedule	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
A-602	Room Finish Schedule	1	01/08/2026		Arch Set REV 1.8.26 (01/08/26)
AS-001	Architectural Site Details	0	10/31/2025		Arch Set 10.31.25 (10/31/25)
	Cover Sheet	1	01/08/2026		Arch Set REV 1.8.26 (01/08/26)
<b>Mechanical</b>					
M-001	General Notes - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-101	Floor Plan - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-102	Enlarged Plan - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-110	Roof Plan - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-501	Details - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-502	Details - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-601	Schedules - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
M-701	Controls - HVAC	0	12/23/2025		Mech Set 12.23.25 (12/23/25)
<b>Fire Protection</b>					
F-001	General Notes - Fire Protection	0	12/23/2025		Fire Protection Set 12.23.25 (12/23/25)
F-101	Floor Plan - Fire Protection	0	12/23/2025		Fire Protection Set 12.23.25 (12/23/25)



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
F-110	Roof Plan - Fire Protection	0	12/23/2025		25) Fire Protection Set 12.23.25 (12/23/25)
F-501	Details - Fire Protection	0	12/23/2025		25) Fire Protection Set 12.23.25 (12/23/25)
F-502	Details - Fire Protection	0	12/23/2025		25) Fire Protection Set 12.23.25 (12/23/25)
<b>Plumbing</b>					
P-001	General Notes - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-101-A	Floor Plan - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-101-B	Floor Plan - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-201	Riser Diagram - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-202	Riser Diagram - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-501	Details - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-502	Details - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
P-601	Schedules - Plumbing	0	12/23/2025		Plumb Set 12.23.25 (12/23/25)
<b>Electrical</b>					
E-001	General Notes & Symbols Legend - Electrical	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-010	Site Plan - Electrical	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-011	Site Plan - Photometrics	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-012	Site Plan - Well Pump System	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-101	Floor Plan - Lighting	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-110	Roof Plan - Electrical	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-201	Floor Plan - Power	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-301	Floor Plan - Fire Alarm	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-601	Electrical Riser Diagram and Panel Schedules	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-602	Panel Schedules	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-603	Details - Electrical	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
E-604	Details - Electrical	0	12/23/2025		Electrical Set 12.23.25 (12/23/25)
<b>Technology</b>					
T-001	General Notes, Abbreviations & Symbol Legend - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-010	Site Plan - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-101	Floor Plan - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-301	MDF Enlarged Plan - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-401	Systems Riser Diagram - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-501	Details - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-502	Details - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
T-503	Details - Technology	0	12/23/2025		Technology Set 12.23.25 (12/23/25)
<b>Fire Storage Tank</b>					



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
FT000	FIRE TANK SITE PLAN, SYMBOLS, ABBREVIATIONS, AND NOTES	0	01/30/2026		Fire Storage Tank 1.30.26 (01/30/26)
FT100	ENLARGED VIEW	0	01/30/2026		Fire Storage Tank 1.30.26 (01/30/26)
FT101	TANK DETAILS AND ACCESSORIES	0	01/30/2026		Fire Storage Tank 1.30.26 (01/30/26)
G000	COVER SHEET	0	01/30/2026		Fire Storage Tank 1.30.26 (01/30/26)
<b>Potable Water System</b>					
C100	COVER SHEET	0	11/03/2025		Potable Water System (11/03/25)
C200	OVERALL SITE PLAN	0	11/03/2025		Potable Water System (11/03/25)
C300	WELL CROSS SECTION	0	11/03/2025		Potable Water System (11/03/25)
C301	WELL SITE PLAN	0	11/03/2025		Potable Water System (11/03/25)
C400	HYDROTANK DETAIL	0	11/03/2025		Potable Water System (11/03/25)
<b>Potable Water System Specs</b>					
Pgs. 1-88	ENGINEERING REPORT, SPECIFICATIONS, AND PLANS FOR POTABLE WATER SYSTEM	0	11/03/2025		Engineering Report & Specifications for Potable Water System (11/03/25)
<b>Energy Calcs</b>					
Pgs. 1-37	Energy Calculations	0	10/24/2025		Energy Calcs (10/24/25)
<b>Geo Report</b>					
Pgs. 1-57	GEOTECHNICAL ENGINEERING SERVICES REPORT	0	06/12/2025		Geotechnical Report (06/12/25)
<b>Natural Resource Assessment</b>					
Pgs. 1-82	Natural Resource Assessment	0	03/03/2025		Natural Resource Assessment (03/03/25)
<b>Project Manual</b>					
Pgs. 1-821	Polk County Fire Rescue Station Project Manual	0	03/15/2025		Project Manual (03/15/25)



# MILLER CONSTRUCTION MANAGEMENT, INC.

## SCHEDULE 2 - GMP ENUMERATION OF SPECIFICATIONS

Job #: 526002 Polk County Caloosa Lake FRS No. 21  
611 Altura Babson Park Cutoff Road  
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Number	Description	Revision	Issued Date	Received Date	Set
<b>00 - Procurement and Contracting Requirements</b>					
000110	Table of Contents	0	03/15/25		Caloosa Lake FRS Project Manual
003132	Geotechnical Data	0	03/15/25		Caloosa Lake FRS Project Manual
<b>01 - General Requirements</b>					
011000	Summary	0	03/15/25		Caloosa Lake FRS Project Manual
012500	Substitution Procedures	0	03/15/25		Caloosa Lake FRS Project Manual
012600	Contract Modification Procedures	0	03/15/25		Caloosa Lake FRS Project Manual
012900	Payment Procedures	0	03/15/25		Caloosa Lake FRS Project Manual
013100	Project Management and Coordination	0	03/15/25		Caloosa Lake FRS Project Manual
013200	Construction Progress Documentation	0	03/15/25		Caloosa Lake FRS Project Manual
013300	Submittal Procedures	0	03/15/25		Caloosa Lake FRS Project Manual
014000	Quality Requirements	0	03/15/25		Caloosa Lake FRS Project Manual
014100	Testing Laboratory Services	0	03/15/25		Caloosa Lake FRS Project Manual
015000	Temporary Facilities and Controls	0	03/15/25		Caloosa Lake FRS Project Manual
016000	Product Requirements	0	03/15/25		Caloosa Lake FRS Project Manual
017300	Execution	0	03/15/25		Caloosa Lake FRS Project Manual
017700	Closeout Procedures	0	03/15/25		Caloosa Lake FRS Project Manual
017823	Operation and Maintenance Data	0	03/15/25		Caloosa Lake FRS Project Manual
017839	Project Record Documents	0	03/15/25		Caloosa Lake FRS Project Manual
<b>03 - Concrete</b>					
033650	Polished Concrete Floor System	0	03/15/25		Caloosa Lake FRS Project Manual
<b>06 - Wood, Plastics, and Composites</b>					
064023	Interior Architectural Woodwork	0	03/15/25		Caloosa Lake FRS Project Manual
<b>07 - Thermal and Moisture Protection</b>					
072100	Thermal Insulation	0	03/15/25		Caloosa Lake FRS Project Manual
076100	Metal Roofing	0	03/15/25		Caloosa Lake FRS Project Manual
076200	Sheet Metal Flashing and Trim	0	03/15/25		Caloosa Lake FRS Project Manual
078413	Penetration Firestopping	0	03/15/25		Caloosa Lake FRS Project Manual
079200	Joint Sealants	0	03/15/25		Caloosa Lake FRS Project Manual
<b>08 - Openings</b>					
081113	Hollow Metal Doors and Frames	0	03/15/25		Caloosa Lake FRS Project Manual
081416	Flush Wood Doors	0	03/15/25		Caloosa Lake FRS Project Manual
083310	Overhead Coiling Doors	0	03/15/25		Caloosa Lake FRS Project Manual



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Number	Description	Revision	Issued Date	Received Date	Set
084113	Aluminum-Framed Entrances and Storefronts	0	03/15/25		Caloosa Lake FRS Project Manual
085210	Aluminum Windows	0	03/15/25		Caloosa Lake FRS Project Manual
087100	Door Hardware	0	03/15/25		Caloosa Lake FRS Project Manual
088000	Glazing	0	03/15/25		Caloosa Lake FRS Project Manual
<b>09 - Finishes</b>					
092216	Non-Structural Metal Framing	0	03/15/25		Caloosa Lake FRS Project Manual
092400	Cement Plastering (Stucco)	0	03/15/25		Caloosa Lake FRS Project Manual
092900	Gypsum Board	0	03/15/25		Caloosa Lake FRS Project Manual
093000	Tiling	0	03/15/25		Caloosa Lake FRS Project Manual
095100	Acoustical Ceilings	0	03/15/25		Caloosa Lake FRS Project Manual
096519	Rubber Tile Sports Flooring	0	03/15/25		Caloosa Lake FRS Project Manual
099123	Interior Painting	0	03/15/25		Caloosa Lake FRS Project Manual
<b>10 - Specialties</b>					
050100	Maintenance of Metals	0	03/15/25		Caloosa Lake FRS Project Manual
100110	Operation and Maintenance of Information Specialties	0	03/15/25		Caloosa Lake FRS Project Manual
101400	Signage	0	03/15/25		Caloosa Lake FRS Project Manual
102100	Wall Louvers	0	03/15/25		Caloosa Lake FRS Project Manual
105200	Fire Extinguishers	0	03/15/25		Caloosa Lake FRS Project Manual
107500	Flagpoles	0	03/15/25		Caloosa Lake FRS Project Manual
108000	Toilet Accessories	0	03/15/25		Caloosa Lake FRS Project Manual
<b>11 - Equipment</b>					
113100	Equipment	0	03/15/25		Caloosa Lake FRS Project Manual
<b>12 - Furnishings</b>					
122413	Roller Window Shades	0	03/15/25		Caloosa Lake FRS Project Manual
123560	Commercial Casework	0	03/15/25		Caloosa Lake FRS Project Manual
127000	Systems Furniture	0	03/15/25		Caloosa Lake FRS Project Manual
<b>21 - Fire Suppression</b>					
210100	General Fire Protection Provisions	0	03/15/25		Caloosa Lake FRS Project Manual
210518	Escutcheons for Fire-Suppression Piping	0	03/15/25		Caloosa Lake FRS Project Manual
210523	General-Duty Valves for Water-Based Fire-Suppression Piping	0	03/15/25		Caloosa Lake FRS Project Manual
210529	Hangers & Supports for Fire Suppression Piping & Equipment	0	03/15/25		Caloosa Lake FRS Project Manual
210533	Heat Tracing for Fire-Suppression Piping	0	03/15/25		Caloosa Lake FRS Project Manual
210553	Identification for Fire-Suppression Piping & Equipment	0	03/15/25		Caloosa Lake FRS Project Manual
211313	Wet-Pipe Sprinkler Systems	0	03/15/25		Caloosa Lake FRS Project Manual
<b>22 - Plumbing</b>					
220001	Plumbing, General Requirements	0	03/15/25		Caloosa Lake FRS Project Manual
220516	Expansion Fittings and Loops for Plumbing Piping	0	03/15/25		Caloosa Lake FRS Project Manual



**MILLER CONSTRUCTION  
MANAGEMENT, INC.**

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**SCHEDULE 2 - GMP ENUMERATION OF SPECIFICATIONS**

Number	Description	Revision	Issued Date	Received Date	Set
220523	Valves, Cocks and Specialties for Plumbing Systems	0	03/15/25		Caloosa Lake FRS Project Manual
220553	Identification for Plumbing Piping and Equipment	0	03/15/25		Caloosa Lake FRS Project Manual
220700	Insulation for Plumbing Systems	0	03/15/25		Caloosa Lake FRS Project Manual
221119	Domestic Water Piping	0	03/15/25		Caloosa Lake FRS Project Manual
221316	Sanitary, Sewer and Vent Piping	0	03/15/25		Caloosa Lake FRS Project Manual
221317	Cleanouts and Cleanout Access Covers	0	03/15/25		Caloosa Lake FRS Project Manual
221319	Floor Drains	0	03/15/25		Caloosa Lake FRS Project Manual
221320	Trench Drains	0	03/15/25		Caloosa Lake FRS Project Manual
221413	Storm and Condensate Drainage Piping	0	03/15/25		Caloosa Lake FRS Project Manual
221513	Compressed Air Equipment, Piping and Accessories	0	03/15/25		Caloosa Lake FRS Project Manual
223333	Domestic Water Heaters, Commercial Electric	0	03/15/25		Caloosa Lake FRS Project Manual
224005	Plumbing Fixtures and Trim	0	03/15/25		Caloosa Lake FRS Project Manual
<b>23 - Heating, Ventilating, and Air Conditioning (HVAC)</b>					
230100	General Mechanical Provisions	0	03/15/25		Caloosa Lake FRS Project Manual
230500	Basic Mechanical Materials and Methods	0	03/15/25		Caloosa Lake FRS Project Manual
230513	Electric Motors, Premium Efficiency Type	0	03/15/25		Caloosa Lake FRS Project Manual
230515	Instructions and Maintenance Manuals	0	03/15/25		Caloosa Lake FRS Project Manual
230529	Hangers and Supports	0	03/15/25		Caloosa Lake FRS Project Manual
230548	Vibration Isolation Equipment	0	03/15/25		Caloosa Lake FRS Project Manual
230593	Performance Verification, Preliminary	0	03/15/25		Caloosa Lake FRS Project Manual
230594	Performance Verification, Final	0	03/15/25		Caloosa Lake FRS Project Manual
230700	Insulation, HVAC	0	03/15/25		Caloosa Lake FRS Project Manual
232313	Refrigerant Pipe, Valves and Specialties	0	03/15/25		Caloosa Lake FRS Project Manual
233100	Ductwork	0	03/15/25		Caloosa Lake FRS Project Manual
233300	Duct System Accessories	0	03/15/25		Caloosa Lake FRS Project Manual
233424	Fans: In-Line Centrifugal, Heavy Duty	0	03/15/25		Caloosa Lake FRS Project Manual
233713	Air Distribution Devices	0	03/15/25		Caloosa Lake FRS Project Manual
233725	Louvers	0	03/15/25		Caloosa Lake FRS Project Manual
237433	Dedicated Outdoor Air Units (DOAS)	0	03/15/25		Caloosa Lake FRS Project Manual
238126	Condensing Units: Air Cooled, Hermetic	0	03/15/25		Caloosa Lake FRS Project Manual
238127	Air Handling Units, Split System	0	03/15/25		Caloosa Lake FRS Project Manual
238131	Ductless Split System Air-Conditioning Units	0	03/15/25		Caloosa Lake FRS Project Manual
<b>26 - Electrical</b>					
260100	Basic Electrical Requirements	0	03/15/25		Caloosa Lake FRS Project Manual
260500	Common Work Results for Electrical	0	03/15/25		Caloosa Lake FRS Project Manual
260519	Low-Voltage Electrical Power Conductors and Cables	0	03/15/25		Caloosa Lake FRS Project Manual
260526	Grounding and Bonding for Electrical Systems	0	03/15/25		Caloosa Lake FRS Project Manual



**MILLER CONSTRUCTION  
MANAGEMENT, INC.**

Job #: 526002 Polk County Caloosa Lake FRS No. 21  
611 Altura Babson Park Cutoff Road  
Lake Wales, Florida 33821

**SCHEDULE 2 - GMP ENUMERATION OF SPECIFICATIONS**

Number	Description	Revision	Issued Date	Received Date	Set*
260529	Hangers and Supports for Electrical Systems	0	03/15/25		Caloosa Lake FRS Project Manual
260533	Raceways and Boxes for Electrical Systems	0	03/15/25		Caloosa Lake FRS Project Manual
260543	Underground Ducts and Raceways for Electrical Systems	0	03/15/25		Caloosa Lake FRS Project Manual
260553	Identification for Electrical Systems	0	03/15/25		Caloosa Lake FRS Project Manual
260923	Lighting Control Devices	0	03/15/25		Caloosa Lake FRS Project Manual
262416	Panelboards	0	03/15/25		Caloosa Lake FRS Project Manual
262726	Wiring Devices	0	03/15/25		Caloosa Lake FRS Project Manual
262813	Fuses	0	03/15/25		Caloosa Lake FRS Project Manual
262816	Enclosed Switches and Circuit Breakers	0	03/15/25		Caloosa Lake FRS Project Manual
263213	Diesel Emergency Engine Generators	0	03/15/25		Caloosa Lake FRS Project Manual
263600	Transfer Switches	0	03/15/25		Caloosa Lake FRS Project Manual
264113	Lightning Protection for Structures	0	03/15/25		Caloosa Lake FRS Project Manual
264313	Surge Protection Devices for Low-Voltage Electrical Power	0	03/15/25		Caloosa Lake FRS Project Manual
265100	Interior Lighting	0	03/15/25		Caloosa Lake FRS Project Manual
265600	Exterior Lighting	0	03/15/25		Caloosa Lake FRS Project Manual
<b>27 - Communications</b>					
270000	Communications	0	03/15/25		Caloosa Lake FRS Project Manual
270500	Common Work Results for Communications Systems	0	03/15/25		Caloosa Lake FRS Project Manual
270526	Grounding and Bonding for Communications Systems	0	03/15/25		Caloosa Lake FRS Project Manual
270528	Pathways for Communications Systems	0	03/15/25		Caloosa Lake FRS Project Manual
270553	Identification for Communications Systems	0	03/15/25		Caloosa Lake FRS Project Manual
270800	Commissioning of Communications Systems	0	03/15/25		Caloosa Lake FRS Project Manual
271100	Communications Equipment Room Fittings	0	03/15/25		Caloosa Lake FRS Project Manual
271113	Communications Entrance Protection	0	03/15/25		Caloosa Lake FRS Project Manual
271116	Communications Cabinets, Racks and Enclosures	0	03/15/25		Caloosa Lake FRS Project Manual
271119	Communications Termination Blocks and Patch Panels	0	03/15/25		Caloosa Lake FRS Project Manual
271123	Communications Cable Management and Ladder Rack	0	03/15/25		Caloosa Lake FRS Project Manual
271126	Communications Rack Mounted Power Distribution	0	03/15/25		Caloosa Lake FRS Project Manual
271513	Communications Copper Horizontal Cabling	0	03/15/25		Caloosa Lake FRS Project Manual
271543	Communications Faceplates and Connectors	0	03/15/25		Caloosa Lake FRS Project Manual
271619	Communications Patch Cords and Workstation Cords	0	03/15/25		Caloosa Lake FRS Project Manual
272133	Data Communications Wireless Access Points	0	03/15/25		Caloosa Lake FRS Project Manual
274133	CATV Video Distribution System	0	03/15/25		Caloosa Lake FRS Project Manual
275123	Intercom System	0	03/15/25		Caloosa Lake FRS Project Manual
<b>28 - Electronic Safety and Security</b>					
280000	Electronic Safety and Security Systems	0	03/15/25		Caloosa Lake FRS Project Manual
280500	Common Work Results for Electronic Safety and Security	0	03/15/25		Caloosa Lake FRS Project Manual



**MILLER CONSTRUCTION  
MANAGEMENT, INC.**

Job #: 526002 Polk County Caloosa Lake FRS No. 21  
611 Altura Babson Park Cutoff Road  
Lake Wales, Florida 33821

**SCHEDULE 2 - GMP ENUMERATION OF SPECIFICATIONS**

Number	Description	Revision	Issued Date	Received Date	Set
280513	Conductors and Cables for Electronic Safety and Security	0	03/15/25		Caloosa Lake FRS Project Manual
280800	Commissioning of Electronic Safety and Security Systems	0	03/15/25		Caloosa Lake FRS Project Manual

**SCHEDULE 3 to the GMP ADDENDUM**

**Caloosa Lake Fire Rescue Station 21 - Project No. 24133.01**

**GMP Bid Breakdown**

# Miller Construction Management, Inc.

Caloosa Lake Fire Rescue Station 21 - (Project No. 24133.01)

Schedule 3 - GMP Cost Breakdown



GMP Submission - 3/18/2026

Bid Package	Description of Work	Price	Subcontractor	Notes
1B	Field Surveying Services	\$ 17,600.00	On-Point Surveying, Inc.	Includes building & site layout with certified civil as-built drawings.
2	Sitework Construction	\$ 784,328.90	Martin Paving	Includes burning of trees, shrubs, grubbing, and debris on site. <b>(See add alternate below to haul and dispose, if burning is not allowed).</b>
2	Public Supply Well & Pulsatron Chlorinator System	\$ 123,000.00	Dunham Well Drilling (Contingency)	Includes all related tanks, eye wash station, piping, and components. The well depth is based on average depths for this area researched from SWFWMD. Actual depth depends 100% on the underground formation. Additional LF beyond the 500 feet of well drilling included in this proposal will be addressed by change order.
	Prefabricated Well Shed Structure or Field Constructed CMU Block Enclosure With Chain Link Gates and Standing Seam Metal Roof Canopy Structure.	\$ 35,000.00	Contingency	The enclosed shed is per the note on well site plan C301 included in the enumeration of documents for this project and the CMU block enclosure with chain link gates and standing seam metal roof canopy structure is based of the design used at the Masterpiece Road FRS. Design type and size to be determined. (Excludes design and engineering fees).
2A	Landscape and Irrigation	\$ 95,174.00	Capital Maintenance & Landscape	Includes mulch and irrigation sleeves. (Excludes irrigation of sod).
2A	Bahia Sodding	\$ 100,750.00	Contingency	Estimated 201,500 SF at 50 per SF.
2B	Dumpster Enclosure CL Fence and Gates	\$ 6,380.00	South Florida Fence	Includes the vertical black vinyl privacy slats.
2B	Fire Tank and Well Pad CL Fence and Gates	\$ 19,990.00	South Florida Fence (Contingency)	Includes the vertical white vinyl privacy slats, per keynote 14/FT100.
	Geogrid Fabric Weed Control and Stone Aggregate	\$ 16,000.00	Martin Paving (Contingency)	Includes a geogrid fabric weed barrier and 4" of #57 stone aggregate inside the fire tank, well, and water treatment equipment fence enclosure based off layout on sheet FT100.
2C	Septic and Drain Field System	\$ 27,900.00	Liberty Plumbing and Septic	Includes design and permit. <b>(Based on 9 people per shift for 3 shifts or 675 gallons per day flow (27 people at 25 gallons per day per person),</b>
<b>Division 2 Site Work</b>		<b>\$ 1,226,122.90</b>		
3	Building Concrete	\$ 221,539.00	Level Line Concrete, Inc.	Includes termite soil treatment, concrete curing, and non-shrink grouting.
3	Site Concrete	\$ 278,630.00	Level Line Concrete, Inc.	Excludes the radio tower foundation. Not specified.
3	Fire Tank and Well Concrete Pad Engineering	\$ 5,000.00	Contingency	No dimensions or design provided.

3	Fire Tank and Well Concrete Pad	\$ 39,222.00	Level Line Concrete (Contingency)	No size or design provided. Contingency includes 45" x 45" x 8" thick rebar reinforced concrete pad with 24" x 12" thickened slab edge and the 12" x 16" x 6" thick concrete well pad, per sheet FT100, received on 3/5/2026.
3	Building and Site Joint Fillers and Sealants	\$ 19,741.00	Level Line Concrete, Inc.	
<b>Division 3 Concrete</b>		<b>\$ 564,132.00</b>		
4	8" and 12" Building Masonry	\$ 198,560.00	Ron Kendall Masonry, Inc.	The cast-in-place concrete beams are included in the concrete SOW.
<b>Division 4 Masonry</b>		<b>\$ 198,560.00</b>		
5	Structural Steel	\$ 33,430.00	E & S Steel Corporation	Includes steel columns, beams, beam embeds, and anchor bolts.
5	Mezzanine Ships Ladder and Railings	\$ 8,000.00	E & S Steel Corporation	
5	Pipe Bollards & Overhead Door Sill Embeds	\$ 9,570.00	E & S Steel Corporation	Installation is included in the concrete SOW.
<b>Division 5 Metals</b>		<b>\$ 51,000.00</b>		
6	Pre-Engineered Wood Roof & Mezz. Trusses	\$ 42,438.34	Builder's First Choice	LVL beams are included in rough carpentry materials.
6A	Millwork Cabinets & Counter Tops	\$ 62,622.00	D&L Cabinetry	Includes the solid surface window sills & pass-thru window counter.
6A	Added 4th Shift Millwork	\$ 4,700.00	D&L Cabinetry (Contingency)	Includes the added wardrobe cabinet in the (9 each) bunk rooms, (1 each) added kitchen pantry cabinet, and reduction in kitchen cabinets to accommodate the added refrigerator.
	Stainless Steel Upper Cabinet	\$ 14,700.00	Contingency	No specifications provided. Shown above the washer and dryer in corridor 112 on sheets A-101 and A-102A.
<b>Division 6 Carpentry</b>		<b>\$ 124,460.34</b>		
7 and 9A	Thermal and Sound Insulation	\$ 28,300.00	Center State Framing and Drywall	Incl. roof & wall batt insulation & rigid board exterior wall insulation.
7A	Berridge Standing Seam Metal Roof	\$ 177,981.00	Central Florida Extérieurs, Inc.	Includes the self-adhered underlayment.
7A	Metal Soffit Panels and Fascia Wrap	\$ 10,060.00	Central Florida Extérieurs, Inc.	
7A	Aluminum Gutters & Down Spouts	\$ 6,720.00	Central Florida Extérieurs, Inc.	
7A	Interior and Exterior Metal Ceiling Panels	\$ 56,844.00	Central Florida Extérieurs, Inc.	Included for the interior apparatus bay and mezzanine loading platform ceilings and exterior covered entry and screen porch ceilings.
<b>Division 7 Moisture Protection</b>		<b>\$ 279,905.00</b>		
8	Exterior Impact Rated Level E Aluminum Storefront Entrances & Windows ( <i>The optional WINCO impact rated fixed aluminum windows were not considered</i> ).	\$ 64,700.00	Countryside Glass & Mirror, Inc.	Includes all exterior storefront entrances and windows, the (1 each) interior type C aluminum sliding pass-thru window, and (2 each) interior type B aluminum storefront windows as specified. YKK is included as an equal to Kawneer.
8	Exercise Room 4' x 8' Wall Mirror	Included	Countryside Glass & Mirror, Inc.	
8A	Doors, Frames, and Hardware - Materials	\$ 93,588.20	Door and Hardware Openings, Inc.	Includes all door type G and N glass.
8A	Door and Hardware - Install Labor	\$ 15,570.00	Shelmar Doors and Hardware	Door frames are installed by the mason and interior metal frame contractors.
8B	Overhead Doors	\$ 158,250.00	Best Rolling Doors	
	Metal Access Panels	\$ 3,000.00	Contingency	Includes app. bay ceiling attic access & all gyp. board MEP access panels.

<b>Division 8 Doors and Windows</b>			<b>\$ 335,108.20</b>		
9	3/4" Three Coat Cement Stucco	\$ 56,500.00	Florida Stucco Contractors		
9A	Wood Frame Carpentry - Labor	\$ 76,601.00	K-Ron, Inc.		Includes load bearing walls, mezzanine, and roof structure.
9A	Wood Frame Carpentry - Materials	\$ 80,930.00	K-Ron, Inc.		Includes LVL beams.
9A	Hardie Mezzanine Deck and Column Trim	Included	K-Ron, Inc.		Included in wood frame labor and materials costs above.
	Wood Frame and Trim Material Contingency	\$ 10,000.00	Contingency		Contingency included for possible cost increases and/or scope gaps between the wood frame and metal frame contractors.
9A	Metal Framing, Drywall, & Tile Backer Board	\$ 121,650.00	Center State Framing and Drywall		Includes the AC plywood at designated interior walls.
9B	Interior and Exterior Painting	\$ 33,000.00	Ryan's Custom Coatings		Includes the apparatus bay traffic lane floor striping.
9C	Suspended Acoustical Ceilings	\$ 20,940.00	Acoustical Services, Inc.		Includes R-19 above bunk room ACT ceilings.
9D	Floor Tile, Wall Tile, Tile Base, & Vinyl Base	\$ 35,347.25	Nancel's Flooring		See requested add alternates for STONHARD epoxy floor system in lieu of ceramic floor tile in toilet/shower rooms. Tile base to remain.
9D	Exercise Room Rubber Sports Floor	\$ 5,454.00	Nancel's Flooring		
9E	Polished and Stained Concrete Floors	\$ 33,621.20	Creative Concrete Services		See requested add alternate for STONHARD epoxy floor system with integral base in lieu of polished concrete with vinyl cove base.
	Polished Concrete Floor and Floor Maintenance Protection Contingency	\$ 10,000.00	Contingency		To maintain floor protection and to cover any additional costs related to getting the polished concrete floors acceptable to the Owner.
9E	Clean, Grind, and Seal Apparatus Bay Floor	\$ 9,775.00	C & C Painting & Waterproofing		
9E	STONHARD Epoxy Floor System with Integral Base	\$ 11,700.00	STONHARD		Included for the mechanical mezzanine 7 mezzanine loading platform, per sheet A-101.
9E	Floor Protection	\$ 5,000.00	Creative Concrete Services (Contingency)		Contingency includes material and installation. (To be installed after polishing is complete & prior to wall construction).
<b>Division 9 Finishes</b>		<b>\$ 510,518.45</b>			
10	Toilet Accessories	\$ 4,668.00	Rolling Oak Supply, Inc.		
10	Fire Extinguishers & FEC Cabinets	\$ 1,989.00	Rolling Oak Supply, Inc.		
10	Interior and Exterior Signs	\$ 17,228.65	Gulf State Signs		Incl. room signs, building letters, address numbers, and logo signs.
10	Flag Pole Materials	\$ 6,054.06	Gulf State Signs		Includes engineering.
	Bike Rack	\$ 1,400.00	Contingency		No bids received.
	Corner Guards (No specifications provided).	\$ 4,350.00	Contingency		Includes (33 each) 2" x 2" x 48" high impact resistant black vinyl corner guards with top and bottom end caps for all gypsum outside corners and exterior gypsum door returns only, per sheet A-102A.
	Knox Box	\$ 1,500.00	Contingency		No specifications provided. To be determine by the Fire Marshal.
<b>Division 10 Specialties</b>		<b>\$ 37,189.71</b>			
11	Bunker Gear Lockers	\$ 12,471.02	Laundry Owners Warehouse		Includes 31 each lockers.
11	Added 4th Shift Bunker Gear Lockers	\$ 2,000.13	Laundry Owners Warehouse		Contingency included for (5 each) additional bunker gear lockers.
11	Hallowell Open Metal Shelving	\$ 6,150.00	D&L Cabinetry		Includes 10 each shelving units.

	Unload, Assemble, and Install the Designated Owner Provided Furnishings, Furniture, and Equipment	\$ 5,000.00	Contingency		Included for installation of Owner provided gym equipment and wall mount TV brackets and component shelves in the (9 each) bunk rooms; day room 107, dining room 109, exercise room 110, training room 101, and office 103 only (Total 14 each), per sheet A-102A and specification section 113100.
11	Residential Kitchen Appliances	\$ 14,450.31	Milcarsky's Appliance Centre'		Includes installation.
11	Added 4th Shift Residential Refrigerator	\$ 1,974.93	Milcarsky's Appliance Centre'		Contingency included for (1 each) additional refrigerator.
11	Ice Machine	\$ 8,126.65	Milcarsky's Appliance Centre'		Includes ice bin, remote condenser, & minimum 2-stage filter system.
11	Range Hood with Fire Suppression System	\$ 19,500.00	Payne Air Conditioning & Heating		Includes certification by independent fire suppression contractor.
11	Full Height Stainless Steel Range Backsplash	\$ 1,500.00	Payne Air Conditioning & Heating		36" wide x 72" tall.
11	Commercial Laundry Equipment	\$ 33,196.74	Laundry Owners Warehouse		(2 each) washer extractors, fire soap dispenser, & gear drying rack.
Division 11	Residential Side x Side Washer and Dryer	\$ 2,500.00	Contingency		No specifications provided. Includes accessories and installation.
Division 11	Equipment	\$ 106,869.78			
12	Rolling Window Shades	\$ 7,279.21	AAA Blinds of Lakeland		
Division 12	Furnishings	\$ 7,279.21			
13	Patio Screen Enclosure	\$ 1,580.00	Robinson Aluminum Construction		
Division 13	Special Construction	\$ 1,580.00			
15	Fire Sprinkler Protection	\$ 82,750.00	Dover Fire and Fab, Inc.		From 1'-0" AFF at riser. Including fully sprinkled attic.
15	Electric Fire Pump and Controller	\$ 55,000.00	Dover Fire and Fab, Inc.		Includes all related piping, pipe stands, valves, and signage.
15	Fire Tanks and Related Tank to Tank Piping	\$ 175,000.00	Contingency		Includes the (1) 65,000-gallon tank as specified.
15A	Plumbing	\$ 203,500.00	All Pro Plumbing Services, Inc.		Includes air compressor, compressed air, & condensate system piping.
15B	HVAC	\$ 406,200.00	Payne Air Conditioning & Heating		
Division 15	Mechanical	\$ 922,450.00			
16	Electric and Technology Systems	\$ 511,707.21	AVE-CO Electric		
16		Included	AVE-CO Electric		
16	Site Electric and Lighting		AVE-CO Electric		
16	Fire Alarm System	\$ 24,748.00	AVE-CO Electric		
16	Paging & Intercom Systems	\$ 11,931.65	AVE-CO Electric		
16	Access Control System	\$ 33,783.91	AVE-CO Electric		
16	Communication and Data Systems	\$ 37,329.65	AVE-CO Electric		
16	UI Master Lightning Protection	\$ 23,900.00	AVE-CO Electric		
16	CATV System	\$ 12,879.10	AVE-CO Electric		
16	Emergency Generator and ATS	\$ 169,033.04	AVE-CO Electric		Includes the CAT Emergency Generator as directed.
Division 16	Electrical	\$ 10,000.00	Contingency		
Division 16	Electrical	\$ 835,312.56			

<b>Divisions 2 Through 16</b>	Cost of Work Subtotal:	<b>\$ 5,200,488.15</b>		
<b>Division 1</b>	General Conditions / Requirements Subtotal	<b>\$ 415,924.89</b>		See attached itemized schedule 3 general conditions/staffing estimate.
	<b>Total Cost of Work</b>	<b>\$ 5,616,413.04</b>		
	Owner Allowance	\$ 250,000.00		Included per CM Agreement.
	General Liability Insurance	\$ 84,920.17		1.51%
	Performance & Payment Bonds	\$ 128,018.09		2.28%
	Subcontractor Performance & Payment Bonds	\$ 30,000.00	Contingency	For subcontracts over \$ 350,000.00.
	Fee (5% - none on bond, GL, and allowance)	\$ 280,820.65		5% of the cost of work, general conditions, and general requirements only.
	<b>GMP Total:</b>	<b>\$ 6,390,171.95</b>		



# Miller Construction Management, Inc.

Caloosa Lake Fire Rescue Station 21 - (Project No. 24133.01)  
 Schedule 3 - General Conditions and Staffing Estimate

GMP Submission - 3/18/2026

Description	QTY	Unit	Unit / Price	Total
Blueprint Copies & Reproductions Fees	1	LS	\$ 1,000.00	\$ 1,000.00
As-Built Record Drawings	1	LS	\$ 1,500.00	\$ 1,500.00
Postage Fees	1	LS	\$ 150.00	\$ 150.00
<b>Bid Package 1 - Professional (1 Time) Rough Pre-Clean and (1 Time) Final Clean</b>	1	LS	\$ 6,415.00	\$ 6,415.00
Contingency for Pressure Washing Concrete Paving, Sidewalks, Patios, and Equipment Pads	1	Contingency	\$ 3,000.00	\$ 3,000.00
Daily Progress Clean	12	Months	\$ 2,000.00	\$ 24,000.00
Dumpsters/Trash Hauling	35	Pulls	\$ 650.00	\$ 22,750.00
Management & Supervision Phones/Hot Spot	12	Months	\$ 500.00	\$ 6,000.00
Management & Supervision Fuel/Vehicle	52	Weeks	\$ 425.00	\$ 22,100.00
Punch List Labor & Material	1	LS	\$ 4,250.00	\$ 4,250.00
Temporary Toilets & Office Holding Tank	12	Months	\$ 625.00	\$ 7,500.00
Temporary Office & Construction Electric	12	Months	\$ 735.00	\$ 8,820.00
Temporary Office & Construction Water	12	Months	\$ 500.00	\$ 6,000.00
Permanent Power				By Owner
Field Office Delivery, Set-Up & Return Fees	1	LS	\$ 2,400.00	\$ 2,400.00
Field Office Monthly Rent	12	Months	\$ 900.00	\$ 10,800.00
Field Office Furnishings & Equipment	1	LS	\$ 1,100.00	\$ 1,100.00
Field Office Supplies	1	LS	\$ 500.00	\$ 500.00
Drinking Water	1	LS	\$ 600.00	\$ 600.00
Temporary Protection	1	LS	\$ 2,500.00	\$ 2,500.00
<b>Bid Package 2B - Temporary Fencing</b>	1	Contingency	\$ 11,026.25	\$ 11,026.25
Equipment Rental	12	Months	\$ 2,000.00	\$ 24,000.00
First Aid Supplies	1	LS	\$ 500.00	\$ 500.00
Safety Equip., Signs, Hand Tools & Consumables	1	LS	\$ 10,000.00	\$ 10,000.00
Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
<b>Construction Personnel</b>				
Principal (2 hrs. per week)	104	Hours	\$ 139.16	\$ 14,472.64
Superintendent (45 hrs. per week)	2,340	Hours	\$ 62.00	\$ 145,080.00
Project Manager (15 hrs. per week)	780	Hours	\$ 67.45	\$ 52,611.00
Project Coordinator (5 hrs. per week)	260	Hours	\$ 35.50	\$ 9,230.00
Accountant (5 hrs. per week)	260	Hours	\$ 62.00	\$ 16,120.00
<b>Total</b>				<b>\$ 415,924.89</b>

**SCHEDULE 4 to the GMP ADDENDUM**

**Caloosa Lake Fire Rescue Station 21 - Project No. 24133.01**

**Clarifications, Assumptions, Exclusions, and Allowances**



# Miller Construction Management, Inc.

## Caloosa Lake Fire Rescue Station 21 - (Project No. 24133.01)

### Schedule 4 - Clarifications, Assumptions, Exclusions, and Allowances

#### **A) Clarifications and Assumptions:**

- 1) Notice to Proceed is assumed to be the latest date of Execution of GMP, Issuance of Building Permits, and issuance of all other required permits.
- 2) In order to maintain the proposed schedule, this GMP assumes that the Design Team will be available to meet on critical submittals for materials with long lead times. The standard two week duration for review of these critical submittals is specifically excluded.
- 3) This GMP includes R-30 FSK faced fiberglass batt attic insulation attached to the underside of the roof deck per specification section 072100, not the R-38 insulation per drawing note 706 on sheet A-301.
- 4) This GMP includes 75' air hose reels per specification section 221513, not 50' air hose reels per drawing note 1501 on sheet A-301.
- 5) This GMP includes the STONHARD epoxy floor system with integral base at mechanical mezzanine and mezzanine loading platform, per sheets A-101 and A-602, not the epoxy painted floor shown on building section 1/A-301.
- 6) This GMP includes the 4.5" recessed slab for the entire floor and shower area in toilet rooms 121, 122, and 123, per sheets S-201 and A-103, not just for the showers per sheet A-102.
- 7) This GMP includes the 2.5" recessed slab for the decon shower floor only, per sheets S-201, A-101, and A-103, not the 4" recess as shown on sheets A-102 and A-102B.
- 8) This GMP includes a level 4 smooth finish on all gypsum ceilings and a level 4 finish with orange peel texture on all gypsum walls and soffits.
- 9) This GMP includes the PLC-4 precast u-lintels over all overhead door openings, per structural sheets S-202, S-302, and S-401, and excludes the cast-in-place concrete beams over the overhead door openings as indicated on wall section 2/A-311.
- 10) This GMP includes the CL-2 cast-in-place concrete beams at covered entry and screen patio openings, per structural sheets S-202, S-302, and S-402, and excludes the precast u-lintels as indicated on wall section 5/A-311.
- 11) The 6" x 16" AP10 Sail color "White" field wall tile by Daltile is no longer available in the Annapolis Collection. We propose and included using the next available 6" x 18" Annapolis Remix for the field wall tile. (Subject to approval).
- 12) The 6" x 6" AP10 Sail color "White" bullnose wall tile trim by Daltile is no longer available in the Annapolis Collection. We propose and included using a 6" x 6" cut tile to match the proposed Annapolis Remix wall tile with a Schluter metal edge trim. (Subject to approval).
- 13) This GMP includes the (31 each) Bunker Gear Racks per equipment specification section 113100, not (30 each) as shown on sheets A-102A and A-102B.

#### **B) Excluded from this GMP and/or to be paid for directly by Owner is the following:**

- 1) Architectural, Structural, MEPFP, Civil, and Landscape Design, Engineering, and Construction Administration Fees.
- 2) Permit and Plan Review Fees.
- 3) County or City Impact Fees.
- 4) Primary Overhead or Underground Electric Service Conduit and Conductors, and Transformers. (This proposal includes the concrete transformer pad and secondary underground conduit and feeders only).
- 5) Electric Utility Provider Fees.
- 6) Removal and Relocation of Existing Utility Poles, Light Poles, Guy Wires, Electric Boxes, Overhead Utilities and Underground Utilities.
- 7) Sewer, Fire, Water and Irrigation Meters, Meter fees, Impact Fees, Tap Fees and Connection Fees.

- 8) Builder's Risk Insurance. (To be provided and paid for directly by Owner).
- 9) Insurance Claim Deductibles.
- 10) Pollution Liability Insurance.
- 11) Third Party Materials Testing, Quality Control Testing, Floor Flatness and Levelness Testing, and Window Leak Testing. **(To be provided and paid for directly by Owner, per specification sections 014000 and 014100).**
- 12) Threshold Inspections.
- 13) Special Tests and Inspections.
- 14) Foundation, Improvement, & ALTA Surveys.
- 15) Removal and Replacement of Unsuitable Materials and Unforeseen Buried Debris and Structures.
- 16) Hauling and Disposing of Trees, Shrubs, Grubbing, and Debris From Site. **(This proposal includes burning on site only).**
- 17) Wall or Fencing and Gates Around Retention Ponds.
- 18) Wall or Fencing and Gates Around Emergency Generator and HVAC Equipment Pad.
- 19) Wall or Fencing and Gates Around Septic Lift Station and Drain field. **(None considered or specified).**
- 20) WINCO Impact Rated Level E Fixed Windows for Exterior Openings Type A and E. **(This proposal includes Kawneer IR501, 2.5" x 5" impact rated level E aluminum storefront window frames with 1 5/16" grey impact glazing).**
- 21) 100% Sod Irrigation (Irrigation is included for the sod around the building only, per sheet IR100).
- 22) Bunk Room Bed Frames, Head Boards, Foot Boards, and Mattresses.
- 23) Bunk Room Night Stairs and Desk Chairs.
- 24) Dining and Day Room Tables, Chairs, Sofas, and Decorations.
- 25) Kitchen Island Bar Stools.
- 26) Training Room Tables, Chairs, Podium's, Etc.
- 27) Training Room Closet Shelving.
- 28) Gym and/or Exercise Equipment (GC to unload, assemble and install only).
- 29) Office Furniture, Furnishings, and Equipment.
- 30) Marker Boards and Tackboards.
- 31) Remote Desk and Chair in Report Room 102.
- 32) Storage Cabinet in Toilet Room 104 (By Owner, per floor plan 1/A401).
- 33) Apparatus Bay Flammable Cabinets (By Owner, per sheets A-102A and A-102B).
- 34) Apparatus Bay SCBA Compressor (By Owner, per sheets A-101, A-102A, and A-102B).
- 35) Apparatus Bay Storage Racks and Cabinets (By Owner, per sheet A-102B).
- 36) Apparatus Bay Work Bench (By Owner, per sheet A-102B).
- 37) Televisions and Television Components.
- 38) Television Wall Mount Brackets and Component Shelves. (GC to install the Owner furnished wall mount TV brackets and component shelves in the (9 each) bunk rooms, day room 107, dining room 109, exercise room 110, training room 101, and office 103 only (Total 14 each), per sheet A-102A and specification section 113100.
- 39) Window Shades at Lobby 100 Exterior Type A Window and Door Sidelight and Dining Room 109 Exterior Type E Window. (Not required, per sheet A-102A).
- 40) Type Mark 1 Wall Mounted Soap Dispensers at Toilet Room 104 Lavatory, Per Plan Sections 1 and 4/A-401. (No specifications. To be furnished and installed by Owner, if required).
- 41) Soap Dispensers at Toilet Rooms 121, 122, and 123. (None shown on drawings).
- 42) Tag C - American Olean BA780 Solid Surface Soap Shelves, Per Specification Section 108000. (Locations or quantities not shown on drawings anywhere).
- 43) Tag D - Bobrick B-3647 Shower Curtain Rods with Curtains and Hooks, Per Specification Section 108000 for Showers in Toilet Rooms 121, 122, and 123. (This proposal includes one curtain rod with curtain and hooks for the decon room shower only).
- 44) Tag F - Bradley 934 Towel Rings, Per Specification Section 108000. (Locations or quantities not shown on drawings anywhere).
- 45) Tag H - Bobrick B-2936-2436 Mirrors, Per Specification Section 108000. (Locations or quantities not shown on drawings anywhere. This proposal included the (4 each) Tag I - Bobrick B-290-3636 Mirrors over the toilet room vanities only).
- 46) Door Lock Keying (By Owner. Locks are priced with standard cylinders only).

- 47) Building Plaque (To be provided by Owner, per elevation 5/A-402).
- 48) Flags of Any Kind.
- 49) Air Bottles.
- 50) Pipe Bollard Covers (GC to paint traffic yellow as specified).
- 51) Unloading, Storage and Installation of Owner Supplied Equipment.
- 52) Natural or Propane Gas Service, Meters, Tanks and Piping of Any Kind.
- 53) Washdown Water Service and Hose Bibb at Lift Station.
- 54) First Responder Radio Frequency Testing and Enhancement Equipment.
- 55) Radio Communication Systems Tower, Tower Foundation, Wiring, Devices, and Equipment of Any Kind.
- 56) Lightning Protection for Site Lighting and Emergency Generator.
- 57) Radon Mitigation Systems.
- 58) Moisture Mitigation.
- 59) Wireless Access Points.
- 60) Aerial Photographs or Any Professional Construction Photography.
- 61) Permanent Power Usage Fees. (All electric usage fees are to be paid for directly by Owner once the electric meter is permanently installed on building).
- 62) Communication, Data, and TV Service Cable to Building. (This proposal includes the service entrance conduits with pull strings only).
- 63) Any Items or Scope of Work Not Specifically Included in the GMP Proposal.
- 64) Any Work and Associated Costs Related to Plan Changes After the Date of the Bid Documents Listed on Schedule 2 Included in the GMP Addendum.
- 65) Gopher Tortoise and Sand Skink Permits, Mitigation, Protection, Removal, and/or Relocation Services. (Engineer of record has approval to proceed with construction without any further services).
- 66) Final Site Fire Line, Fire Pump, FDC, and Dry Hydrant Design and Engineering Fees as Required for Permit.
- 66) Design and Engineering Fees for the Well, Pressure Tank, and Water Treatment Equipment Enclosure or Roof Structure.

***C) The following Contingencies and Allowances have been included in the GMP:***

- 1) Public Supply Well With 5" Diameter Galvanized Steel Casing and 7.5 HP Submersible Pump, VFD, Pressure Tank, Air Compressor, PulaTron Chlorinator, and all Related Piping - \$ 123,000.00. (Similar to what was installed at the Masterpiece Road Fire Rescue Station to produce the required 90 GPM of water).
- 2) Prefabricated Well and Water Treatment Shed Enclosure Structure per Sheet C301 or CMU Block Enclosure With Chain Link Gates With Canopy Roof Structure and MEP Requirements Not Shown on Drawings - \$ 35,000.00. (Type and size of enclosure to be determined).
- 3) Fire Tank and Well Pad Chain Link Fence and Gate Enclosure with Privacy Slats Based Off Layout on Sheet FT100 - \$ 19,990.00.
- 4) Fire Tank and Well Concrete Pad Engineering - \$ 5,000.00. (No drawings or design provided).
- 5) 45'x45'x8" Thick Fire Tank and 12'x16'x8" Thick Well Concrete Pads Based off Layout on Sheet FT100 - \$ 39,222.00.
- 6) 34' Diameter x 9'-6" Tall, 65,000-Gallon, Galvanized Steel Water Storage Tank with All Related Piping and Components Per Sheets FT100 and FT101 - \$ 175,000.00.
- 7) Geogrid Fabric Weed Barrier and 4" of #57 Stone Aggregate Inside the Fire Tank, Well, and Water Treatment Equipment Fence Enclosure Based off Layout on Sheet FT100 - \$16,000.00.
- 8) Pressure Washing All Exterior Concrete After Project Completion - \$ 3,000.00.
- 9) Temporary Construction Fencing and Gates, If Required - \$ 11,026.25.
- 10) Bahia Sod - \$ 100,750.00 or 201,500 SF at .50 per SF.
- 11) Apparatus Bay Ceiling Attic Access and Gypsum Board MEP Access Panels - \$ 3,000.00.
- 12) Additional Wood Frame and Trim Materials - \$ 10,000.00.
- 13) Polished Concrete Floor and Floor Protection Maintenance Contingency - \$ 10,000.00.
- 14) Floor Protection Materials and Installation - \$ 5,000.00. (To be installed after polishing is complete & prior to wall construction).
- 15) Bike Rack - \$ 1,400.00. (No bids received).

- 16) Corner Guards - \$ 4,350.00. (No specifications provided).
- 17) Knox Box - \$ 1,500.00.
- 18) Unload, Assemble, and Install Owner Provided F.F. & E - \$ 5,000.00. (Included for installation of Owner provided gym equipment and TV wall mount brackets and component shelves only).
- 19) Stainless Steel Upper Cabinet Above Washer and Dryer in Corridor 112 - \$ 14,700.00 (No specifications provided).
- 20) Residential Side x Side Washer and Dryer in Corridor 112 - \$ 2,500.00. (No specifications provided).
- 21) Emergency Generator Fuel and DEFS - \$ 10,000.00.
- 22) Added 4th Shift Millwork - \$ 4,700.00.
- 23) Added 4th Shift Bunker Gear Lockers - \$ 2,000.13.
- 24) Added 4th Shift Refrigerator - \$ 1,974.93.
- 25) Owner Allowance - \$ 250,000.00 (Per CMAR Agreement).
- 26) Subcontractor Performance and Payment Bond - \$ 30,000.00 (For subcontracts over \$ 350,000.00).

**EXHIBIT “K”**

**Caloosa Lake Fire Rescue Station 4 - Project No. 24133.01**

**Hourly Rate Schedule**

**EXHIBIT K****Caloosa Lake Fire Rescue Station 21 - Project No. 24133.01****HOURLY RATE SCHEDULE**

<b>COMPANY NAME:</b>	<b>Miller Construction Management, Inc.</b>	
<b>Classification:</b>	<b>Raw Labor Rates:</b>	<b>Rates with Labor Burden:</b>
Pre-construction Manager	\$73.52	\$104.40
Assistant Estimator / Bids	\$36.76	\$52.20
Principal	\$98.00	\$139.16
Accountant	\$40.00	\$62.00
Project Coordinator	\$25.00	\$35.50
Project Manager	\$47.50	\$67.45
Superintendent	\$40.00	\$62.00
Rough Carpentry	\$27.50	\$42.63
Finish Carpentry	\$27.50	\$42.63
Laborer (General)	\$15.00	\$23.25

**Caloosa Lake Fire Rescue Station 21 - Project No. 24133.01**

**Contract Schedule**

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1	★	Polk County Caloosa Lake Fire Rescue Station	421 days	Fri 10/31/25	Fri 6/11/27	
2	★	Milestones	336 days	Fri 2/27/26	Fri 6/11/27	
3	★	Submit Permit Set Drawings to Building Department	5 days	Fri 2/27/26	Thu 3/5/26	
4	★	Building Department Review of Plans for Permit	45 days	Fri 3/6/26	Thu 5/7/26	4
5	★	Land Development Meeting	1 day	Fri 5/8/26	Fri 5/8/26	5
6	★	Building Permit Issuance	5 days	Fri 5/8/26	Thu 5/14/26	6SS
7	★	Pick Up Building Permit	1 day	Fri 5/15/26	Fri 5/15/26	7
8	★	Notice to Proceed	4 days	Mon 5/18/26	Thu 5/21/26	32SS
9	★	Mobilization, Jobsite Office, & Temp Facilities	10 days	Fri 5/22/26	Thu 6/4/26	32
10	★	Procurement	120 days	Fri 5/22/26	Thu 11/5/26	10SS
11	★	Substantial Completion	1 day	Tue 5/4/27	Tue 5/4/27	14FS-30 days
12	★	Final Inspections/Cert. of Occupancy	5 days	Mon 5/24/27	Fri 5/28/27	124SS
13	★	Final Punchlist/Closeout	1 day	Fri 6/11/27	Fri 6/11/27	125FS-1 day
14	★	Pre-Construction and Permitting	151 days	Fri 10/31/25	Fri 5/29/26	
15	★	Lunz Issue 100% CDs	1 day	Fri 10/31/25	Fri 10/31/25	
16	★	BOCC NTP for Pre-Con Services	1 day	Mon 11/3/25	Mon 11/3/25	17
17	★	MCM Review CD's & Write Subcontractor Trade Scopes	15 days	Mon 11/3/25	Mon 11/21/25	18SS
18	★	County Review/Approve Sub Trade Scopes & Advertisement	5 days	Mon 11/24/25	Fri 11/28/25	19
19	★	Subcontractor Bid Solicitation & Advertisement	15 days	Mon 12/1/25	Fri 12/19/25	20
20	★	Subcontractor Bidding	21 days	Mon 12/1/25	Mon 12/29/25	21SS
21	★	County & MCM Sealed Bid Openings	1 day	Mon 2/2/26	Mon 2/2/26	22
22	★	Assemble GMP & Deliver to County	33 days	Tue 2/3/26	Thu 3/19/26	23
23	★	County Review and Approval of MCM GMP Package	23 days	Fri 3/20/26	Tue 4/21/26	24
24	★	BOCC Agenda Cutoff for 04/17/2026 Board Meeting	1 day	Tue 4/7/26	Tue 4/7/26	
25	★	BOCC Board Review Agenda Meeting	1 day	Fri 4/17/26	Fri 4/17/26	26FS+7 days
26	★	BOCC Board Meeting & Approval of GMP	1 day	Tue 4/21/26	Tue 4/21/26	27FS+1 day
27	★	County Issue Contract Amendment MCM	10 days	Wed 4/22/26	Tue 5/5/26	28
28	★	MCM Issue Letters of Intent/Subcontracts	24 days	Tue 4/28/26	Fri 5/29/26	29FS-6 days
29	★	MCM to Submit Bond & Insurances	5 days	Mon 5/11/26	Fri 5/15/26	29FS+3 days
30	★	County Issue NTP to MCM	4 days	Mon 5/18/26	Thu 5/21/26	31
31	★	Procurement of Long Lead Items	120 days	Mon 6/1/26	Fri 11/13/26	30
32	★	Submittal Packages	30 days	Mon 6/1/26	Fri 7/10/26	
33	★	Procure Masonry	20 days	Mon 6/1/26	Fri 6/26/26	35SS
34	★	Procure Hollow Metal Frames	25 days	Mon 6/1/26	Fri 7/3/26	36SS
35	★	Procure Rebar	35 days	Mon 6/1/26	Fri 7/17/26	37SS
36	★	Procure Wood Trusses	50 days	Mon 6/1/26	Fri 8/7/26	38SS
37	★	Procure HVAC Equipment	50 days	Mon 6/1/26	Fri 8/7/26	39SS
38	★	Procure Storm/Sanitary Structures & Piping	55 days	Mon 6/1/26	Fri 8/14/26	40SS
39	★	Procure Overhead Doors	60 days	Mon 6/1/26	Fri 8/21/26	41SS
40	★	Procure Emergency Generator & ATS	90 days	Mon 6/1/26	Fri 10/2/26	42SS
41	★	Procure Electric Panelboards & Switchgear	120 days	Mon 6/1/26	Fri 11/13/26	43SS
42	★	Site Work Construction	243 days	Mon 6/8/26	Wed 5/12/27	10FS+1 day
43	★	Establish Site Boundaries	2 days	Mon 6/8/26	Tue 6/9/26	
44	★	Install Silt Fence/Erosion Control	4 days	Tue 6/9/26	Fri 6/12/26	47FS-1 day
45	★	Clearing and Grubbing	7 days	Mon 6/15/26	Tue 6/23/26	48
46	★	Install Temp. Construction Entrance	3 days	Mon 6/15/26	Wed 6/17/26	49SS
47	★	Rough Grade Site & Form Pond	20 days	Wed 6/24/26	Tue 7/21/26	49
48	★	Deep Well / Temp Electric	10 days	Mon 7/13/26	Fri 7/24/26	51FS-7 days
49	★	Survey Building Corners	2 days	Fri 7/10/26	Mon 7/13/26	51FS-8 days
50	★	Construct, Grade & Compact Building Pad	10 days	Tue 7/14/26	Mon 7/27/26	53
51	★	Underground Storm Utilities	15 days	Mon 9/21/26	Fri 10/9/26	41FS+25 days
52	★	Septic Tank & Drainfield	10 days	Mon 10/12/26	Fri 10/23/26	55
53	★	Site Sanitary Utilities	5 days	Mon 10/26/26	Fri 10/30/26	56
54	★	Site Potable/Fire Water Utilities	15 days	Mon 11/2/26	Fri 11/20/26	57
55	★	Site Electric UG Rough In	10 days	Mon 11/23/26	Fri 12/4/26	58
56	★	Stabilized Subgrade Under Site Concrete	5 days	Mon 12/7/26	Fri 12/11/26	59
57	★	Site Concrete Work	25 days	Mon 12/14/26	Fri 1/15/27	60
58	★	Install Well & Water Treatment Equipment Shed	7 days	Mon 12/21/26	Tue 12/29/26	61FS-20 days
59	★	Install Fire Water Storage Tanks	10 days	Tue 12/29/26	Mon 1/11/27	62FS-1 day



Project: PCFS Bradley Junction F Date: Wed 3/18/26

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

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