

GMP ADDENDUM 2026-013-01
to
Construction Manager at Risk (CMAR) Agreement 2026-013
Eagle Lake Roads & Drainage Maintenance Facility

Pursuant to the Master Services Agreement (the "Agreement") dated **January 6, 2026** between Polk County, a political subdivision of the State of Florida (the "County") and **Strickland 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 **(\$6,381,337.57) Six million, three hundred eighty-one thousand, three hundred thirty-seven dollars and fifty-seven 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: Date Stated in the Notice to Proceed
- B. Project Substantial Completion Date 365 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 59 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 **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 **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 fixed 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 **1.29 %** of the final Contract Amount and Construction Manager bonds will be cost at a fixed rate of **1.15%**. 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: _____
Martha Santiago, ED., D, Chairman
Board of County Commissioners

Date: _____

Approved as to form and legal sufficiency:

Nicole Miller 6/23/2024
County Attorney's Office

Strickland Construction, Inc.
a Florida Corporation

Attest:

Shery L. Herma
Corporate Secretary

By: *[Signature]*

Title: *Director of Construction*



Eagle Lake Roads & Drainage Maintenance Facility
 Schedule 1 – Construction Manager’s Personnel During Construction Phase

Name	Title	Duration (Months)	Percentage
Off-Site Staff			
Michael Strickland	Project Executive	12	10%
Jenna Carpenter	Project Coordinator	12	30%
Barbara Whetton	Project Accountant	12	15%
On-Site Staff			
Mickey Myers	Project Manager	12	35%
Tyler Williams	Superintendent	12	100%



Eagle Lake Roads & Drainage Maintenance Facility Schedule 2 – Enumeration of Document

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date
Civil	C-01	GENERAL CONSTRUCTION NOTES & DETAILS	0	4/10/2026
Civil	C-02	STORMWATER DETAILS	0	4/10/2026
Civil	C-03	EROSION CONTROL & DEMOLITION PLAN	0	4/10/2026
Civil	C-04	SITE PLAN	0	4/10/2026
Civil	C-05	PAVING, GRADING, & DRAINAGE PLAN	0	4/10/2026
Civil	C-06	UTILITY PLAN	0	4/10/2026
Civil	C-07	FORCEMAIN PLAN AND LIFT STATION DETAILS	0	4/10/2026
Civil	C-08	POLK COUNTY UTILITY SPECIFICATIONS	0	4/10/2026
Civil	C-09	WATER UTILITY DETAILS	0	4/10/2026
Civil	C-10	WASTEWATER UTILITY DETAILS	0	4/10/2026
Civil	C-11	STROMWATER POLLUTION PREVENTION PLAN	0	4/10/2026
Irrigation	IR-01	REQUIRED IRRIGATION PLAN	0	4/10/2026
Irrigation	IR-02	REQUIRED IRRIGATION DETAILS & NOTI	0	4/10/2026
Landscape	L-01	REQUIRED LANDSCAPE PLAN	0	4/10/2026
Landscape	L-02	REQUIRED LANDSCAPE SCHEDULE, DE	0	4/10/2026

Office Building A

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date
Architectural	A-101	FLOOR PLAN	0	5/1/2026
Architectural	A-102	MEZZANINE FLOOR PLAN	0	5/1/2026
Architectural	A-121	ROOF PLAN	0	5/1/2026
Architectural	A-201	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-202	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-301	BUILDING SECTIONS	0	5/1/2026
Architectural	A-302	BUILDING SECTIONS	0	5/1/2026
Architectural	A-303	WALL SECTIONS	0	5/1/2026
Architectural	A-401	ENLARGED FLOOR	0	5/1/2026
Architectural	A-402	INTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-501	DETAILS	0	5/1/2026
Architectural	A-502	DETAILS	0	5/1/2026
Architectural	A-503	ROOF DETAILS	0	5/1/2026
Architectural	A-601	ROOM, DOORS AND WINDOWS SCHEDULES	0	5/1/2026
Architectural	A-801	REFLECTED CEILING PLAN	0	5/1/2026
Architectural	A-802	MEZZANINE REFLECTED CEILING PLAN	0	5/1/2026

Architectural	AS-101	ARCHITECTURAL SITE PLAN	0	5/1/2026
COVER	COVER	COVER	0	5/1/2026
Electrical	E-001	SYMBOLS, SPECIFICATIONS, FIXTURE	0	5/1/2026
Electrical	E-101	ELECTRICAL SITE PLAN	0	5/1/2026
Electrical	E-201	LIGHTING PLAN BUILDING B	0	5/1/2026
Electrical	E-202	LIGHTING PLAN BUILDING B MEZZANINE	0	5/1/2026
Electrical	E-301	POWER PLAN BUILDING B	0	5/1/2026
Electrical	E-501	ONE LINE DIAGRAMS	0	5/1/2026
Electrical	E-601	SCHEDULES	0	5/1/2026
Electrical	E-701	PANEL SCHEDULES	0	5/1/2026
Electrical	E-801	DETAILS	0	5/1/2026
Electrical	E-802	DETAILS	0	5/1/2026
Electrical	ES-001	SYMBOLS, SPECIFICATIONS, FIXTURE SCHEDULES	0	5/1/2026
Electrical	ES-101	SYSTEMS SITE PLAN	0	5/1/2026
Electrical	ES-201	SYSTEMS PLAN BUILDING B	0	5/1/2026
Electrical	ES-501	DATA RISER DIAGRAM	0	5/1/2026
General	G-100	DRAWING INDEX	0	5/1/2026
General	G-200	ACCESSIBILITY STANDARDS	0	5/1/2026
General	G-300	ACCESSIBILITY NOTES AND DETAILS	0	5/1/2026
General	G-400	GENERAL NOTES	0	5/1/2026
General	G-500	ABBREVIATIONS AND SYMBOLS	0	5/1/2026
General	G-600	UL DESIGN ASSEMBLIES	0	5/1/2026
General	G-700	UL DESIGN ASSEMBLIES	0	5/1/2026
General	G-800	UL DESIGN ASSEMBLIES	0	5/1/2026
Life Safety	LS-101	LIFE SAFETY PLANS	0	5/1/2026
Mechanical	M-001	MECHANICAL SYMBOLS LEGEND AND GENERAL NOTES	0	5/1/2026
Mechanical	M-201	MECHANICAL FLOOR PLAN BUILDING B	0	5/1/2026
Mechanical	M-202	MECHANICAL FLOOR PLAN BUILDING B MEZZANINE	0	5/1/2026
Mechanical	M-701	MECHANICAL SCHEDULES	0	5/1/2026
Mechanical	M-801	MECHANICAL DETAILS	0	5/1/2026
Mechanical	M-802	MECHANICAL DETAILS	0	5/1/2026
Plumbing	P-001	SYMBOLS AND GENERAL NOTES	0	5/1/2026
Plumbing	P-201	GRAVITY FLOOR PLAN BUILDING B	0	5/1/2026
Plumbing	P-301	PRESSURE FLOOR PLAN BUILDING B	0	5/1/2026
Plumbing	P-501	RISER DIAGRAMS	0	5/1/2026
Plumbing	P-502	RISER DIAGRAMS	0	5/1/2026
Plumbing	P-701	PLUMBING SCHEDULES	0	5/1/2026
Plumbing	P-801	PLUMBING DETAILS	0	5/1/2026
Plumbing	P-802	PLUMBING DETAILS	0	5/1/2026
Structural	S-101	Structural Specifications	0	5/1/2026
Structural	S-102	Load and Wind Data	0	5/1/2026
Structural	S-201	Foundation Plan	0	5/1/2026

Structural	S-202	Mezzanine Plan	0	5/1/2026
Structural	S-301	Typical Details	0	5/1/2026
Structural	S-302	Typical Details	0	5/1/2026
Structural	S-401	DRAWN BY: CJF	0	5/1/2026

Maintenance Building B

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date
Architectural	A-101	FLOOR PLAN	0	5/1/2026
Architectural	A-121	ROOF PLAN	0	5/1/2026
Architectural	A-201	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-202	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-301	BUILDING SECTIONS	0	5/1/2026
Architectural	A-302	BUILDING SECTIONS	0	5/1/2026
Architectural	A-303	WALL SECTIONS	0	5/1/2026
Architectural	A-401	ENLARGED FLOOR PLAN	0	5/1/2026
Architectural	A-402	ENLARGED FLOOR PLAN	0	5/1/2026
Architectural	A-403	INTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-404	INTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-501	DOOR AND WINDOW DETAILS	0	5/1/2026
Architectural	A-502	DETAILS	0	5/1/2026
Architectural	A-503	MILLWORK DETAILS	0	5/1/2026
Architectural	A-504	ROOF DETAILS	0	5/1/2026
Architectural	A-601	SCHEDULES, DOOR & WINDOW ELEVATIONS	0	5/1/2026
Architectural	A-801	REFLECTED CEILING PLAN	0	5/1/2026
Architectural	AS-101	ARCHITECTURAL SITE PLAN	0	5/1/2026
COVER	COVER	COVER	0	5/1/2026
Electrical	E-001	SYMBOLS, SPECIFICATIONS, FIXTURE SCHEDULES	0	5/1/2026
Electrical	E-101	ELECTRICAL SITE PLAN	0	5/1/2026
Electrical	E-201	LIGHTING PLAN BUILDING A	0	5/1/2026
Electrical	E-301	POWER PLAN BUILDING A	0	5/1/2026
Electrical	E-501	ONE LINE DIAGRAMS	0	5/1/2026
Electrical	E-601	DISTRIBUTION AND EQUIPMENT FEEDER SCHEDULES	0	5/1/2026
Electrical	E-701	PANEL SCHEDULES	0	5/1/2026
Electrical	E-801	DETAILS	0	5/1/2026
Electrical	E-802	DETAILS	0	5/1/2026
Electrical	ES-001	SYMBOLS, SPECIFICATIONS, FIXTURE	0	5/1/2026
Electrical	ES-101	SYSTEMS SITE PLAN	0	5/1/2026
Electrical	ES-201	SYSTEMS PLAN BUILDING A	0	5/1/2026
Electrical	ES-501	DATA RISER DIAGRAM	0	5/1/2026
General	G-100	DRAWING INDEX	0	5/1/2026
General	G-200	ACCESSIBILITY STANDARDS	0	5/1/2026

General	G-300	ACCESSIBILITY NOTES AND DETAILS	0	5/1/2026
General	G-400	GENERAL NOTES	0	5/1/2026
General	G-500	ABBREVIATIONS AND SYMBOLS	0	5/1/2026
General	G-600	UL DESIGN ASSEMBLIES	0	5/1/2026
General	G-700	UL DESIGN ASSEMBLIES	0	5/1/2026
General	G-800	UL DESIGN ASSEMBLIES	0	5/1/2026
Life Safety	LS-101	LIFE SAFETY PLAN	0	5/1/2026
Mechanical	M-001	MECHANICAL SYBOLS LEGEND AND GENERAL NOTES	0	5/1/2026
Mechanical	M-201	MECHANICAL FLOOR PLAN BUILDING A	0	5/1/2026
Mechanical	M-701	MECHANICAL SCHEDULES	0	5/1/2026
Mechanical	M-801	MECHANICAL DETAILS	0	5/1/2026
Mechanical	M-802	MECHANICAL DETAILS	0	5/1/2026
Plumbing	P-001	SYMBOLS AND GENERAL NOTES	0	5/1/2026
Plumbing	P-201	GRAVITY FLOOR PLAN BUILDING A	0	5/1/2026
Plumbing	P-301	PRESSURE FLOOR PLAN BUILDING A	0	5/1/2026
Plumbing	P-501	RISER DIAGRAM	0	5/1/2026
Plumbing	P-701	PLUMBING SCHEDULES	0	5/1/2026
Plumbing	P-801	PLUMBING DETAILS	0	5/1/2026
Plumbing	P-802	PLUMBING DETAILS	0	5/1/2026
Structural	S-101	Structural Specifications	0	5/1/2026
Structural	S-102	Load and Wind Data	0	5/1/2026
Structural	S-201	Foundation Plan	0	5/1/2026
Structural	S-301	Typical Details	0	5/1/2026

Pole Barn Building D

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date
Architectural	A-101	FLOOR/LIFE SAFETY PLANS & SCHEDULE	0	5/1/2026
Architectural	A-121	ROOF PLANS	0	5/1/2026
Architectural	A-201	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-301	BUILDING SECTION	0	5/1/2026
Architectural	A-302	WALL SECTIONS	0	5/1/2026
Architectural	A-501	DETAILS	0	5/1/2026
Architectural	A-502	ROOF DETAILS	0	5/1/2026
Architectural	A-801	REFLECTED CEILING PLANS	0	5/1/2026
Architectural	AS-101	ARCHITECTURAL SITE PLAN	0	5/1/2026
COVER	COVER	COVER	0	5/1/2026
Electrical	E-001	SYMBOLS, SPECIFICIATIONS, FIXTURE	0	5/1/2026
Electrical	E-101	SITE PLANS	0	5/1/2026
Electrical	E-201	LIGHTING PLAN BUILDING D	0	5/1/2026
Electrical	E-301	POWER PLAN BUILDING D	0	5/1/2026
Electrical	E-501	ONE LINE DIAGRAMS	0	5/1/2026

Electrical	E-601	DISTRIBUTION AND EQUIPMENT FEEDER SCHEDULES	0	5/1/2026
Electrical	E-701	PANEL SCHEDULES	0	5/1/2026
Electrical	E-801	DETAILS	0	5/1/2026
Electrical	E-802	DETAILS	0	5/1/2026
General	G-100	DRAWING INDEX	0	5/1/2026
General	G-200	GENERAL NOTES	0	5/1/2026
General	G-300	ABBREVIATIONS AND SYMBOLS	0	5/1/2026
Plumbing	P-001	SYMBOLS AND GENERAL NOTES	0	5/1/2026
Plumbing	P-305	PRESSURE FLOOR PLAN BUILDING D	0	5/1/2026
Structural	S-101	Structural Specifications	0	5/1/2026
Structural	S-102	Load and Wind Data	0	5/1/2026
Structural	S-201	Foundation Plan	0	5/1/2026
Structural	S-301	Typical Details	0	5/1/2026

Storage and Truck Parking Building C

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date
Architectural	A-101	FLOOR/LIFE SAFETY PLAN & SCHEDULES	0	5/1/2026
Architectural	A-121	ROOF PLANS	0	5/1/2026
Architectural	A-201	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-202	EXTERIOR ELEVATIONS	0	5/1/2026
Architectural	A-301	BUILDING SECTIONS	0	5/1/2026
Architectural	A-302	WALL SECTIONS	0	5/1/2026
Architectural	A-401	ENLARGED FLOOR PLANS	0	5/1/2026
Architectural	A-501	DETAILS	0	5/1/2026
Architectural	A-502	DETAILS	0	5/1/2026
Architectural	A-503	ROOF DETAILS	0	5/1/2026
Architectural	A-801	REFLECTED CEILING PLANS	0	5/1/2026
Architectural	AS-101	ARCHITECTURAL SITE PLAN	0	5/1/2026
COVER	Cover	Cover	0	5/1/2026
Electrical	E-001	SYMBOLS, SPECIFICATIONS, FIXTURE SCHEDULES	0	5/1/2026
Electrical	E-101	SITE PLANS	0	5/1/2026
Electrical	E-201	LIGHTING PLAN BUILDING C	0	5/1/2026
Electrical	E-301	POWER PLAN BUILDING C	0	5/1/2026
Electrical	E-501	ONE LINE DIAGRAMS	0	5/1/2026
Electrical	E-601	DISTRIBUTION AND EQUIPMENT FEEDER SCHEDULES	0	5/1/2026
Electrical	E-701	PANEL SCHEDULES	0	5/1/2026
Electrical	E-801	DETAILS	0	5/1/2026
Electrical	E-802	DETAILS	0	5/1/2026
General	G-100	DRAWING INDEX	0	5/1/2026
General	G-200	ACCESSIBILITY STANDARDS	0	5/1/2026
General	G-300	ACCESSIBILITY NOTES AND DETAILS	0	5/1/2026



General	G-400	GENERAL NOTES	0	5/1/2026
General	G-500	ABBREVIATIONS AND SYMBOLS	0	5/1/2026
Mechanical	M-001	MECHANICAL SYMBOLS LEGEND AND GENERAL NOTES	0	
Mechanical	M-201	MECHANICAL FLOOR PLAN BUILDING C	0	
Mechanical	M-701	MECHANICAL SCHEDULES	0	
Mechanical	M-801	MECHANICAL DETAILS	0	
Plumbing	P-001	SYMBOLS AND GENERAL NOTES	0	5/1/2026
Plumbing	P-304	PRESSURE FLOOR PLAN BUILDING C	0	5/1/2026
Structural	S-101	Structural Specifications	0	5/1/2026
Structural	S-102	Load and Wind Data	0	5/1/2026
Structural	S-201	Foundation Plan	0	5/1/2026
Structural	S-301	Typical Details	0	5/1/2026
Structural	S-302	Typical Details	0	5/1/2026
Structural	S-401	Wall Sections	0	5/1/2026
Geotechnical Engineering Report				10/23/2025
Polk County Roads and Drainage Eagle Lake Project Manual Project Number: 24189.01				



Eagle Lake Roads & Drainage Maintenance Facility
 Schedule 3 – GMP
 June 3, 2026

Division 1 - General Requirements

Prints, Copies & Reproductions		\$2,000.00
As-built Record Drawings		\$1,500.00
Building Permit Fees		NIC
Builder's Risk Insurance		NIC
Project Executive	104 Hrs @ \$142.10	\$14,778.00
Project Manager	1040 Hrs @ \$94.00	\$97,760.00
Project Coordinator	1040 Hrs @ \$58.90	\$61,256.00
Project Accountant	260 Hrs @ \$66.70	\$17,342.00
Project Superintendent	2080 Hrs @ \$81.20	\$168,896.00
Cleanup & Hauling		\$23,200.00
Temporary Office		\$24,000.00
Jobsite Phone & Internet		\$3,600.00
Temporary Utilities		\$23,000.00
Temporary Toilets		\$8,000.00
Equipment Rental		\$9,500.00
Misc. Tools and Supplies		\$6,500.00
First Aid & Safety Supplies		\$3,700.00
Project Sign		\$1,500.00
Final Cleaning		\$9,379.00
Contingency for Pressure Washing Concrete Sidewalks, Patios, Equipment Pads		\$3,000.00
Dumpsters	35 Pulls @ \$650.00	\$22,750.00
Total General Requirements		\$501,661.00

Division 2 - Site Work

Material Testing	\$13,000.00
Site Development	\$1,479,850.00
Landscaping and Irrigation	\$85,425.00
Fences and Gates	\$50,850.00
Masonry Splash Blocks & Rain Chains	\$2,800.00
Contingency for Repairing Existing Fencing	\$10,000.00
Contingency for Bahia Sod at Utility Extensions 50,000 SF @ .48 Per SF	\$24,000.00
Contingency for Erosion Control Maintenance	\$10,000.00
Contingency for TV for Storm Lines if Required by Polk County LD	\$20,000.00
Total Site Work	\$1,695,925.00

Division 3 - Concrete

Building Concrete	\$411,443.00
Site Concrete	\$109,005.00
Total Concrete	\$520,448.00

Division 4 - Masonry

Masonry	\$164,304.00
Total Masonry	\$164,304.00

Division 5 - Metals

PEMB Materials & PEMB Insulation	\$754,583.00
PEMB Erection Labor	\$233,634.00
Anchor Bolts & Door Sill Embeds	\$8,500.00
Steel Ladder & Guardrails	\$8,060.00
Pipe Bollards	\$12,500.00
Total Metals	\$1,017,277.00

Division 6 - Carpentry

Carpentry Labor	\$7,200.00
Carpentry Material	\$28,000.00
Custom Millwork	\$14,237.00
Misc. Carpentry Labor for Accessories	\$5,500.00
Contingency for Additional Blocking	\$3,000.00
Total Carpentry	\$57,937.00

Division 7 - Thermal Protection

Thermal & Sound Insulation for Interior Walls	Included in Div. 9
Thermal Insulation for Metal Building	Included in Div. 5
Foamed-in-Place Masonry Wall Insulation	\$1,495.00
Contingency for Building and Site Joint Fillers and Sealants	\$6,000.00
Total Thermal Protection	\$7,495.00

Division 8 - Openings

Storefront Windows	\$43,538.00
Hollow Steel Doors, Frames & Door Hardware(Material)	\$89,695.00
Door Installation (Labor)	\$12,928.00
Contingency for Keying	\$5,000.00
Overhead Doors	\$166,560.00
Total Openings	\$317,721.00

Division 9 - Finishes

Stucco	\$10,768.00
Contingency for Stucco on Storage Building	\$5,000.00
Interior Metal Framing, Insulation, and Gypsum Drywall	\$78,800.00
Ceramic Tile & Flooring	\$54,480.00
Floor Protection	\$2,500.00
Suspended Ceiling System	\$19,199.00
Contingency for Corian Window Sills	\$6,000.00
Painting	\$99,977.00
Total Finishes	\$276,724.00

Division 10 - Specialties

Window Treatments	\$4,970.00
Signage for Interior Rooms	\$2,780.00
Contingency for Exterior Building Numbers	\$2,500.00
Fire Extinguishers	\$2,732.00
Knox Box	\$2,500.00
Toilet Room Accessories	\$28,300.00
Total Specialties	\$43,782.00

Division 11 - Equipment

Contingency for Appliances	\$30,000.00
Contingency for Additional Electrical Scope for Maintenance Building Equipment	\$15,000.00
Contingency for Compressed Air Piping for Maintenance Building Equipment	\$20,000.00
Contingency for Oil Piping for Maintenance Building Equipment	\$28,000.00
Total Equipment	\$93,000.00

Division 15 - Mechanical

Plumbing	\$155,600.00
HVAC	\$167,700.00
Total Mechanical	\$323,300.00

Division 16 - Electrical

Electrical	\$509,643.00
Emergency Generator & ATS (200KW CAT)	\$128,802.00
Generator Fuel Contingency	\$5,000.00
Temporary Power / Generator Contingency	\$10,000.00
Access Control / Card Readers	\$33,736.00
Total Electrical	\$687,181.00

Subtotal	\$5,706,755.00
Construction Manager Fee: 5%	\$285,337.75
Owner Allowance	\$250,000.00
General Liability Insurance	\$73,617.14
Performance & Payment Bonds	\$65,627.68
Total GMP	\$6,381,337.57



Eagle Lake Roads & Drainage Maintenance Facility Schedule 4 – Clarifications, Assumptions, Exclusion, and Allowances

A. Clarifications and Assumptions:

1. Permit, Impact, and Utility Company fees are not included (Paid for by Owner).
2. Dumpster enclosure is 6'-0" masonry screen walls with no gates as shown on sheet C-01.
3. Sawcut and construction joints in exterior concrete paving will not be sealed with a hot pour asphaltic sealer.
4. The proposal includes the service entrance conduits with pull strings only for the communication, data, and TV service cable to the building.
5. Permanent power usage fees are to be paid for directly by Owner once the electric meter is permanently installed on the building.
6. This GMP includes safety yellow painted pipe bollards with a bollard concrete foundation and solid concrete fill with 1/2" rounded concrete cap per bollard detail on sheet A-502, not as shown on sheet C-09 with reflector tape.
7. This GMP includes Metl-Span, Tuff-Cast Surrey Beige insulated wall panels in lieu of a smooth, unembossed surface Light Mesa profile that is noted on plans.
8. This GMP includes Standard II 20-year Weathertightness Warranty for the standing seam metal roof panels.
9. Polk County Roads and Drainage will complete the demo of the existing trees and the installation of the erosion control.
10. Once trees and root balls are removed, a topographic survey by Polk County will be required to update the imported fill quantities to be provided by Polk County Roads and Drainage.
11. Relocation of new or existing utility poles is not included.
12. Generator is manufactured by Caterpillar and includes a 540-gallon fuel tank.
13. Annual maintenance package for the generator is not included
14. Bitumastic coating on the interior side of exterior masonry walls is not included.

B. Exclusions:

1. Builder's Risk Insurance.
2. Pollution Liability Insurance.
3. Foundation and ALTA Surveys.
4. Removal and replacement of unsuitable materials and unforeseen buried debris and structures.
5. Radon Mitigation Systems and Moisture Mitigation.
6. Primary overhead or underground electric service conduit and conductors, and transformers. (This proposal includes the secondary underground conduit and feeders only).
7. Removal and relocation of existing utility poles, light poles, guy wires, electric boxes, overhead utilities and underground utilities.
8. Any items or scope of work not specifically included in the GMP proposal

C. Contingencies and Allowances:

1. A Contingency of \$3,000.00 is included for pressure washing exterior concrete after completion.
2. A Contingency of \$10,000.00 is included for repairs to the existing chain link fence and gates.
3. A Contingency of \$24,000.00 is included for Bahia Sod at Utility extensions 50,000 SF @.48 per SF.
4. A Contingency of \$10,000.00 is included for erosion control maintenance.
5. A Contingency of \$20,000.00 is included to TV for storm lines if required by Polk County LD.
6. A Contingency of \$3,000.00 is included for additional wood blocking.
7. A Contingency of \$6,000.00 for building and site joint fillers and sealants.
8. A Contingency of \$5,000.00 is included for door hardware keying.
9. A Contingency of \$5,000.00 is included for stucco finish on the Storage building.
10. A Contingency of \$6,000.00 is included for Corian window sills.
11. A Contingency of \$2,500.00 is included for exterior signage/building numbers.
12. A Contingency of \$30,000.00 is included for appliances.
13. A Contingency of \$15,000.00 is included for additional electrical requirements for maintenance building equipment.
14. A Contingency of \$20,000.00 is included for compressed air piping required for maintenance building equipment.
15. A Contingency of \$28,000.00 is included for oil piping required for maintenance building equipment.
16. A Contingency of \$5,000.00 is included for generator fuel.
17. A Contingency of \$10,000.00 is included for a temporary generator, power, and/or connections to the building. A temporary power supply may be required due to the extended lead time of the selected generator.
18. Owner Allowance - \$ 250,000.00, per CMAR Agreement.

EXHIBIT "K"

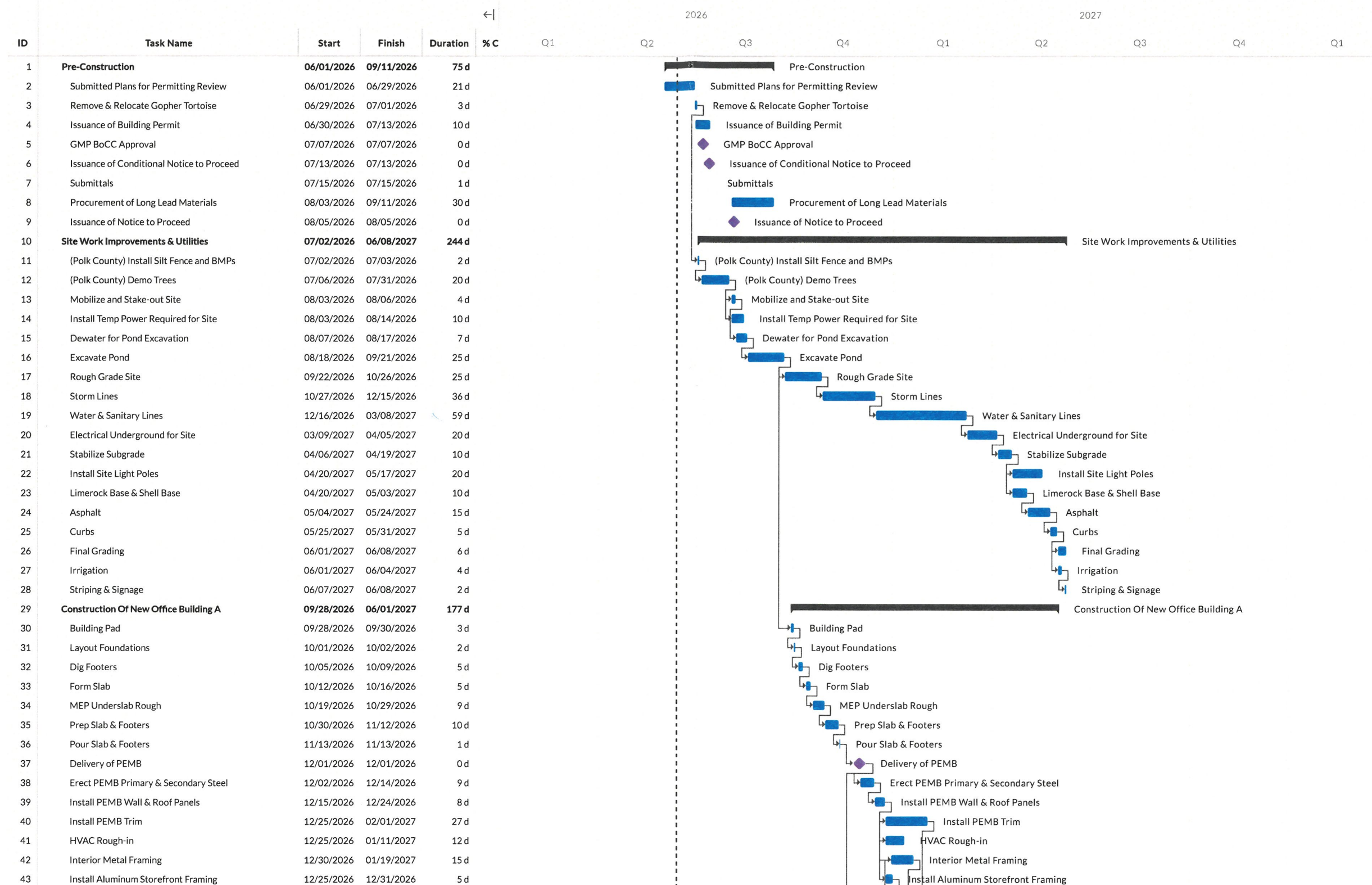
Eagle Lake Roads & Drainage Maintenance Facility

HOURLY RATE SCHEDULE

Classification	Raw Labor Rates	Rates with Burden
Project Executive	\$98.00	\$142.10
Project Manager	\$65.00	\$94.25
Project Coordinator	\$38.00	\$58.90
Project Superintendent	\$56.00	\$81.20
Contract Administrator	\$48.00	\$69.60
Project Accountant	\$46.00	\$66.70
Carpenter	\$36.00	\$55.80
General Labor	\$24.00	\$37.20



NTP 8-5-2026 / Completion Date 8-4-27



Eagle Lake Roads & Drainage Maintenance Facility Schedule and Gantt



Strickland Construction Inc.
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Lakeland 33801
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Eagle Lake Roads & Drainage Maintenance Facility

