

SOUTHEAST LFA WELLFIELD PROJECT

GMP-5

SETM - Construction Packages 3A, 4B, and 5

July 17th, 2025



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Section 1: Cover Letter

Florida Water Partners (FWP) is pleased to provide this Guaranteed Maximum Price (GMP-5) for the Southeast LFA Wellfield Project – SETM – Construction Packages 3A, 4B, and 5. Bid packages 3A, 4B, and 5 were advertised on June 6th, 2025, with bids received on July 11th, 2025. A total of four bid packages were received for Package 3A, seven bid packages were received for Package 4B, and five bid packages were received for Package 5 and evaluated by FWP and PRWC to determine the best value bidder for each scope of work. After the review and evaluation period, it was determined that all bidders were responsive. Midsouth Inc. was the best value selection for Construction Package 3A. Killibrew Inc. was the best value selection for Construction Package 4B, and Accurate Drilling Systems, Inc. was the best value selection for Construction Package 5. A complete analysis can be found in Section 5 – Schedule 3 – GMP Bid Breakdown.

GMP-5 SETM Bid Package includes cost for performance and payment bonds, insurance, CMAR general conditions, CMAR contingency, and CMAR fee.

FWP will serve as the CMAR, furnishing construction administration and management services, and will use the CMAR efforts to perform the Work in accordance with the Contract Documents.

GMP-5 scope of work description is included in Section 4 – Schedule 2 – Contract Drawings and Specifications.

The GMP is based on a unit price agreement with a Limited Notice to Proceed date of November 2025. The construction schedule for GMP-5 is provided in Section 7.

Should you have any questions, comments, or wish to discuss any of the GMP packages in greater detail, please feel free to contact us immediately.

Section 2: Exhibit 'C' GMP Addendum Summary

EXHIBIT "C"

GMP ADDENDUM TO

Agreement between Polk Regional Water Cooperative and Construction Manager at Risk

Southeast LFA Wellfield and West Polk LFA Wellfield

Pursuant to the Agreement (the "Agreement") dated 11/16/2022 between Polk Regional Water Cooperative, an independent special district of the State of Florida (the "Cooperative") and FWP (the "CMAR"), with respect to the Project, as identified and described in the Pre-Construction Addendum, the Cooperative and the CMAR hereby establish a Guaranteed Maximum Price (GMP), Contract Time for the Work and amend the Agreement as set forth below.

1. The CMAR's (GMP) for the Work as defined in Section 6.1.3 and the CMAR's Fee as defined in Section 6.1.2, for the Construction Phase Services is \$39,273,265.00.
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 CMAR'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, the Project critical dates are as follows:

Package 3A

- A. Limited Notice to Proceed date – **November 2025**
- B. Conditional Notice to Proceed date – **December 2025**
- C. Project Substantial Completion Date: **686** Calendar days from Notice to Proceed
- D. Project Final Completion Date: **60** Calendar days after Substantial Completion
- E. In the event the CMAR does not achieve Substantial Completion within the Contract Time, including approved extensions, the CMAR shall pay the Cooperative, as liquidated damages and not as a penalty, the sum of **\$3,500.00** per day for each calendar day, the actual time of performance exceeds the authorized Contract Time.

Package 4B

- A. Limited Notice to Proceed date – **September 2025**
- B. Conditional Notice to Proceed date – **November 2025**
- C. Project Substantial Completion Date: **686** Calendar days from Notice to Proceed
- D. Project Final Completion Date: **60** Calendar days after Substantial Completion
- E. In the event the CMAR does not achieve Substantial Completion within the Contract Time, including approved extensions, the CMAR shall pay the Cooperative, as liquidated damages and not as a penalty, the sum of **\$3,500.00** per day for each calendar day, the actual time of performance exceeds the authorized Contract Time.

Package 5

- F. Limited Notice to Proceed date – **September 2025**
- G. Conditional Notice to Proceed date – **November 2025**
- H. Project Substantial Completion Date: **729** Calendar days from Notice to Proceed

- I. Project Final Completion Date: 60 Calendar days after Substantial Completion
- J. In the event the CMAR does not achieve Substantial Completion within the Contract Time, including approved extensions, the CMAR shall pay the Cooperative, as liquidated damages and not as a penalty, the sum of \$3,500.00 per day for each calendar day, the actual time of performance exceeds the authorized Contract Time.

4. The CMAR shall not be due to any additional Construction Phase Fee on increases in the GMP that do not exceed a cumulative total of \$39,273,265.00.

5. The CMAR'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 8 % of the cost of work, as defined under section 6.1.3, and contingency. The CMAR's Fee shall be converted to a fixed amount upon acceptance of the GMP, subject to changes 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.

6. Pursuant to Section 6.1.3.2.2, the cost of the premiums for all insurance and the cost of premiums for all bonds, which the CMAR is required to procure by this Agreement, specifically for the construction project. General Liability will be cost at a fixed rate of 2.25 % of the final Contract Amount, and CMAR bonds will be cost at a fixed rate of 1.25 %. The premium stated will be substantiated with industry-standard documentation. The cost of the work shall include any subcontractor bonds the CMAR deems appropriate. There shall be no CMAR Overhead and profit on this item.

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

**POLK REGIONAL WATER COOPERATIVE, an
independent special district of the State of Florida**

ATTEST:

By: _____

By: _____

Chairman
Board of Directors

Date: _____

Approved as to form and legal sufficiency:

Cooperative Attorney

Date

Construction Manager at Risk.

a _____ corporation

Attest:

By: _____

Printed Name

Title: _____

Section 3: Schedule 1 – CMAR's Personnel

[illegible]

Section 4: Schedule 2 – Contract Drawings & Specifications

The following documents were used to develop GMP-5.

Package 3A

1. SE Water Transmission Main Construction Package 3A Technical Specifications, dated June 2025, prepared by Team One.
2. Southeast Water Transmission Main Construction Package 3A drawings, dated June 2025, prepared by Team One.
3. Geotechnical Engineering Reports – PRWC SE Wellfield Pipeline Segments 6 and 8, dated March 2023, prepared by Madrid CPWG, and PRWC SE Wellfield Pipeline Seg 7, dated May 2023, prepared by Madrid CPWG
4. Addendums 1 and 2 prepared by FWP, Team One, and PRWC. The addendums are included in Section 6.

Package 4B

1. SE Water Transmission Main Construction Package 4B Technical Specifications dated May 2025 prepared by Team One.
2. Southeast Water Transmission Main Construction Package 4B drawings dated May 2025 prepared by Team One.
3. Geotechnical Engineering Reports – PRWC SE Wellfield Pipeline Segment 5, dated May 2023.
4. Addendums 1 and 2 prepared by FWP, Team One, and PRWC. The addendums are included in Section 6.

Package 5

1. SE Water Transmission Main Construction Package 5 Technical Specifications dated May 2025 prepared by Team One.
2. Southeast Water Transmission Main Construction Package 5 drawings dated May 2025 prepared by Team One.
3. Geotechnical Engineering Reports – PRWC SE Wellfield Pipeline Segments 2 and 4, dated May 2023.
4. Addendums 1 and 2 prepared by FWP, Team One, and PRWC. The addendums are included in Section 6.

LARGE FILES TO BE PROVIDED SEPARATELY

Section 5: Schedule 3 – GMP Bid Breakdown

Enclosed is the GMP-5 summary and backup.

GMP-5: Construction Package 3A, 4B & 5		7/15/2025
CONSTRUCTION COSTS		
	CMAR General Conditions	3,364,945
	Construction Package 3A	12,425,052
10%	CMAR Contingency	1,242,505
	Construction Package 5	7,881,420
10%	CMAR Contingency	788,142
	Construction Package 4B	7,338,080
10%	CMAR Contingency	733,808
	Testing & Inspection Fees	20,000
	Permit Fees	15,000
SUBTOTAL COSTS		33,808,952
ALLOWANCES, INDIRECT COSTS		
ALLOWANCES		
INDIRECT COST		
1.25%	Bonds (on Estimate Total)	422,612
2.25%	Insurance (on Estimate Total)	760,701
8.00%	Construction Fee	2,704,716
20.00%	Pkg 5 Owner Contingency (Incl. Fee)	1,576,284
GMP-5 TOTAL		39,273,265

*The Package #5 Owner Contingency is to assist in de-risking a significant bid gap. It will have fee included if/when billed and will be utilized to address contractor initiated change orders and/or under-performance.



PRWC - SETM

GMP-05: SEGMENT 3A, 4B and 5

Submittal Date: 07/17/2025

SEC		DESCRIPTION		QTY	UM	Unit Cost (\$)	Extended Cost (\$)
3A		Mobilization and Demobilization		1	LS	\$376,400.00	\$376,400.00
3A		Gopher Tortoise Survey		1	LS	\$6,960.00	\$6,960.00
3A		Preconstruction Video		1	LS	\$9,060.00	\$9,060.00
3A		Survey/As-built Drawings		1	LS	\$52,512.00	\$52,512.00
3A		Maintenance of Traffic		1	LS	\$85,720.00	\$85,720.00
3A		Clearing and Grubbing		1	LS	\$62,980.00	\$62,980.00
3A		Erosion and Sedimentation Control		1	LS	\$71,230.00	\$71,230.00
3A		Existing Utility Location, Relocations & Support		1	LS	\$45,000.00	\$45,000.00
3A		30" Ductile Iron Pipe (Open-Cut)		16944	LF	\$347.30	\$5,884,651.20
3A		8" PVC Pipe (Open-Cut)		874	LF	\$45.60	\$39,854.40
3A		30" Steel Pipe		175	LF	\$1,670.00	\$292,250.00
3A		Corrosion Protection Systems		1	LS	\$45,580.00	\$45,580.00
3A		8" HDPE (Horizontal Directional Drill)		1,417	LF	\$65.60	\$92,955.20
3A		8" HDPE (Open-Cut)		11	LF	63.4	\$697.40
3A		30" HDPE (Horizontal Directional Drill)		5,789	LF	\$448.70	\$2,597,524.30
3A		42" Jack and Bore Steel Casing		186	LF	\$2,820.00	\$524,520.00
3A		Below Grade Bacteriological Sampling Assembly		16	EA	5340	\$85,440.00
3A		Water Main Testing and Disinfection		1	LS	\$112,160.00	\$112,160.00
3A		30" Butterfly Valve- INSTALLATION ONLY		7	EA	\$10,800.00	\$75,600.00
3A		8" 11.25 degree bend		4	EA	\$730.00	\$2,920.00
3A		8" 90 degree bend		6	EA	\$960.00	\$5,760.00
3A		30" 11.25 degree bend		13	EA	\$11,180.00	\$145,340.00
3A		30" 45 degree bend		11	EA	\$13,020.00	\$143,220.00
3A		30" 90 degree bend		8	EA	\$16,920.00	\$135,360.00
3A		30"x8" Tee		2	EA	\$13,080.00	\$26,160.00
3A		8" Gate Valve- INSTALLATION ONLY		2	EA	\$2,130.00	\$4,260.00
3A		8" Cap		1	EA	\$560.00	\$560.00
3A		2" Flushing Valve Outlet - NOT IN THIS CONTRACT					
3A		1" Air Release Valve Assembly		3	EA	\$11,180.00	\$33,540.00
3A		3" Combination Air Release Valve Assembly		15	EA	\$23,050.00	\$345,750.00
3A		4" Blow Off Assembly		6	EA	\$18,700.00	\$112,200.00
3A		Asphalt Roadway Repair		2,873	SQ YD	\$98.70	\$283,565.10
3A		Milling and Overlay of Existing Asphalt Pavement		5,988	SQ YD	\$39.30	\$235,328.40
3A		Curb or Curb and Gutter		10	LF	\$140.00	\$1,400.00
3A		Dirt Road Restoration-NOT IN THIS CONTRACT					
3A		Gravel Road Restoration-NOT IN THIS CONTRACT					
3A		Clay Road Restoration - NOT IN THIS CONTRACT					
3A		Concrete Sidewalk Replacement		368	SQ YD	\$150.00	\$55,200.00
3A		Concrete Driveway Replacement					
3A		Asphalt Driveway Replacement					
3A		Fencing removal and re-installation		804	LF	\$83.40	\$67,053.60
3A		Sodding		1	LS	\$58,170.00	\$58,170.00
3A		Seed and Mulch		1	LS	\$74,030.00	\$74,030.00
3A		Gopher Tortoise Permitting and Relocation		1	LS	\$80,000.00	\$80,000.00
3A		Utility Pole Protection		1	LS	\$80,000.00	\$80,000.00
3A		Meter Assembly Installation-8"		1	LS	\$50,340.00	\$50,340.00
3A		SEGMENT 3A SCHEDULE OF VALUES SUBTOTAL					\$12,425,051.60
3A		CMAR CONTINGENCY				10.0%	\$1,242,505.16
SUB TOTAL SEGMENT 3A							\$13,667,556.76
4B		Mobilization and Demobilization		1	LS	\$ 245,000.00	\$ 245,000.00

4B	Gopher Tortoise Survey	1	LS	\$ 26,250.00	\$ 26,250.00
4B	Preconstruction Video	1	LS	\$ 13,125.00	\$ 13,125.00
4B	Survey/As-built Drawings	1	LS	\$ 52,500.00	\$ 52,500.00
4B	Maintenance of Traffic	1	LS	\$ 85,000.00	\$ 85,000.00
4B	Clearing and Grubbing	1	LS	\$ 315,000.00	\$ 315,000.00
4B	Erosion and Sedimentation Control	1	LS	\$ 50,400.00	\$ 50,400.00
4B	Existing Utility Location, Relocations & Support	1	LS	\$ 32,550.00	\$ 32,550.00
4B	24" PVC Pipe (Open Cut)	27929	LF	\$ 127.00	\$ 3,546,983.00
4B	Corrosion Protection Systems - NOT IN CONTRACT				
4B	24" HDPE Pipe (HDD)	4522	LF	\$ 275.00	\$ 1,243,550.00
4B	24" HDPE Carrier in 36" Jack and Bore Steel Casing	120	LF	\$ 1,540.00	\$ 184,800.00
4B	Below Grade Bacteriological Sampling Assembly	26	EA	\$ 1,675.00	\$ 43,550.00
4B	Water Main Testing and Disinfection	1	LS	\$ 55,400.00	\$ 55,400.00
4B	24" Butterfly Valve- INSTALLATION ONLY	6	EA	\$ 5,100.00	\$ 30,600.00
4B	a) 24"- 90 degree bend	5	EA	\$ 8,900.00	\$ 44,500.00
4B	b) 24"- 45 degree bend	20	EA	\$ 4,800.00	\$ 96,000.00
4B	c) 24"- 22.5 degree bend	5	EA	\$ 4,500.00	\$ 22,500.00
4B	d) 24"- 11.25 degree bend	19	EA	\$ 4,400.00	\$ 83,600.00
4B	a) 6" Air Release Assembly - NOT IN CONTRACT				
4B	b) 4" Air Release Assembly	4	EA	\$ 16,000.00	\$ 64,000.00
4B	c) 3" Air Release Assembly	7	EA	\$ 15,000.00	\$ 105,000.00
4B	d) 2" Air Release Assembly	2	EA	\$ 13,000.00	\$ 26,000.00
4B	Blow Off Assemblies	2	EA	\$ 11,000.00	\$ 22,000.00
4B	Asphalt Roadway Repair	510	SY	\$ 36.00	\$ 18,360.00
4B	Milling Existing Asphalt Pavement Down 2-inches	1532	SY	\$ 46.00	\$ 70,472.00
4B	a) Dirt Remove and Replace	765	SY	\$ 15.00	\$ 11,475.00
4B	b) Clay Remove and Replace - NOT IN CONTRACT				
4B	C) Gravel Remove and Replace	49	SY	\$ 30.00	\$ 1,470.00
4B	Concrete Driveway Replacement	180	SY	\$ 210.00	\$ 37,800.00
4B	Concrete Sidewalk Replacement	1,741	SY	\$ 175.00	\$ 304,675.00
4B	Asphalt Driveway Replacement	52	SY	\$ 78.00	\$ 4,056.00
4B	Fencing Removal and Re-installation	20,926	LF	\$ 9.00	\$ 188,334.00
4B	Sodding	1	LS	\$ 91,000.00	\$ 91,000.00
4B	Seed and Mulch	1	LS	\$ 25,500.00	\$ 25,500.00
4B	Gopher Tortoise Permitting and Relocation - ALLOWANCE	1	LS	\$ 80,000.00	\$ 80,000.00
4B	Utility Pole Protection - ALLOWANCE	1	LS	\$ 80,000.00	\$ 80,000.00
4B	24" HDPE Pipe (Open Cut)	222	LF	\$ 165.00	\$ 36,630.00
4B	SEGMENT 4A SCHEDULE OF VALUES SUBTOTAL				\$7,338,080.00
4B	CMAR CONTINGENCY			10.0%	\$733,808.00
SUB TOTAL SEGMENT 4B					\$8,071,888.00
5	Mobilization and Demobilization	1	LS	\$ 212,720.00	\$ 212,720.00
5	Gopher Tortoise Survey	1	LS	\$ 8,330.00	\$ 8,330.00
5	Preconstruction Video	1	LS	\$ 10,415.00	\$ 10,415.00
5	Survey/As-built Drawings	1	LS	\$ 99,210.00	\$ 99,210.00
5	Maintenance of Traffic	1	LS	\$ 74,850.00	\$ 74,850.00
5	Clearing and Grubbing	1	LS	\$ 174,250.00	\$ 174,250.00
5	Erosion and Sedimentation Control	1	LS	\$ 43,840.00	\$ 43,840.00
5	Existing Utility Location, Relocations & Support	1	LS	\$ 103,580.00	\$ 103,580.00
5	20" DIP (Open Cut)	3600	LF	\$ 163.40	\$ 588,240.00
5	a) 24" PVC Pipe (Open Cut)	228	LF	\$ 151.00	\$ 34,428.00
5	b) 20" PVC Pipe (Open Cut)	10714	LF	\$ 77.50	\$ 830,335.00
5	c) 16" PVC Pipe (Open Cut)	18	LF	\$ 64.00	\$ 1,152.00
5	d) 12" PVC Pipe (Open Cut)	1,877	LF	\$ 57.00	\$ 106,989.00
5	e) 8" PVC Pipe (Open Cut)	781	LF	\$ 37.00	\$ 28,897.00
5	a) 20" HDPE Pipe (HDD)	14,994	LF	\$ 186.00	\$ 2,788,884.00
5	b) 8" HDPE Pipe (HDD)	2,673	LF	\$ 68.00	\$ 181,764.00

5	20" HDPE Carrier in 30" Jack and Bore Steel Casing	206	LF	\$	1,080.00	\$	222,480.00
5	Below Grade Bacteriological Sampling Assembly	14	EA	\$	3,740.00	\$	52,360.00
5	Water Main Testing and Disinfection	1	LS	\$	266,407.00	\$	266,407.00
5	a) 20" Gate Valve - INSTALLATION ONLY	7	EA	\$	3,200.00	\$	22,400.00
5	b) 12" Gate Valve- INSTALLATION ONLY	1	EA	\$	2,020.00	\$	2,020.00
5	c) 8" Gate Valve- INSTALLATION ONLY	2	EA	\$	1,700.00	\$	3,400.00
5	a) 20"- 90 degree bend	12	EA	\$	4,400.00	\$	52,800.00
5	b) 20"- 45 degree bend	9	EA	\$	3,364.50	\$	30,280.50
5	c) 20"- 22.5 degree bend	2	EA	\$	3,490.00	\$	6,980.00
5	d) 20"- 11.25 degree bend	42	EA	\$	3,450.00	\$	144,900.00
5	e) 12"- 90 degree bend	1	EA	\$	1,380.00	\$	1,380.00
5	f) 8"- 90 degree bend	8	EA	\$	780.00	\$	6,240.00
5	g) 8"- 45 degree bend	1	EA	\$	725.00	\$	725.00
5	h) 8"- 11.25 degree bend	5	EA	\$	790.00	\$	3,950.00
5	i) 24" x 20" Reducer	1	EA	\$	4,240.00	\$	4,240.00
5	j) 24" x 16" Tee	1	EA	\$	7,080.00	\$	7,080.00
5	k) 24" Plug	1	EA	\$	1,950.00	\$	1,950.00
5	l) 20" x 12" Reducer	1	EA	\$	2,580.00	\$	2,580.00
5	m) 20" x 8" Tee	2	EA	\$	4,400.00	\$	8,800.00
5	a) 4" Air Release Assembly	6	EA	\$	12,400.00	\$	74,400.00
5	b) 3" Air Release Assembly	9	EA	\$	12,050.00	\$	108,450.00
5	c) 2" Air Release Assembly	10	EA	\$	12,775.00	\$	127,750.00
5	Blow Off Assemblies	1	EA	\$	10,500.00	\$	10,500.00
5	Asphalt Roadway Repair	4,102	SY	\$	155.00	\$	635,810.00
5	Milling Existing Asphalt Pavement Down 2-inches	10,768	SY	\$	18.75	\$	201,900.00
5	a) Dirt Remove and Replace	602	SY	\$	11.00	\$	6,622.00
5	b) Clay Remove and Replace - NOT IN CONTRACT						
5	c) Unpaved Remove and Replace	145	SY	\$	11.20	\$	1,624.00
5	Concrete Driveway Replacement	435	SY	\$	97.60	\$	42,456.00
5	Asphalt Driveway Replacement	99	SY	\$	142.00	\$	14,058.00
5	Fencing Removal and Re-installation	3,183	LF	\$	14.50	\$	46,153.50
5	Sodding	1	LS	\$	19,000.00	\$	19,000.00
5	Seed and Mulch	1	LS	\$	127,500.00	\$	127,500.00
5	Meter Assembly Installation-CRUSA	1	LS	\$	86,500.00	\$	86,500.00
5	Meter Assembly Installations-EAGLE LAKE	1	LS	\$	42,480.00	\$	42,480.00
5	Meter Assembly Installations-WINTER HAVEN	1	LS	\$	47,360.00	\$	47,360.00
5	Gopher Tortoise Permitting and Relocation ALLOWANCE	1	LS	\$	80,000.00	\$	80,000.00
5	Utility Pole Protection ALLOWANCE	1	LS	\$	80,000.00	\$	80,000.00
5	SEGMENT 5 SCHEDULE OF VALUES SUBTOTAL						\$7,881,420.00
5	CMAR CONTINGENCY				10.0%		\$788,142.00
	SUB TOTAL SEGMENT 5						\$8,669,562.00
	TESTING & INSPECTION FEES						\$20,000.00
	PERMIT FEES						\$15,000.00
GMP-05 TOTAL	CMAR GENERAL CONDITIONS						\$3,364,945.00
GMP-05 TOTAL	CMAR BONDS/INSURANCE						\$1,183,313.00
GMP-05 TOTAL	CMAR FEE						\$2,704,716.00
5	Pkg 5 Owner Contingency (Includes Fee)				20.00%		\$1,576,284.00
	GMP-05 TOTAL						39,273,264.76

Section 6 and 7 Available Upon Request