

SOUTHEAST LFA WELLFIELD PROJECT

GMP-1

SETM - Construction Package 2A

March 13, 2024



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Section 1: Cover Letter

Florida Water Partners (FWP) is pleased to provide this Guaranteed Maximum Price 1 (GMP-1) for the Southeast LFA Wellfield Project – SETM – Construction Package 2A. This bid package was advertised on January 25, 2024 with bids received on February 22, 2024. A total of four bid packages were received and evaluated by FWP and PRWC to determine the best value bidder for this scope of work. After the review and evaluation period it was determined that Garney Companies was the best value selection for Construction Package 2A. A complete analysis can be found in Section 4 – Schedule 3 – GMP Bid Breakdown.

GMP-1 SETM Bid Package 2A includes cost for performance and payment bonds, insurance, CMAR general conditions, CMAR contingency, and CMAR fee. In order to provide PRWC the best value for this GMP, it was agreed that the insurance provisions found within this GMP proposal will be utilized only for this GMP. The provisions found in the executed CMAR contract as it relates to insurance will be further negotiated and refined for future GMPs as agreed to by FWP and PRWC.

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-1 scope of work description is included in Section 3 – Schedule 2 – Contract Drawings and Specifications.

The GMP is based on a closed book lump sum agreement with a Notice to Proceed date of April 9, 2024. The construction schedule for GMP-1 is provided Section 6.

Should you have any questions, comments, or wish to discuss any of the GMP package 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 \$5,138,830.00.

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 2.5, the Project critical dates are as follow:

A. Construction Phase Commencement Date 04/08/2024 Stated in the Notice To Proceed

B. Project Substantial Completion Date 252 Calendar days from Notice to Proceed

C. Project Final Completion Date 35 Calendar days after Substantial Completion

4. 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 \$750 per day for each calendar day the actual time of performance exceeds the authorized Contract Time.

5. The CMAR shall not be due any additional Construction Phase Fee on increases in the GMP that do not exceed a cumulative total of \$5,138,830.00.

6. 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 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 CMAR is required to procure by this Agreement specifically for the construction project. General Liability will be cost at a fixed rate of 1.75 % of the final Contract Amount and CMAR bonds will be cost at a fixed rate of 0.60 %. 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 fee 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: Charles D. Lake

By: Nathaniel B. Bindary, Jr.
Chairman
Board of Directors

Date: 3/20/2024

Approved as to form and legal sufficiency:

Edward de la Puet 3/20/24
Cooperative Attorney Date

Attest: Tracy Winsor
Tracy Winsor
Printed Name

Construction Manager at Risk.
a Florida LLC corporation
By: Scott J Reuter
Scott J Reuter
Title: Executive Vice President

Section 3: Schedule 1 – CMAR’s Personnel

Name	Title	Duration (Months)	Percentage
Off-Site Staff			
Dave Boyer	Scheduler	9	20%
Ryan Smith	Safety Manager	9	10%
Kathy Gawlik	Project Coordinator	9	40%
Jared Costello	Project Engineer	9	40%
On-Site Staff			
John Graf	Sr. Project Manager	9	80%

Section 4: Schedule 2 – Contract Drawings & Specifications

The following documents were used to develop GMP-1.

1. SE Water Transmission Main Construction Package 2A Technical Specifications, dated December 2023 prepared by TeamOne.
2. Southeast Water Transmission Main Construction Package 2A drawings, dated January 2024 prepared by TeamOne.
3. Geotechnical Engineering Report – PRWC SE Wellfield Pipeline Seg 8, dated March 14, 2023 prepared by Madrid CPWG.
4. Addendums 1 -3 prepared by FWP, TeamOne, and PRWC. The addendums are included in Section 5.

Section 5: Schedule 3 – GMP Bid Breakdown

Enclosed is the GMP-1 summary and backup.



SETM PACKAGE 2A ADDENDUM #1

1. **BIDDER QUESTION:** Where will water come from for pigging and testing the lines?

RESPONSE: Water for construction is accessible as indicated in Exhibit A to this Addendum.

2. **BIDDER QUESTION:** Will 5% retainage be withheld from stored material until final completion?

RESPONSE: 5% retainage will be withheld from each pay application, including any stored materials, until final completion is achieved.

3. **BIDDER QUESTION:** The current design is for the installation of 2ea butterfly valves. Please note that BFVs cannot be pigged through and as such the line must be installed with sleeves holding the location of proposed BFVs to allow pigging. After pigging and prior to pressure testing the valves will then be installed at the location of the sleeves. With this large diameter pipe the combined cost of the BFV and sleeve is nearly identical to the cost of a gate valve which does allow pigging. Will gate valves be allowed in lieu of BFVs?

RESPONSE: Note that there are three (3) butterfly valves indicated in the drawings and on the bid form. The project specifications do not require pigging however it is the responsibility of the selected Contractor to ensure that the installed lines are clean, tested and disinfected per the standards and FDEP. Bidders should base their pricing on the valves specified (butterfly). The bid submittal documents contain sections for value added, value engineering and substitutions that may be considered as part of the bid evaluation.

4. **BIDDER QUESTION:** Please provide the following information for: a) substantial & final completion time, b) liquidated damages per day, c) warranty/maintenance period.

RESPONSE:

a) Bidder is to provide a project baseline schedule in accordance with 9. Submittal Documents in the Invitation to Bid as a consideration for evaluation and determination of substantial and final completion dates.

b) Liquidated damages for this package will be \$3,250/day.

c) Reference 3.22 Uncovering/Correction of Subcontract Work in the Agreement to Perform Work document.

Additional Bidder Information/Clarification:

-The selected Contractor will need to submit a right-of-way permit application with \$30 fee for review to Lake Hamilton for the work along Detour Road.

-References to PAVT-01 on Sheets PP-006 and PP-031 should reference PAVT-11.

-Bid Submittal Documents optional value engineering, cost savings and substitutions form should reference ITB Section 2.1 Items #5 & #6

-There is no owner direct purchase materials anticipated for this package.

-Exhibit G Federal Funding Requirements and the CMAR Services Agreement has been uploaded to BuildingConnected for reference.

-Bid Submittal Documents page 1 indicates that the documents should be included in the Sealed Bid and submitted to CMAR's Winter Garden office. These documents should not be submitted to the CMARs Winter Garden office and should be submitted in accordance with the Submittal Instructions in the Invitation to Bid.

The undersigned hereby certifies that Bidder has carefully reviewed the information provided as included herein and with full knowledge and understanding of the aforementioned intends to submit a Bid Proposal and is able to enter into contract with the PRWC either directly or indirectly to complete all work as bid.

SIGNATURE

PRINT NAME/TITLE

DATE

EXHIBIT A

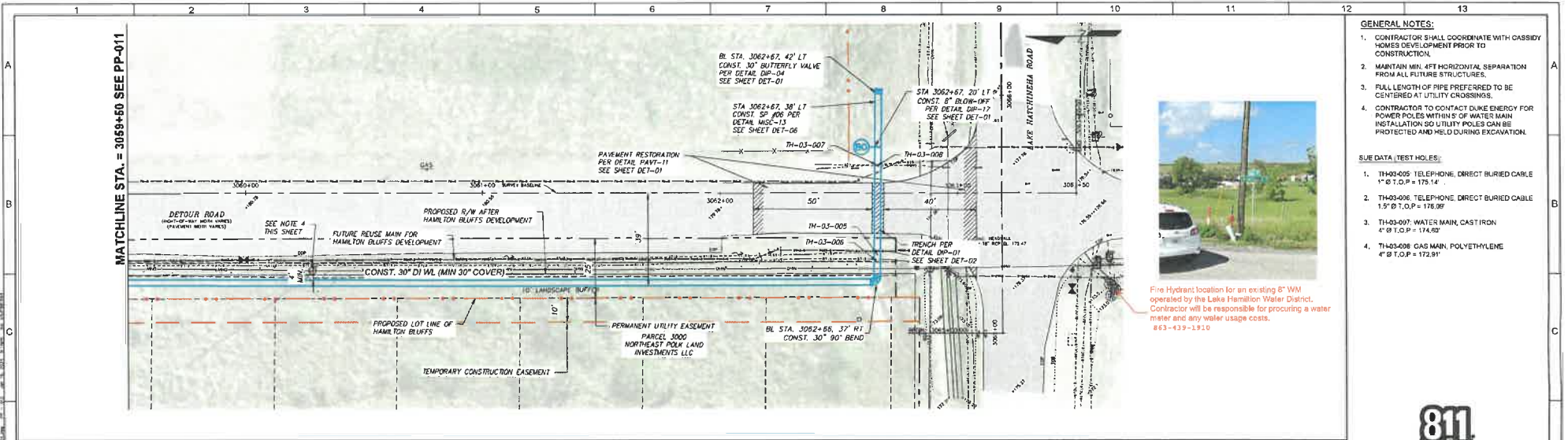


Alford Road/Edwards Road 2A pipeline location



Fire Hydrant location for an existing 10" WM operated by the Dundee Water District. Contractor will be responsible for procuring a water meter and any water usage costs.
863-438-8330

EXHIBIT A

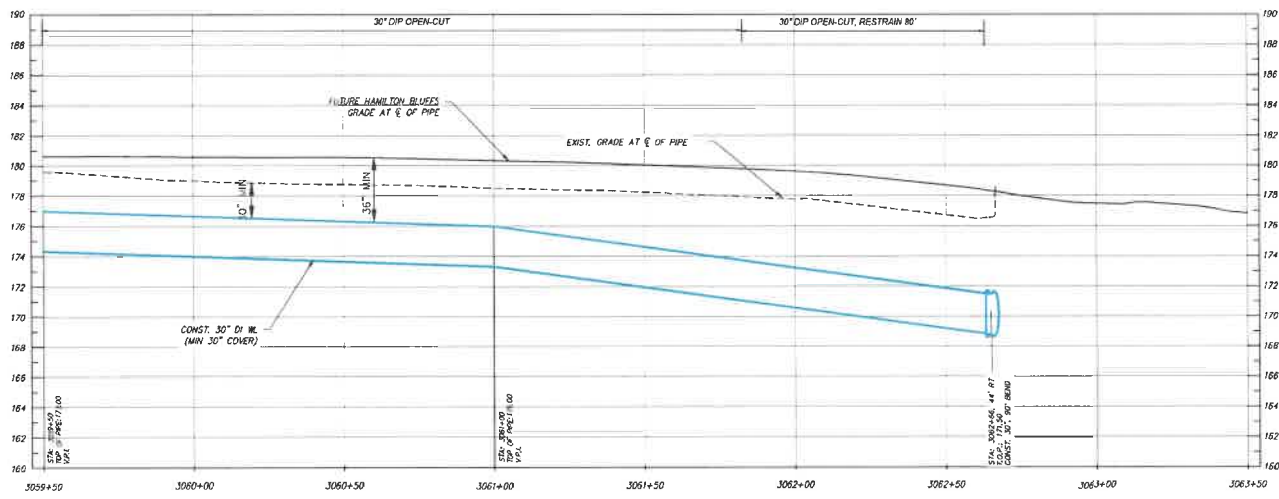
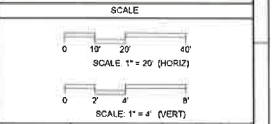
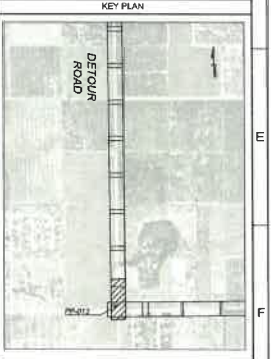


- GENERAL NOTES:**
- CONTRACTOR SHALL COORDINATE WITH CASSIDY HOMES DEVELOPMENT PRIOR TO CONSTRUCTION.
 - MAINTAIN MIN. AFTER HORIZONTAL SEPARATION FROM ALL FUTURE STRUCTURES.
 - FULL LENGTH OF PIPE PREFERRED TO BE CENTERED AT UTILITY CROSSINGS.
 - CONTRACTOR TO CONTACT DUKE ENERGY FOR POWER POLES WITHIN 5' OF WATER MAIN. INSTALLATION SO UTILITY POLES CAN BE PROTECTED AND HELD DURING EXCAVATION.

- SUE DATA / TEST HOLES:**
- TH-03-005 TELEPHONE, DIRECT BURIED CABLE 1" Ø T.O.P. = 175.14'
 - TH-03-006 TELEPHONE, DIRECT BURIED CABLE 1.5" Ø T.O.P. = 176.09'
 - TH-03-007 WATER MAIN, CAST IRON 4" Ø T.O.P. = 174.00'
 - TH-03-008 GAS MAIN, POLYETHYLENE 4" Ø T.O.P. = 172.91'



Fire Hydrant location for an existing 8" WM operated by the Lake Hamilton Water District. Contractor will be responsible for procuring a water meter and any water usage costs. #63-439-1310



REV	DATE	BY	DESCRIPTION
1			

DESIGNED JC
 DRAWN JC
 CHECKED WR
 DATE January 2024



POLK REGIONAL WATER COOPERATIVE
 SOUTHEAST WATER TRANSMISSION MAIN
 CONSTRUCTION PACKAGE 2A
 HAMILTON BLUFFS, DETOUR ROAD
 STA. 3059+50 TO STA. 3063+50

VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO.
 DRAWING NO.
 PP - 012
 SHEET NO.
 17 OF 30



**SETM PACKAGE 2A
ADDENDUM #2
02/09/2024**

1. **BIDDER QUESTION:** Is the contractor to completely clear the utility easement along the pipe alignment?

RESPONSE: The limits of the permanent easement are to be cleared. Clearing of the temporary easement is up to the discretion of the selected contractor except for citrus grove areas. The contractor must clear any citrus trees they encounter within the Permanent Easement and temporary easement unless there is a note or call out specifically stating otherwise.

Additional Bidder Information/Clarification:

-The bid sheet has been reissued as "4 – Bid Sheet – SETM Package 2A Addendum 2" and bid item **25. Fencing Remove/Reinstall** now accounts for removal and replacement of both fence types (barbed wire and wood stockade) encountered on pages PP-031, PP-032, and PP-033.

The undersigned hereby certifies that Bidder has carefully reviewed the information provided as included herein and with full knowledge and understanding of the aforementioned intends to submit a Bid Proposal and is able to enter into contract with the PRWC either directly or indirectly to complete all work as bid.

SIGNATURE

PRINT NAME/TITLE

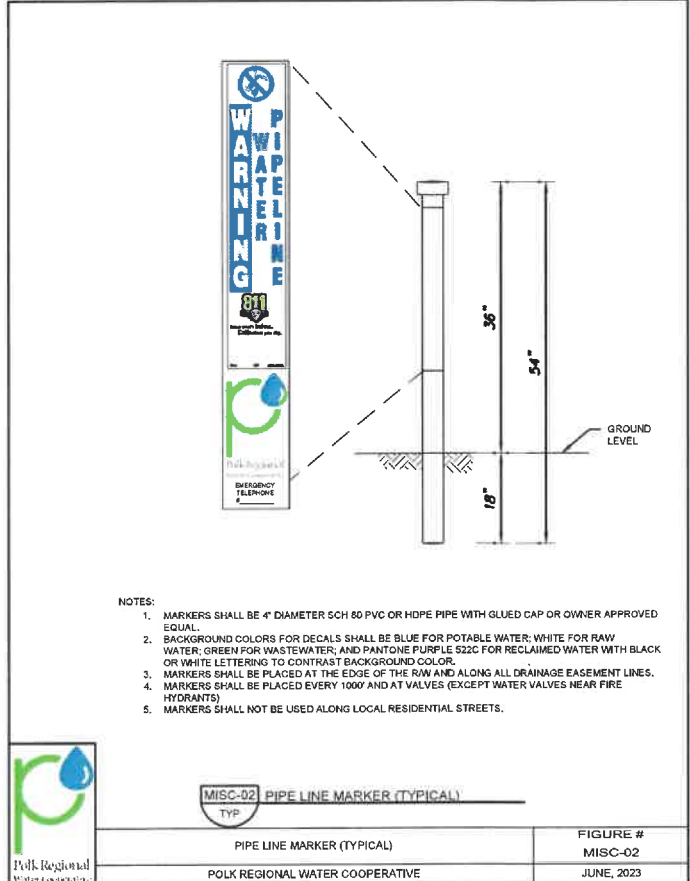
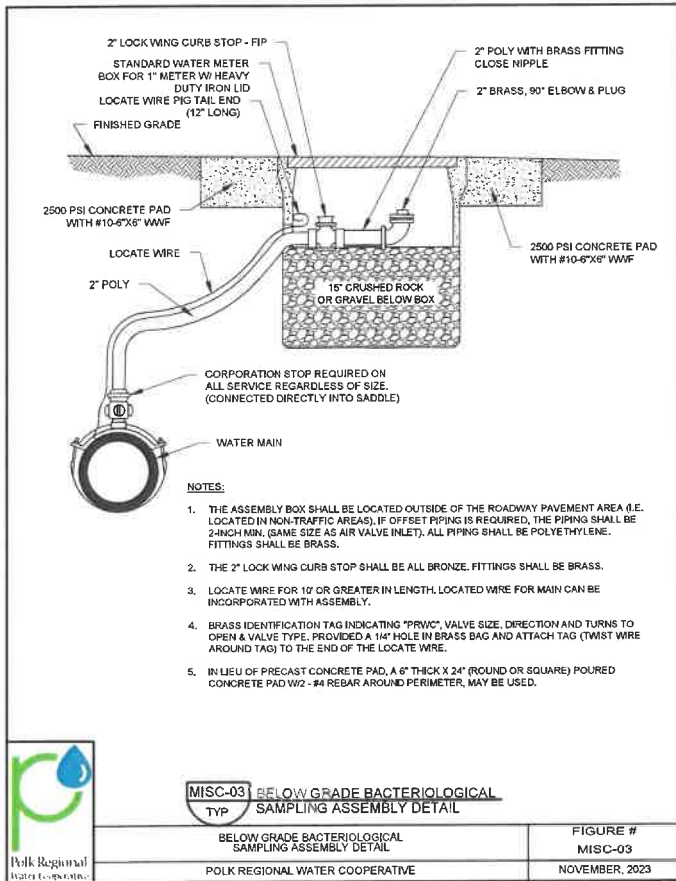
DATE



**SETM PACKAGE 2A
ADDENDUM #3
02/13/2024**

Additional Bidder Information/Clarification:

-Details are being provided for the below grade bacteriological sampling assemblies as well as pipeline markers.



The undersigned hereby certifies that Bidder has carefully reviewed the information provided as included herein and with full knowledge and understanding of the aforementioned intends to submit a Bid Proposal and is able to enter into contract with the PRWC either directly or indirectly to complete all work as bid.

SIGNATURE

PRINT NAME/TITLE

DATE

Section 6: Schedule 4 – Clarifications, Assumptions, Exclusions & Allowances

GMP and project schedule provided is contingent on all easements being available no later than 6/1/2024 so that gopher tortoise relocation, clearing and grubbing and material deliveries can occur before the full mobilization takes place.

Permitting costs other than for gopher tortoises are excluded from these costs. All other permits should be available no later than 4/29/24.

No species mitigation efforts have been included other than gopher tortoise survey and relocation.

No cost has been included in the GMP for CMAR, Engineer or Owner related facilities for this segment.

The GMP is based on a closed book lump sum agreement with a NTP date of April 9, 2024

The following pages are Addendums 1 – 3 as prepared during the bidding process.

Section 7: Bid Package 2A – CPM Schedule

Please see the following pages for the CPM Schedule for Bid Package 2A.

ID	Task Mod	Task Name	Duration	Start	Finish	Timeline											
						Mar	Qtr 2, 2024	Apr	May	Jun	Qtr 3, 2024	Jul	Aug	Sep	Qtr 4, 2024	Oct	Nov
0		2A Schedule Estimate	204 days	Mon 4/1/24	Mon 1/20/25												
1		NTP	1 day	Mon 4/1/24	Mon 4/1/24												
2		Submittals	10 days	Tue 4/2/24	Mon 4/15/24												
3		Permit acquisition	20 days	Tue 4/2/24	Mon 4/29/24												
8		Subcontract agreements	20 days	Tue 4/2/24	Mon 4/29/24												
4		30" DIP-Material Procurement	75 days	Tue 4/16/24	Wed 7/31/24												
5		30" Fittings-Material Procurement	40 days	Tue 4/16/24	Tue 6/11/24												
6		ARV's-Material Procurement	100 days	Tue 4/16/24	Thu 9/5/24												
7		30" Butterfly Valves-Material Procurement	160 days	Tue 4/16/24	Mon 12/2/24												
9		Gopher Tortoise Survey	2 days	Tue 5/14/24	Wed 5/15/24												
10		Gopher Tortoise Relocation	20 days	Thu 5/16/24	Thu 6/13/24												
11		Clearing and Grubbing	25 days	Fri 6/14/24	Fri 7/19/24												
12		Mobilization PP-002 Thru PP-103	10 days	Thu 7/18/24	Wed 7/31/24												
13		Install Erosion Control devices	2 days	Tue 7/30/24	Wed 7/31/24												
14		Potholing	6 days	Thu 8/1/24	Thu 8/8/24												
15		30" DIP Installation STA 3016+78 - 3019+48	2 days	Thu 8/1/24	Fri 8/2/24												
16		30" DIP Installation STA 3019+48 - 3024+00	1.5 days	Mon 8/5/24	Tue 8/6/24												
17		30" DIP Installation STA 3024+00 - 3030+00	1 day	Tue 8/6/24	Wed 8/7/24												
18		30" DIP Installation STA 3030+00 - 3034+00	1 day	Wed 8/7/24	Thu 8/8/24												
19		30" DIP Installation STA 3034+00 - 3036+40	1 day	Thu 8/8/24	Fri 8/9/24												
20		30" DIP Installation STA 3036+40 - 3037+50	1 day	Fri 8/9/24	Tue 8/13/24												
21		30" DIP Installation STA 3037+50 - 3043+50	1 day	Tue 8/13/24	Wed 8/14/24												
22		30" DIP Installation STA 3043+50 - 3045+00	1 day	Wed 8/14/24	Thu 8/15/24												
23		30" DIP Installation STA 3045+00 - 3049+50	1 day	Thu 8/15/24	Fri 8/16/24												
24		30" DIP Installation STA 3049+50 - 3052+50	1.5 days	Fri 8/16/24	Mon 8/19/24												
25		30" DIP Installation STA 3052+50 - 3058+50	1.5 days	Tue 8/20/24	Wed 8/21/24												
26		30" DIP Installation STA 3058+50 - 3062+66	1.5 days	Wed 8/21/24	Thu 8/22/24												
27		30" DIP 90 Bend Installation STA 3062+66	0.5 days	Fri 8/23/24	Fri 8/23/24												
28		30" DIP Installation STA 3065+25 - 3066+00	2 days	Fri 8/23/24	Tue 8/27/24												
29		30"x8' Tee/Blow Off STA 3065+80	1 day	Tue 8/27/24	Wed 8/28/24												
30		ARV/Bacte Testing Station	1 day	Wed 8/28/24	Thu 8/29/24												
31		Installation of 2" ARV STA 3038+50	0.5 days	Thu 8/29/24	Thu 8/29/24												
32		Installation of Below Grade Bacte Test Station STA 3016+82	0.5 days	Fri 8/30/24	Fri 8/30/24												
33		Installation of Below Grade Bacte Test Station STA 3027+62	0.5 days	Fri 8/30/24	Fri 8/30/24												
34		Installation of Below Grade Bacte Test Station STA 3038+12	0.5 days	Tue 9/3/24	Tue 9/3/24												
35		Installation of Below Grade Bacte Test Station STA 3049+12	0.5 days	Tue 9/3/24	Tue 9/3/24												
36		Installation of Below Grade Bacte Test Station STA 3058+00	0.5 days	Wed 9/4/24	Wed 9/4/24												

Project: 2A Schedule Estimate
Date: Mon 2/19/24

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

ID	Task Mod	Task Name	Duration	Start	Finish	Qtr 2, 2024		Qtr 3, 2024		Qtr 4, 2024		Qtr 1, 2025	
						Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
37		Installation of Below Grade Bacte Test Station STA 3062+67	0.5 days	Wed 9/4/24	Wed 9/4/24								
38		Restoration	2 days	Thu 9/5/24	Fri 9/6/24								
40		Mobilization PP-028 - PP-033	1 day	Thu 9/5/24	Thu 9/5/24								
41		Install Erosion Control devices	2 days	Fri 9/6/24	Mon 9/9/24								
39		Hydro seed/Sod	3 days	Mon 9/9/24	Wed 9/11/24								
42		Potholing	3 days	Tue 9/10/24	Thu 9/12/24								
43		Brick Wall Demolition	1 day	Fri 9/13/24	Fri 9/13/24								
44		30" DIP Installation STA 3134+17- 3138+50	3 days	Fri 9/13/24	Tue 9/17/24								
45		30" DIP Installation STA 3138+50 - 3145+00	3 days	Wed 9/18/24	Fri 9/20/24								
46		30" DIP Installation STA 3145+00 - 3147+69	2 days	Mon 9/23/24	Tue 9/24/24								
47		Trench Patch Edwards Rd	1 day	Wed 9/25/24	Wed 9/25/24								
48		30" DIP 90 Bend STA 3147+69	0.5 days	Thu 9/26/24	Thu 9/26/24								
49		30" DIP Installation STA 3147+69 - 3155+00	2 days	Thu 9/26/24	Mon 9/30/24								
50		30"x8" Tee/Blow Off STA 3150+67	1 day	Mon 9/30/24	Tue 10/1/24								
51		30" DIP Installation STA 3155+00 - 3161+00	2 days	Tue 10/1/24	Thu 10/3/24								
52		30" DIP Installation STA 3161+00 - 3162+93	1 day	Thu 10/3/24	Fri 10/4/24								
53		30"x8" Tee/Blow Off STA 3162+93	0.5 days	Fri 10/4/24	Fri 10/4/24								
54		ARV/Bacte Testing Station	1 day	Mon 10/7/24	Mon 10/7/24								
55		Installation of 2" ARV STA 3137+96	0.5 days	Tue 10/8/24	Tue 10/8/24								
56		Installation of 2" ARV STA 3153+32	0.5 days	Tue 10/8/24	Tue 10/8/24								
57		Installation of Below Grade Bacte Test Station STA 3162+50	0.5 days	Wed 10/9/24	Wed 10/9/24								
58		Installation of Below Grade Bacte Test Station STA 3154+10	0.5 days	Wed 10/9/24	Wed 10/9/24								
59		Installation of Below Grade Bacte Test Station STA 3145+22	0.5 days	Thu 10/10/24	Thu 10/10/24								
60		Installation of Below Grade Bacte Test Station STA 3134+26	0.5 days	Thu 10/10/24	Thu 10/10/24								
61		Install Butterfly Valves	3 days	Tue 12/3/24	Thu 12/5/24								
62		Test 30" DIP	4 days	Fri 12/6/24	Wed 12/11/24								
63		Flush 30" DIP	1 day	Thu 12/12/24	Thu 12/12/24								
64		Disinfection 30" DIP	2 days	Fri 12/13/24	Mon 12/16/24								
65		Restoration	2 days	Tue 12/17/24	Wed 12/18/24								
66		Hydro seed/Sod	5 days	Tue 12/17/24	Mon 12/23/24								
67		Mill and Overlay	2 days	Tue 12/17/24	Wed 12/18/24								
68		Temporary Striping	1 day	Thu 12/19/24	Thu 12/19/24								
69		Demob	4 days	Tue 12/24/24	Mon 12/30/24								
70		Thermo striping	1 day	Mon 1/20/25	Mon 1/20/25								

Project: 2A Schedule Estimate
Date: Mon 2/19/24

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