

GMP ADDENDUM #06

to

Agreement 2020-051 between Polk County and Construction Manager at Risk

Eagle Lake Fire Rescue Station

Pursuant to the Master Services Agreement (the "Agreement") dated December 1, 2020 between Polk County, a political subdivision of the State of Florida (the "County") and Henkelman 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 \$ 5,560,276.00 (Five Million, Five Hundred Sixty Thousand, Two Hundred Seventy Six Dollars).

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 \$ 100.00 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 0.90% of the final Contract Amount and Construction Manager bonds will be cost at a fixed rate of 0.90%. 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, Chair
Board of County Commissioners

Date: _____

Approved as to form and legal sufficiency:

Noah Miller 2/18/2020
County Attorney's Office

Attest:

Corporate Secretary
GARY HENKELMAN

Henkelman Construction, Inc.
a Florida corporation

By: *[Signature]*

Title: CEO

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Eagle Lake Fire Rescue Station 17

Schedule 1 – Construction Manager’s Personnel During Construction Phase

Name	Title	Duration (Months)	Percentage
Off-Site Staff			
Gary Henkelman	Project Executive	12	7.5%
Mark Watkins	Project Manager	12	30%
Betty Detsouvanh	Office Clerk - Accounting	12	30%
Becky Miller	Office Clerk – Project Coordinator	12	30%
On-Site Staff			
Michael McLandsborough	Superintendent	12	100%

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Schedule 2 – Enumeration of Documents

<u>SHEET #</u>	<u>SHEET DESCRIPTION</u>	<u>DATE</u>
A-CVR	COVER SHEET	10/31/25
G-001	LIFE SAFETY & CODE DATA	10/31/25
G-002	GENERAL NOTES	10/31/25
G-003	UL DETAILS	10/31/25
C-00	COVER	10/31/25
C-01	EXISTING CONDITION, DEMO AND EROSION CONTROL PLAN	10/31/25
C-02	SITE PLAN	10/31/25
C-03	PAVING, GRADING & DRAINAGE PLAN	10/31/25
C-04	UTILITY PLAN	10/31/25
C-05	GENERAL CONSTRUCTION NOTES & DETAILS	10/31/25
C-06	POLK COUNTY UTILITY NOTES & WATER DETAILS	10/31/25
C-07	UTILITY DETAILS	10/31/25
C-08	WELL SYSTEM DETAILS	10/31/25
C-09	STORMWATER POLLUTION PREVENTION PLAN	10/31/25
L-01	REQUIRED LANDSCAPE PLAN	10/31/25
L-02	SCHEDULES NOTES & DETAILS	10/31/25
IR-01	REQUIRED IRRIGATION PLAN	10/31/25
IR-02	IRRIGATION NOTES & DETAILS	10/31/25
S-101	STRUCTURAL SPECIFICATIONS	10/31/25
S-102	LOAD SCHEDULE & WIND DESIGN DATA	10/31/25
S-201	FOUNDATION & MEZZANINE PLANS	10/31/25
S-202	ROOF FRAMING PLAN	10/31/25
S-301	TYPICAL DETAILS	10/31/25
S-302	TYPICAL DETAILS	10/31/25
S-303	TYPICAL DETAILS	10/31/25
S-401	WALL SECTIONS & DETAILS	10/31/25
S-402	WALL SECTIONS & ELEVATIONS	10/31/25
A-001	ARCHITECTURAL SITE DETAILS	10/31/25
A-101	FLOOR PLAN	10/31/25
A-102A	ENLARGED PLANS	10/31/25
A-102B	ENLARGED PLANS	10/31/25
A-103	SLAB JOINT PLAN	10/31/25
A-110	REFLECTED CEILING PLAN & ROOF PLAN	10/31/25
A-120	ROOF PLAN	10/31/25
A-201	EXTERIOR ELEVATIONS	10/31/25
A-301	BUILDING SECTIONS	10/31/25
A-311	WALL SECTIONS	10/31/25
A-401	ENLARGED PLANS AND INTERIOR ELEVATIONS	10/31/25
A-402	INTERIOR ELEVATIONS & MILLWORK DETAILS	10/31/25
A-403	INTERIOR ELEVATIONS & MILLWORK DETAILS	10/31/25
A-601	DOOR & WINDOW DETAILS AND SCHEDULE	10/31/25
A-602	ROOM FINISH SCHEDULE	10/31/25

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M-001	ABBREVIATIONS, NOTES AND LEGEND	10/31/25
M-101	LEVEL 1 FLOOR PLAN - H.V.A.C.	10/31/25
M-102	MEZZANINE LEVEL FLOOR PLAN - H.V.A.C.	10/31/25
M-501	DETAILS - H.V.A.C.	10/31/25
M-502	DETAILS - H.V.A.C.	10/31/25
M-601	SCHEDULES - H.V.A.C.	10/31/25
M-701	APPARATUS BAY VENTILATION CONTROL SEQUENCE	10/31/25
F-001	GENERAL NOTES - FIRE PROTECTION	10/31/25
F-101	FLOOR PLAN - FIRE PROTECTION	10/31/25
F-110	ROOF PLAN - FIRE PROTECTION	10/31/25
F-501	DETAILS - FIRE PROTECTION	10/31/25
F-502	DETAILS - FIRE PROTECTION	10/31/25
P-001	GENERAL NOTES - PLUMBING	10/31/25
P-101-A	FLOOR PLAN - PLUMBING	10/31/25
P-101-B	FLOOR PLAN - PLUMBING	10/31/25
P-201	RISER DIAGRAM - PLUMBING	10/31/25
P-202	RISER DIAGRAM - PLUMBING	10/31/25
P-501	DETAILS - PLUMBING	10/31/25
P-502	DETAILS - PLUMBING	10/31/25
P-601	SCHEDULES - PLUMBING	10/31/25
E-001	NOTES & SYMBOLS LEGENDS-ELECTRICAL	10/31/25
E-010	SITE PLAN - ELECTRICAL	10/31/25
E-011	SITE PLAN - PHOTOMETRIC - ELECTRICAL	10/31/25
E-101	FLOOR PLAN - LIGHTING	10/31/25
E-110	ROOF PLAN - ELECTRICAL	10/31/25
E-201	FLOOR PLAN - POWER	10/31/25
E-301	LEVEL 1 FLOOR PLAN - FIRE ALARM	10/31/25
E-601	ELECTRICAL RISER DIAGRAM AND PANEL	10/31/25
E-602	PANEL SCHEDULES	10/31/25
E-603	DETAILS - ELECTRICAL	10/31/25
E-604	DETAILS - ELECTRICAL	10/31/25
T-001	NOTES & SYMBOLS LEGEND - TECHNOLOGY	10/31/25
T-010	SITE PLAN - TECHNOLOGY	10/31/25
T-101	LEVEL 1 FLOOR PLAN - TECHNOLOGY	10/31/25
T-301	MDF ENARGED PLAN	10/31/25
T-401	SYSTEM RISER DIAGRAMS	10/31/25
T-501	DETAILS - TECHNOLOGY	10/31/25
T-502	DETAILS - TECHNOLOGY	10/31/25
T-503	DETAILS - TECHNOLOGY	10/31/25

Eagle Lake Fire Rescue Station 17
 GMP
 Henkelman Construction, Inc.
 February 2, 2026

DIVISION 1 - GENERAL REQUIREMENTS

<u>01-002</u>	<u>PAYMENT & PERFORMANCE BOND</u>					\$	45,000.00
<u>01-005</u>	<u>PRINTING</u>					\$	1,500.00
<u>01-015</u>	<u>DESIGN FEES</u>						NIC
<u>01-025</u>	<u>PROJECT MANAGER</u>					\$	39,000.00
	Project Manager	780 Hrs	@	\$ 50.00 /Hr.	\$		39,000.00
<u>01-026</u>	<u>OFFICE CLERK</u>					\$	38,688.00
	Accounting	624 Hrs	@	\$ 31.00 /Hr.	\$		19,344.00
	Project Coordinator	624 Hrs	@	\$ 31.00 /Hr.	\$		19,344.00
<u>01-030</u>	<u>JOB SUPERVISION</u>					\$	97,760.00
	Labor - 52 Weeks	2,080 Hrs	@	\$ 47.00 /Hr.	\$		97,760.00
<u>01-035</u>	<u>BUILDING PERMIT & IMPACT FEES</u>						NIC
<u>01-060</u>	<u>BUILDER'S RISK INSURANCE</u>						NIC
<u>01-061</u>	<u>LIABILITY INSURANCE</u>					\$	44,800.00
		5,600,000	@	\$ 0.008	\$		44,800.00
<u>01-070</u>	<u>TEMPORARY OFFICE</u>					\$	24,000.00
<u>01-080</u>	<u>TEMPORARY PHONE / INTERNET</u>					\$	2,400.00
<u>01-085</u>	<u>TEMPORARY UTILITIES</u>					\$	30,000.00
<u>01-090</u>	<u>TEMPORARY TOILET</u>					\$	3,360.00
		12 Mths	@	\$ 280.00 /Mth	\$		3,360.00
<u>01-095</u>	<u>TEMPORARY FENCE / BARRICADES</u>					\$	15,935.00
<u>01-110</u>	<u>PROJECT SIGN</u>					\$	1,500.00
<u>01-125</u>	<u>SAFETY EQUIPMENT</u>					\$	2,500.00
<u>01-140</u>	<u>GENERAL CLEAN-UP</u>					\$	16,560.00
<u>01-145</u>	<u>HAULING & DUMPING FEES</u>					\$	14,400.00
		24 Pulls	@	\$ 600.00 /Pull	\$		14,400.00
<u>01-150</u>	<u>FINAL CLEAN-UP</u>					\$	10,126.00
TOTAL FOR DIVISION 1 - GENERAL REQUIREMENTS						\$	387,529.00

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GMP
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DIVISION 2 - SITE WORK

<u>02-045</u>	<u>SITE DEVELOPMENT</u>	\$	663,554.00
<u>02-055</u>	<u>TORTOISE EXCAVATION CONTINGENCY</u>	\$	4,600.00
<u>02-060</u>	<u>PIPE CONFLICT CONTINGENCY</u>	\$	5,000.00
<u>02-150</u>	<u>PERMANENT FENCING</u>	\$	9,286.00
<u>02-155</u>	<u>LANDSCAPE, SOD, IRRIGATION</u>	\$	154,254.00
<u>02-160</u>	<u>CONSTRUCTION MOWING</u>	\$	21,600.00
<u>02-175</u>	<u>TESTING</u>	\$	16,000.00
<u>02-200</u>	<u>BIKE RACK CONTINGENCY</u>	\$	1,000.00
TOTAL FOR DIVISION 2 - SITE WORK		\$	875,294.00

DIVISION 3 - CONCRETE AND FORMWORK

<u>03-015</u>	<u>CONCRETE FOUNDATION, SLAB, PAVING, WALKS</u>	\$	423,536.00
TOTAL FOR DIVISION 3 - CONCRETE AND FORMWORK		\$	423,536.00

DIVISION 4 - MASONRY

<u>04-008</u>	<u>MASONRY</u>	\$	210,141.00
TOTAL FOR DIVISION 4 - MASONRY		\$	210,141.00

DIVISION 5 - METALS

<u>05-030</u>	<u>STRUCTURAL STEEL & MISC METALS</u>	\$	51,444.00
<u>05-035</u>	<u>BOLLARD SLEEVE CONTINGENCY</u>	\$	3,000.00
TOTAL FOR DIVISION 5 - METALS		\$	54,444.00

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DIVISION 6 - CARPENTRY

<u>06-005</u>	<u>CARPENTRY MATERIAL</u>	\$	60,000.00
<u>06-006</u>	<u>CARPENTRY LABOR SUBCONTACT</u>	\$	74,370.00
<u>06-050</u>	<u>MILLWORK</u>	\$	64,000.00
<u>06-051</u>	<u>STAINLESS STEEL BACK SPLASH CONTINGENCY</u>	\$	2,500.00
<u>06-052</u>	<u>SOLID SURFACE SHOWER SEAT CONTINGENCY</u>	\$	2,500.00
<u>06-053</u>	<u>FOUR SHIFT CONTINGENCY</u>	\$	15,000.00
<u>06-060</u>	<u>WOOD TRUSS PACKAGE</u>	\$	46,829.00
TOTAL FOR DIVISION 6 - CARPENTRY		\$	265,199.00

DIVISION 7 - MOIST.PROT./ROOFING/INSUL.

<u>07-005</u>	<u>WATERPROOFING</u>	\$	8,138.00
<u>07-030</u>	<u>SPRAY FOAM INSULATION</u>	\$	44,675.00
<u>07-060</u>	<u>METAL ROOFING</u>	\$	259,035.00
<u>07-100</u>	<u>SCREEN ENCLOSURE</u>	\$	1,880.00
TOTAL FOR DIVISION 7 - MOIST.PROT./ROOFING/INSUL.		\$	313,728.00

DIVISION 8 - DOORS/WINDOWS/GLASS

<u>08-025</u>	<u>DOORS. FRAMES. HARDWARE</u>	\$	119,862.00
<u>08-030</u>	<u>DOOR INSTALLATION</u>	\$	18,330.00
<u>08-035</u>	<u>KEYING CONTINGENCY</u>	\$	5,000.00
<u>08-045</u>	<u>OVERHEAD DOOR CONTINGENCY</u>	\$	200,000.00
<u>08-080</u>	<u>GLASS & GLAZING</u>	\$	61,881.00
TOTAL FOR DIVISION 8 - DOORS/WINDOWS/GLASS		\$	405,073.00

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DIVISION 9 - FINISHES

<u>09-005</u>	<u>STUCCO</u>	\$	27,165.00
<u>09-020</u>	<u>METAL FRAMING, DRYWALL, & INSULATION</u>	\$	91,242.00
<u>09-025</u>	<u>ADDITIONAL BLOCKING CONTINGENCY</u>	\$	3,000.00
<u>09-035</u>	<u>CERAMIC TILE</u>	\$	23,300.00
<u>09-055</u>	<u>ACOUSTICAL CEILING</u>	\$	22,750.00
<u>09-065</u>	<u>POLISHED CONCRETE</u>		NIC
<u>09-066</u>	<u>SEALED CONCRETE</u>	\$	9,775.00
<u>09-067</u>	<u>FLOOR PROTECTION</u>		NIC
<u>09-070</u>	<u>STONHARD FLOORING</u>	\$	72,730.00
<u>09-075</u>	<u>FLOORING CONTINGENCY</u>	\$	7,500.00
<u>09-090</u>	<u>FLOORING</u>	\$	4,610.00
<u>09-100</u>	<u>PAINTING</u>	\$	33,150.00

TOTAL FOR DIVISION 9 - FINISHES \$ 295,222.00

DIVISION 10 - BUILDING SPECIALTIES

<u>10-020</u>	<u>TOILET ACCESSORIES</u>	\$	4,145.00
<u>10-025</u>	<u>WALL & CORNER GUARDS</u>	\$	1,870.00
<u>10-045</u>	<u>FLAG POLE</u>	\$	6,235.00
<u>10-065</u>	<u>SIGNAGE</u>	\$	15,622.00
<u>10-075</u>	<u>FIRE EXTINGUISHERS</u>	\$	2,265.00
<u>10-080</u>	<u>KNOX BOX</u>	\$	800.00

TOTAL FOR DIVISION 10 - BUILDING SPECIALTIES \$ 30,937.00

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DIVISION 11 - EQUIPMENT

<u>11-010</u>	<u>APPLIANCES CONTINGENCY</u>	\$	30,000.00
<u>11-025</u>	<u>BUNKER GEAR RACKS</u>	\$	16,670.00
<u>11-030</u>	<u>LAUNDRY EQUIPMENT</u>	\$	34,026.00

TOTAL FOR DIVISION 11 - EQUIPMENT \$ 80,696.00

DIVISION 12 - FURNISHINGS

<u>12-005</u>	<u>STORAGE CABINET CONTINGENCY</u>	\$	6,000.00
<u>12-010</u>	<u>WINDOW TREATMENTS</u>	\$	5,604.00
<u>12-015</u>	<u>FURNITURE</u>		NIC

TOTAL FOR DIVISION 12 - FURNISHINGS \$ 11,604.00

DIVISION 15 - MECHANICAL

<u>15-002</u>	<u>PLUMBING</u>	\$	278,910.00
<u>15-065</u>	<u>SEPTIC SYSTEM</u>	\$	71,291.00
<u>15-095</u>	<u>HVAC</u>	\$	413,093.00
<u>15-110</u>	<u>FIRE SPRINKLERS</u>	\$	80,568.00

TOTAL FOR DIVISION 15 - MECHANICAL \$ 843,862.00

DIVISION 16 - ELECTRICAL

<u>16-005</u>	<u>ELECTRICAL</u>	\$	830,695.00
<u>16-010</u>	<u>GENERATOR FUEL CONTINGENCY</u>	\$	5,000.00
<u>16-015</u>	<u>TEMPORARY GENERATOR CONTINGENCY</u>	\$	30,000.00

TOTAL FOR DIVISION 16 - ELECTRICAL \$ 865,695.00

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Schedule 4 – Clarifications, Assumptions, Exclusions, and Allowances

1. Permit, Impact, and Utility Company fees are not included.
2. Relocation of new or existing utility poles is not included. We assume that this work will be performed by respective utility companies and fees will be paid by others.
3. We have included a Contingency of **\$ 4,600.00** to assist with excavation of gopher tortoises. This is based on the use of a backhoe and operator for (40) hours at \$ 115.00 / Hr.
4. Gopher tortoise study, relocation, and transportation fees are not included.
5. A Contingency of **\$ 5,000.00** is included to abandon /relocate the existing pipe discovered at the site.
6. Deduct (**\$ 20,246.00**) if Temporary Asphalt Connection is not required.
7. Dumpster enclosure is 6'-0" black vinyl coated chain link fence with privacy slats.
8. Septic drain field will be surrounded by fence posts and chain.
9. A Contingency of **\$ 1,000.00** is included for bike rack.
10. Sawcut and construction joints in exterior concrete paving will not be caulked.
11. A Contingency of **\$ 3,000.00** is included for bollard sleeves.
12. Interior cabinet shelving will be supported by pins and line bore holes. Recessed standards and brackets are not included.
13. A Contingency of **\$ 2,500.00** is included for stainless steel back splash.
14. A Contingency of **\$ 2,500.00** is included for solid surface shower seats.
15. A Contingency of **\$ 15,000.00** is included for Four Shift plan revisions.
16. Bitumastic coating at interior side of exterior masonry walls is not included.
17. R-38 batt insulation at roof deck is not included. Underside of roof deck will have R-38 spray foam insulation with thermal barrier / intumescent paint applied.
18. Overhead doors are Best Rolling Doors Overhead Coiling Doors with (6) perforated slats and powder coated finish. (3) front doors will have Rapido RGH high speed operators and (3) rear doors will have standard operators.
19. A Contingency of **\$ 5,000.00** is included for door hardware keying.
20. A Contingency of **\$ 200,000.00** is included for overhead door bid package. This will be rebid at a later date.
21. A Contingency of **\$ 3,000.00** is included for additional wood blocking.
22. Finished flooring is included as Stonhard flooring as noted on Finish Schedule.
23. A Contingency of **\$ 7,500.00** is included allow for costs such as floor preparation at sloped restroom and shower floors, floor protection of finished flooring materials, generator rental, or additional work performed by Stonhard.
24. A Contingency of **\$ 30,000.00** is included for Appliances.
25. A Contingency of **\$ 6,000.00** is included for Storage Cabinets.
26. L-2 was not listed on Plumbing Fixture Schedule. L-2 is included as the same fixture as L-1.
27. We have included an additional hose bibb and control valve at mop sink in Apparatus Bay for connection to soap dispensing machine. This was an Add Alternate to the Plumbing bid package.
28. Septic system is based on a maximum of (12) employees per shift or (25) maximum occupants.

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29. Generator is manufactured by Caterpillar and includes 549 gallon fuel tank.
30. Annual maintenance package for generator is not included.
31. A Contingency of **\$ 5,000.00** is included for Generator Fuel.
32. A Contingency of **\$ 30,000.00** is included for temporary generator rental and connection to building. A temporary generator may be required due to extended lead time of the selected generator.
33. Low voltage data / phone cabling, CCTV system, and Intrusion Detection system are not included.

EXHIBIT "K"

Project Name

HOURLY RATE SCHEDULE

EXHIBIT K
Job Classifications/Labor Rates

Company Name: Henkelman Construction, Inc.

Classification	Raw Labor Rates	Rates with Burden
<u>Laborer</u>	<u>\$10.00 - \$14.00 /hour</u>	<u>\$13.00 - \$18.00 /hour</u>
<u>Carpenter</u>	<u>\$18.00 - \$24.00 /hour</u>	<u>\$23.00 - \$29.00 /hour</u>
<u>Superintendent</u>	<u>\$25.00 - \$38.00 /hour</u>	<u>\$33.00 - \$47.00 /hour</u>
<u>Office Clerk</u>	<u>\$17.00 - \$26.00 /hour</u>	<u>\$20.00 - \$31.00 /hour</u>
<u>Project Manager</u>	<u>\$35.00 - \$40.00 /hour</u>	<u>\$46.00 - \$50.00 /hour</u>
<u>Project Estimator</u>	<u>\$30.00 - \$35.00 /hour</u>	<u>\$39.00 - \$46.00 /hour</u>
<u>_____</u>	<u>\$ _____ /hour</u>	<u>\$ _____ /hour</u>