

MAJOR CONSTRUCTION PROJECTS CM CONTINGENCY MODIFICATION REQUEST

Owner Project Number: _____ Allstate Job No. 19-1734

Modification Request TWO (2)

Date: 7/28/2020

Project: Senate Renovations - Knott Bldg Meeting Room 412

Architect: Hicks Nation Architects

Contractor: Allstate Construction, Inc.

	DESCRIPTION OF CHANGE	SUBCONTRACTOR	AMOUNT OF CHANGE
1	ASI #5 Electrical	Lewis & Thompson	\$ (19,850.00)
2	Meeting Room Furniture	Executive Office	\$ (65,014.84)
3	ASI #4 Door Hardware	Door Products	\$ (58,560.00)
4	RFI #9 Electrical changes	Lewis & Thompson	\$ (2,850.00)
5	Fire Alarm credit for scope of work overlap between DMS fire alarm project.	Siemens	\$ 12,821.00
6	Drywall savings	Allstate Construction, Inc	\$ 60,000.00
7	Existing Conditions savings	Allstate Construction, Inc	\$ 2,646.00
8	Concrete savings	Allstate Construction, Inc.	\$ 5,597.00
9	Fireproofing savings	Allstate Construction, Inc.	\$ 19,213.75
10	Doors & Hardware savings	Allstate Construction, Inc.	\$ 3,290.00
11	Special door savings	Allstate Construction, Inc.	\$ 15,000.00
12	Acoustical treatment savings	Allstate Construction, Inc.	\$ 5,000.00
13	Residential equipment savings	Allstate Construction, Inc.	\$ 2,820.05
14	Security line item savings	Allstate Construction, Inc.	\$ 3,450.00
15	4 Conference Tables for Meeting Room.	Executive Office	\$ (11,997.88)
16	4 Traditional square bases with access doors.	Executive Office	\$ (1,485.99)
17			

Total Change This Request: \$ (29,920.91)

Contingency \$	137,366.00
Previous Changes: \$	(59,460.35)
Adjustment This Change: \$	(29,920.91)
Current Contingency Balance: \$	47,984.74

Is this change a change to the original scope of the Project?

YES


 Brian Marconnet, Allstate Construction, Inc.


 John Nation, Hicks Nation Architects


 Reynold Meyer, Florida Senate



Lewis & Thompson Electric, Inc.
Commercial and Industrial Contractors

June 29, 2020

Mr. Brian Marconnet

Allstate Construction Inc.

5718 Tower Road

Tallahassee, FL 32303

PROPOSAL

RE: Knott Bldg. Added Scope ASI #5

We will supply labor, materials, and supervision to added electrical scope per ASI #5 Lines 4-6. This includes 12 new 1" A/V homeruns and electrical circuits for Press Breakouts at rear cabinets and new double duplex outlets are 4 CCTV locations.

Proposed price: \$19,850.00

Sincerely,

Lewis & Thompson Electric, Inc.

Mike Dodson

"Quality Installations Create Their Own Demand"

2906 Plant Street-Tallahassee, FL 32304 (850)576-6249 - Fax: (850)576-6276

State License Number: EC0001717

Knott 4th Floor - ASI #5

- Run 12 new 1" HRs for Florida Channel / Press Breakouts to Rm. 523.
- Run new HR's for Florida Channel / Press Breakouts to 4LPA and 4LPB, add breakers.
- Provide USB Charging devices for Breakout areas.
- Add Power HRs to 4 ea. CCTV Stations with 2 ea. double duplex outlets
- Demo and rough in existing walls for Press Breakouts.
- Install Press breakout boxes provided be others.

Executive Office Furniture

011056

Executive Office Furniture
241 E Harrison St.
Tallahassee, FL. 32301
 Phone (850) 224-9476 Fax (850) 224-8768

DATE 7/9/2020
Quotation #
Customer ID

Quotation For:
Brian Marconnet
Allstate Construction
 Deliver to: 412 Pepper Bldg

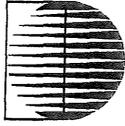
Prepared by Cheryl Smith

FI Senate Project
State Contract 425-001-12-1

Sales	P.O. NUMBER	DELIVERY INFORMATION	SHIP VIA	FOB	TERMS
CS			Our Truck		Net 10

EA	DESCRIPTION	Unit	T	AMOUNT
18	7101 13C 13A 18BB 16HP GR1 Via Oslo MB Chairs Vinyl, w/Resin Cantilever Arms, Black Base Grd 1: Staple STP 60 Raven	769.00	t	13,842.00
33	LF14WS-042 LZB Gratzi MB Chairs (for back wall) Black Frame Fabric: ArcCom Loara AC62179 Caol #10	473.00	t	15,609.00
2	5C Community Bison Backless Stool, 30"h Vinyl Seat, Wood 4 Legs Ultra Fabrics UF2 Primera 700-56392 Wood Finish: Canyon on Beech	204.00	t	408.00
Meeting Rooms				
16	7101 13C 13A 18BB 16HP GR1 Via Oslo MB Chairs Vinyl, w/Resin Cantilever Arms, Black Base Grd 1: Staple STP 60 Raven	769.00	t	12,304.00
Breakroom				
4	01-0404MBB Indiana Column Base Finish: Black Metal Base	442.00	t	1,768.00
4	14-4848CT-P-CO Indiana 48" Round Tables Laminate Top: Columbian Walnut	872.00	t	3,488.00
20	582-GRD3 FBT1 ST BLK BHC Indiana Clutch Chairs Swivel Black Base, T Arms, Mid Back, Black Soft Casters UF2 Primera 700-34392 Carob Vinyl	606.00	t	12,120.00
3	AV1028D Community Uph Stools, Bar Height Vinyl Seat and Back UF2 Primera 700-34392 Carob Vinyl Wood Finish:Barley on Beech	575.00	t	1,725.00

25% Restocking fee on all returned items	SUBTOTAL	\$ 61,264.00
Additional charges will be added if stair carry is required	TAX RATE	
Cell: 850-519-4853 email: cherylsmitheof@live.com	SALES TAX	3,750.84
THANK YOU FOR YOUR BUSINESS	OTHER	-
	TOTAL	\$ 65,014.84



DOOR PRODUCTS

1701 Mill St. Po Box 20004 Tallahassee, Fl 32316 (850) 681-0849 (850) 222-2951 fax

PROPOSAL

TO: ALLSTATE

JOB: KNOTT BLDG HARDWARE

- ASI #4

GENTLEMEN: WE ARE PLEASED TO SUBMIT THE FOLLOWING PROPOSAL FOR FURNISHING

1 LOT FINISH HARDWARE

- MATERIAL PER PROVIDED SCHEDULE AND PRODUCT NUMBERS
- 10B / 613 FINISH HARDWARE QUOTED
 - o FINISH TO BE VERIFIED
- DOOR PATCH BY OTHERS

MATERIAL / LABOR TOTAL W/ TAX: 58,560.00

PROPOSAL ACCEPTED

SUBMITTED BY

Company name: _____

By: ANDY BRYAN _____

By: _____

Date: 6/17/20

HARDWARE SET # 2 DR #16,18,20,24,27

1EA. HINGE	TA2714 QCXX 4.5 X 4.5	613	McKINNEY
1EA. EXIT DEVICE	ED5470 X N959ET M55 M92 MELR	613	RUSSWIN
1EA. EXIT DEVICE	ED5470 X N959ET M55	613	RUSSWIN
1EA. SUPPLY	AQS2410 8F8R		SECURITRON
1EA. CYLINDER	3000-200	613	RUSSWIN

HARDWARE SET # 3 DR # 17,19,21,22,23,25,26,28,29

1EA. HINGE	TA2714 QCXX 4.5 X 4.5	613	McKINNEY
1EA. EXIT DEVICE	ED5200 X N959ET M92 MELR	613	RUSSWIN
1EA. EXIT DEVICE	ED5470 X N959ET M55	613	RUSSWIN
1EA. SUPPLY	AQS2410 8F8R		SECURITRON
1EA. CYLINDER	3000-200	613	RUSSWIN



Lewis & Thompson Electric, Inc.
Commercial and Industrial Contractors

July 24, 2020

Mr. Brian Marconnet
Allstate Construction Inc.
5718 Tower Road
Tallahassee, FL 32303

PROPOSAL

RE: Knott Bldg. Rm. 523 Cable Mgmt.

We will supply labor, materials, and supervision to install 12" cable ladder along the north and west walls from the data conduits to the equipment rack, for cable management, per RFI #9 response.

Proposed price: \$2,850.00

Sincerely,

Lewis & Thompson Electric, Inc.

Mike Dodson

"Quality Installations Create Their Own Demand"

2906 Plant Street-Tallahassee, FL 32304 (850)576-6249 - Fax: (850)576-6276

State License Number: EC0001717

Brian Marconnet

From: Brian Marconnet
Sent: Tuesday, July 14, 2020 3:21 PM
To: 'Young, Judah'
Cc: Grant, Joe; Taylor, Jason; Roberts, Charles
Subject: RE: Courtesy Notice For Invoices Not Yet Due for ALLSTATE CONSTRUCTION INC Account # 30079484

That is fair.

I will draft the change order with the following wording:

Deduct fire alarm scope of work from subcontract. Work to be performed to meet project schedule, but funded through DMS Capitol Complex Fire Alarm Upgrades project. Warranty will be provided under DMS project. (-\$19,743)

Furnish fire alarm shop drawings for State fire marshal review specific to Knott Bldg Meeting Room 412 scope of work. (\$5,122)

Provide preliminary testing, and final fire alarm testing with DMS representative and state fire marshal specific for Knott Bldg Meeting Room 412 scope of work. (\$1,800)

Total CO: -\$12,821.00

Total contract value: \$20,968.00
(19743+5546+8500-12821=20968)

Thanks,
Brian

From: Young, Judah [mailto:judah.young@siemens.com]
Sent: Tuesday, July 14, 2020 3:08 PM
To: Brian Marconnet <bmarconnet@allstateconstruction.com>
Cc: Grant, Joe <joe.grant@siemens.com>; Taylor, Jason <jason.taylor@siemens.com>; Roberts, Charles <charles.roberts@siemens.com>
Subject: RE: Courtesy Notice For Invoices Not Yet Due for ALLSTATE CONSTRUCTION INC Account # 30079484

If that's the case, then new the proposed contract amount, after the deduct would be \$14,046.00?

The following would also need to apply:

- Adding back the cost of the fire alarm shop drawings, that were designed to match the Pinnacle drawings, because they were different from the McGuinness and Flemming drawings. This duplicate set was a waste of time and money, if the intent was to cut the fire alarm scope out. Add \$5,122.00 (half of engineering) back to the contract to bring the proposed contract to \$19,168.00
- If the fire alarm scope is cut from the contract, then testing documents, and final testing won't take place until December, when we are complete with Shaffield. If the testing is going to follow the Allstate schedule, add back the cost of NFPA testing documents, and testing with AHJ. Add \$1,800.00 back to the contract + \$19,168.00 for a new total of \$20,968.00

Let me know if you have any questions.

JUDAH YOUNG Project Manager
NICET #140239 Fire Alarm Systems Level III
SIEMENS Smart Infrastructure

Executive Office Furniture

QUOTE

Executive Office Furniture
 241 E Harrison St.
 Tallahassee, FL. 32301
 Phone (850) 224-9476

DATE 8/26/2020
 Quotation #
 Customer ID

Quotation For:
 Brian
 Allstate Construction
 Fl Senate 412 Knott Bldg

Prepared by Cheryl Smith

Price includes delivery and installation
 State Contract 425-001-12-1

Sales	P.O. NUMBER	DELIVERY INFORMATION	SHIP VIA	FOB	TERMS
CS			Our Truck		Net 10

EA	DESCRIPTION	Unit	TAX	AMOUNT
8	Price Difference for Upgrade Table Bases Only 01-2020TSB Traditional Square Base w/Access Door	172.79	t	1,382.32

25% Restocking fee on all returned items

Additional charges will be added if stair carry is required

email: cherylsmitheof@live.com

Cell: 850-519-4853

Thank you for your business

SUBTOTAL	\$1,382.32
TAX RATE	7.50%
SALES TAX	103.67
OTHER	-
TOTAL	\$1,485.99

MAJOR CONSTRUCTION PROJECTS CM CONTINGENCY MODIFICATION REQUEST

Owner Project Number: _____ Allstate Job No. 19-1734 —

Modification Request ONE (1)

Date: 6/17/2020

Project: Senate Renovations - Knott Bldg Meeting Room 412

Architect: Hicks Nation Architects

Contractor: Allstate Construction, Inc.

	DESCRIPTION OF CHANGE	SUBCONTRACTOR	AMOUNT OF CHANGE
1	HVAC Changes associated with ASI #1	Benson's Heating & Air	\$ (9,810.00)
2	Building Controls changes associated with ASI #1	Siemens	\$ (8,500.00)
3	Framing and drywall for new door openings 14 & 15 added in ASI #2	Jaguars Construction	\$ (1,650.00)
4	Removable seat base furnish and installation for 30 auditorium seats	RPA, Inc.	\$ (850.00)
5	ASI #3 Drywall changes	Jaguars Construction	\$ (9,850.00)
6	Additional Audio/ Video Equipment	Music Masters	\$ (15,185.45)
7	Restroom signs	Cornerstone	\$ (720.44)
8	Additional Doors added in ASI #2	Door Products	\$ (2,520.00)
9	Casework changes associated with ASI #2	Woodlane	\$ (4,200.00)
10	Re-covering and installation of existing acoustical wall panels	Stringer Acoustical	\$ (8,550.00)
11	Crestron interface with Electrified door locking system	Music Masters	\$ (9,454.63)
12	ASI #3 Electrical changes	Lewis & Thompson	\$ (17,500.00)
13	ASI #3 Millwork changes (Credit)	Woodlane	\$ 8,500.00
14	Added chair rail on back and side walls of Meeting Room	Woodlane	\$ (2,100.00)
15	Drywall changes associated with ASI #5	Jaguars Construction	\$ (1,300.00)
16	Replacement of tinted glass in existing windows	Miller Glass	\$ (1,623.83)
17	Replacement of solid surface sills at existing windows in Breakroom and hallways & at back ramps of Meeting Room.	Woodlane	\$ (9,100.00)
18	Deduct for Door openings 2 & 7 removed from scope	Door Products	\$ 2,520.00
19	Permitting cost savings	Allstate Construction	\$ 4,140.00
20	Monthly report line items savings	Allstate Construction	\$ 4,794.00
21	Plumbing line item savings	Allstate Construction	\$ 7,000.00
22	Printing line item savings	Allstate Construction	\$ 3,500.00
23	Truck Allowance line item savings	Allstate Construction	\$ 13,000.00

FINANCE & ACCOUNTING
 2020 JUL -6 AM 8:18

MAJOR CONSTRUCTION PROJECTS CM CONTINGENCY MODIFICATION REQUEST

Owner Project Number: _____ Allstate Job No. 19-1734

Modification Request ONE (1)

Date: 6/17/2020

Project: Senate Renovations - Knott Bldg Meeting Room 412

Architect: Hicks Nation Architects

Contractor: Allstate Construction, Inc.

	Total Change This Request: \$	(59,460.35)
Contingency \$	137,366.00	
Previous Changes: \$	-	
Adjustment This Change: \$	(59,460.35)	
Current Contingency Balance. \$	77,905.65	

Is this change a change to the original scope of the Project?

YES

B. Marconnet

Brian Marconnet, Allstate Construction, Inc.

John Nation

John Nation, Hicks Nation Architects

Reynold Meyer

Reynold Meyer, Florida Senate

Brian Marconnet

From: Wesley Merritt <jwmerritt@bensons HVAC.com>
Sent: Tuesday, May 12, 2020 4:21 PM
To: Brian Marconnet; Robbie Robbins
Subject: FW: Meeting Room 412 Renovations, Knott Building, Florida Senate

Follow Up Flag: Follow up
Flag Status: Flagged

Brain,

The price revision added to the base bid for the work associated with ASI#1R break down per the following no controls are included in our pricing there is (2) additional vav's

Labor \$ 2,221.00

Materials \$ 1,833.00

Air Distribution Items \$ 1,564.00

Insulation Sub \$ 2,875.00

Sub Total \$ 8,493.00

10% Overhead \$ 850.00

5% Profit \$ 467.00

Total Additional \$ 9,810.00

Let me know if approved and we will proceed

Thanks
Wesley Merritt



Wesley Merritt
Vice-President of Commercial Construction
Ph: 850-562-3132
Fx: 850-562-6546

From: Wesley Merritt
Sent: Thursday, May 07, 2020 9:53 AM
To: Brian Marconnet <bmarconnet@allstateconstruction.com>; Robbie Robbins <RRobbins@bensons HVAC.com>; Judah Young <judah.young@siemens.com>; Mike Dodson <mike@lewis thompson electric.com>
Subject: RE: Meeting Room 412 Renovations, Knott Building, Florida Senate

Brain,

We will get it priced up... no controls in our number so make sure you get Siemens to give you there number



SIEMENS

Ingenuity for life

PROPOSAL

Florida Capitol Complex - 4th Floor Knott Building Change Order

PREPARED BY

Siemens Industry, Inc.

PREPARED FOR

Allstate Construction, Inc

DELIVERED ON

May 13, 2020



SIEMENS

Ingenuity for life

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Contact Information

Proposal #: 4841868
Date: May 13, 2020

Sales Executive: Jason Taylor
Branch Address: 119 Hamilton Park Dr
Suite 6
Florida, 32304
Telephone: 513-368-9073
Email Address: claudia.reoyo@siemens.com

Customer Contact: Brian Marconnet
Customer: Allstate Construction, Inc
Address: 5718 Tower RD
Tallahassee, FL 32303

Services shall be provided at: Knott Building
601-631 S Duval St Tallahassee, FL

SIEMENS

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Scope of Work

Florida Capitol Complex - 4th Floor Knott Building Change Order

Conclusion

Siemens proposes to provide the following work in conjunction with Architect's Supplemental Instruction 1R . Work will consist of controls for (2) new VAV and relocation of (1) Thermostat.

Inclusions

Siemens Apogee BAS controls as shown for:

- Relocation of (1) temperature sensor

Cooling Only VAV Boxes (typ. 2)

- **Siemens will furnish a new Terminal Unit Controller (DXR) for the following:**
 - Damper actuator (damper installed by others)
 - Duct Temperature Sensor
 - Space temperature
- Control enclosure to be furnished and installed by VAV box manufacturer.

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Exclusions/Clarification

Training (1) Hours Onsite

Warranty

- (1) Year parts and labor from substantial completion
- (1) Years labor

Exclusions / Clarifications :

- Any additional equipment failures outside of this project will be quoted as separate work.
- Fire Smoke and Smoke Dampers if shown or required with actuators are by others
 - No Work Siemens BAU
- Access doors if shown or required are by others
- Variable Frequency Drives (VFD's) where required are by others (Furnishing and mounting by others. Power wiring by division Electrical) VFD's to be provided with Siemens P-1 and BACNet interface.
- Starters & H-O-A switches for HVAC equipment if required are by others.
- 120vac Emergency Power Wiring for Control Panels is by Div. Electrical
- We do not include any additional clean up personnel other than that required for our trade.
- This proposal does not include the installation of valves, dampers, water or airflow, water or steam pressure and water or steam temperature measuring devices.
- Taps, tap valves where required for BAS instruments are by mechanical contractor.
- Thermometers, non-electronic pressure gauges, and PTs are by others.
- Flow control-balancing or isolation valves by others.
- Building security, lighting control, fire alarm systems, smoke detectors, relays by others. Connections to fire alarm system by others.
- Test & Balance by others.
- No Spare Parts are included
- Performance & Payment Bonds included are not included.
- Siemens Standard Insurance Coverage
 - Builders Risk is not included
 - Per Project Aggregate Adder not included

As a result of the global Covid-19 Virus outbreak, temporary delays in delivery, labor or services from Siemens and its sub-suppliers or subcontractors may occur. Among other factors, Siemens' delivery is subject to the correct and punctual supply from sub-suppliers or subcontractors, and Siemens reserves the right to make partial deliveries or modify its labor or services. While Siemens shall make every commercially reasonable effort to meet the delivery or service or completion date mentioned above, such date is subject to change.

SIEMENS

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Sell Price

Total Quote Price

\$8,500.00

SIEMENS

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Payment Terms

Payment Terms Acceptance Agreement

The total price of: \$8,500.00 and the estimated return on investment are based on the items outlined in this proposal. ANY statements made herein regarding savings that may be achieved by implementing the services offered in this proposal are estimates only. No warranty, either expressed or implied, shall be construed to arise from such statements, nor shall such statements be construed as constituting a guarantee by Siemens that such savings will occur if the services are implemented.

Terms and Conditions Disclaimer

The Customer acknowledges that when approved by the Customer and accepted by Siemens Industry, Inc.: (i) the Proposal and the Contract Terms and Conditions, (together with any other documents incorporated into the forgoing) shall constitute the entire agreement of the parties with respect to its subject matter (collectively, hereinafter referred to as the "Agreement") and (ii) in the event of any conflict between the terms and conditions of the Proposal and the terms and conditions of The Contract Terms and Conditions, the Contract Terms and Conditions shall control.

BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE CUSTOMER.

This Proposal is based on the Siemens Industry, Inc. Standard Terms and Conditions and the "Scope of Work" and are to be considered part of this proposal. Proposal is valid for thirty (30) days from the delivery date of May 13, 2020. Payment is due within 30 days of invoice date.

Payment Terms: 25% mobilization in advance, progress payments

Total: \$8,500.00

Terms & Conditions Link(s)

Terms and Conditions (Click to download)

[Terms & Conditions](#)

(www.siemens.com/download?A6V10946842)

As a result of the global Covid-19 Virus outbreak, temporary delays in delivery, labor or services from Siemens and its sub-suppliers or subcontractors may occur. Among other factors, Siemens' delivery is subject to the correct and punctual supply from sub-suppliers or subcontractors, and Siemens reserves the right to make partial deliveries or modify its labor or services. While Siemens shall make every commercially reasonable effort to meet the delivery or service or completion date mentioned above, such date is subject to change.

Attachment A

Riders (Click on rider below to download)

[SI Monitoring Rider](#)

(www.siemens.com/download?A6V10946171)

[SI Online Backup and Data Protection](#)

(www.siemens.com/download?A6V10946174)

[SI UBM or Utility Procurement](#)

(www.siemens.com/download?A6V10946178)

[SI Software License Warranty](#)

(www.siemens.com/download?A6V10946180)

[SI Consulting Rider](#)

(www.siemens.com/download?A6V10946838)

SIEMENS

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Signature Page

Proposed by:

Siemens Industry, Inc.

Company

Claudia Reoyo

Name

4841868

Proposal #

\$8,500.00

Proposal Amount

May 13, 2020

Date

Accepted by:

Bidding Contractor

Company

Name (Printed)

Signature

Title

Date

Purchase Order #

PREPARED BY:
RONALDO MARTIN

JAGUARS CONSTRUCTION, INC.

Page No. _____ of _____

P O BOX 180683
TALLAHASSEE, FL. 32318
PH: 850-544-9973
E-mail: invincibleronaldo@yahoo.com

PROPOSAL

PROPOSAL SUBMITTED TO ALLSTATE CONSTRUCTION, INC.		TODAY'S DATE 05/13/20	DATE OF PLANS/PAGE #'S
PHONE NUMBER	FAX NUMBER	JOB NAME KNOTT BUILDING ROOM 412	
ADDRESS, CITY, STATE, ZIP TOWER RD. TALLAHASSEE, FL.		JOB LOCATION TALLAHASSEE, FL.	

We propose hereby to furnish material and labor necessary for the completion of:

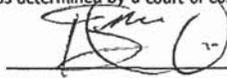
METAL STUD FRAME FOR DOOR 14 AND 15, DRYWALL HANG AND FINISH READY TO PAINT.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
ONE THOUSAND SIX HUNDRED FIFTY..... dollars (\$ **1,650.00**)

Payment as follows: **UPON PAYMENT REQUEST**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature



Note: this proposal may be withdrawn by us
if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Brian Marconnet

From: Patti Ryan <PRyan@rpainc.biz>
Sent: Wednesday, May 27, 2020 10:14 AM
To: Brian Marconnet
Subject: RE: Knott Bldg - Shop Drawings
Attachments: Z000972 revised 5.22.20.pdf

Brian

Attached are the revised drawings with the movable bases, there are 30 seats on movable bases, the additional cost for the movable bases is \$850.00. Let me know how they want to proceed or have any questions.

Thanks

Patti Ryan
Project Manager
RPA, Inc.
3703 5th Avenue South
Birmingham, AL 35222
205.324.5641

From: Brian Marconnet <bmarconnet@allstateconstruction.com>
Sent: Tuesday, May 19, 2020 9:38 AM
To: Patti Ryan <PRyan@rpainc.biz>
Subject: RE: Knott Bldg - Shop Drawings

Patti,

See attached shop drawing. I just found out that the Senate is wanting the clouded seats to be removable. What options do we have for the seats they selected to do that? Do we need to pick a different seat? Not an option at all?

Thanks,

Brian

From: Patti Ryan [mailto:PRyan@rpainc.biz]
Sent: Thursday, May 14, 2020 1:08 PM
To: Brian Marconnet <bmarconnet@allstateconstruction.com>
Subject: RE: Knott Bldg - Shop Drawings

He should be there next week but not sure what day yet. I'll see if I can get what day he plans on going.

Thanks

MusicMasters

1114 N. Monroe Street
Tallahassee FL 32303
(850) 222-7517
(800) 848-6158

PROPOSAL

PROPOSAL	DATE
676955	5/29/2020 9:46 AM
ACCT	EMPL ID
50861	LES
PO	EXPIRES
	6/28/2020

Sold To: Allstate Construction Inc.
5714 Tower Rd.
Tallahassee FL 32303

Ship To:
Allstate Construction Inc.
5714 Tower Rd.
Tallahassee FL 32303

QTY	ITEM	DESCRIPTION	PRICE EA	TOTAL
1	03510000	Media Matrix 8 output cab to provide additional outputs for press splits	1,640.00	1,640.00
24	INTERCONNECT	Video Split Termination	16.00	384.00
6	CUSTOM-1X4-BNC	CUSTOM 4 OUT BNC-SDI VIDEO DISTRIBUTION	95.00	570.00
4	806BK1000	Westpenn RG6	390.00	1,560.00
1		Installation Press Splits	1,200.00	1,200.00
1	25292B	West Penn plenum mic/line install cable	190.00	190.00
6	CUSTOM 1X4 PRESS SPLIT	Custom 1x4 press split	585.00	3,510.00
4	PRESS-1X8-CUSTOM	Custom 1x8 press split	1,268.00	5,072.00
SUBTOTAL				14,126.00
Total Items 47				
State Sales Tax				1,059.45
TOTAL				15,185.45

Balance 0.00

Change Order #01 PRESS SPLITS

All prices are valid up to 30 days from date listed at the top of this proposal. After 30 days you will need to verify prices with a sales associate and receive a new proposal.

X

T O	Allstate Construction
	Attn: Brian
	Knott Bldg
	Restroom Signs - Senate



DATE:	1-Jun-20
PAGE:	1 OF 1
STANDARD TERMS NET 30 DAYS QUOTE NOT VALID AFTER 30 DAYS	

ITEM	QUANTITY	DESCRIPTION	UNIT	PRICE	TOTAL
1		Interior Signage To match existing Senate Chamber Signs in design 			
2					
3					
4					
5	2	8.25 x 8.25 Zinc Bronze tone Restroom Signs	ea.	\$238.87	\$477.74
6	2	8.25 x 3.5 Zinc Bronze tone Senator Signs	ea.	\$75.07	\$150.14
7					
8					
9					
10		 RESTROOM SENATORS			
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21				SUB TOTAL	\$627.88
22				FREIGHT	\$42.30
23			7.50%	TAX	\$50.26
24				TOTAL	\$720.44
25					
26					
27					
28	This quotation is based on the quantities and model numbers that we consider a competitive				THANK YOU, STEVE
29	equivalent to those specified. Please cross reference specifications to insure accuracy. Any				
30	deviation will necessitate an increase or decrease in price. Fasteners are not included in this				
31	quotation. This quote is for material only - quantities as listed. No installation included.				



DOOR PRODUCTS

1701 Mill St. Po Box 20004 Tallahassee, Fl 32316 (850) 681-0849 (850) 222-2951 fax

PROPOSAL

TO: ALLSTATE

JOB: MEETING RM 412 RENOV. / 4TH FLOOR KNOTT BLDG

- ASI #2

GENTLEMEN: WE ARE PLEASED TO SUBMIT THE FOLLOWING PROPOSAL FOR FURNISHING

1 LOT LABOR AND MATERIAL TO ADD DOOR UNITS MK 14 AND 15

- KD HM FRAME
- FLUSH WOOD DOOR
- HW SET #6

MATERIAL / LABOR TOTAL W/ TAX: 2520.00

PROPOSAL ACCEPTED

SUBMITTED BY

Company name: _____

By: ANDY BRYAN _____

By: _____

Date: 6/16/20



P.O. Box 180190
 Tallahassee, FL 32318
 Phone: 850-562-0491
 accounting@woodlane.co
 www.woodlane.co

Change Order

7818

Brian Marconnet
 5718 Tower Road
 Tallahassee, Florida 32303

Project
 FL Senate Capitol

6/1/20

Rep Chris

Total

Summary of changes to Knott Meeting Room:

Change per ASI 2:

**Increase height of wall at swing doors/member desks, adjust wall cap and molding returns as needed.

CM#1 item 9	4,200.00
----------------	----------

~~Change per ASI 2:~~

~~16,850.00~~

~~**Add 3 layers bullet resistant fiberglass panels to the knee walls on each side of the platform~~

Change per ASI 3:

**Deduct for removal of soffit

CM#1 item 13	-8,500.00
-----------------	-----------

Change per ASI 5:

**Add chair rail to set below acoustical panels.

**Molding dimension is 1-1/4" thick x 3-1/2" tall

CM#1 item 14	2,100.00
-----------------	----------

Change per ASI 5:

39,000.00

**Add 2 -4 seat staff desk to both sides of the raised platform behind members desk

**Desks are to match details per page A3.5

Add steel posts at knee walls (only those with out desks)

Line item allowance buyout	1,600.00
----------------------------	----------

Add support panels at every-other desk section on both front and rear desks

**Panels are to have smooth faces

Line item allowance buyout	7,300.00
----------------------------	----------

Additions to Foyer:

**Replace baseboard and trim at stairs

**Replace handrail to match handrail profile in meeting room

**Replace existing window trim with new

**Replace door casing on Senate side only

Line item allowance buyout	6,300.00
----------------------------	----------

Ramps 405 & 418

**Replace existing solid surface sills with new

**Add wood apron under sills

CM#1 item 17	7,700.00
-----------------	----------

Signature

Total



P.O. Box 180190
 Tallahassee, FL 32318
 Phone: 850-562-0491
 accounting@woodlane.co
 www.woodlane.co

Change Order

7818

Brian Marconnet
 5718 Tower Road
 Tallahassee, Florida 32303

Project
 FL Senate Capitol

6/1/20

Rep Chris

Add 3 solid surface window sills in break room 430D

CM#1	Total
item 17	1,400.00

Knott Meeting Room Office 419

Line item allowance buyout	5,800.00
----------------------------	----------

**Replace all exposed components of existing cabinets w/ new plastic laminate clad parts including:

- Doors,
- Drawer fronts,
- Fillers,
- Cabinet bottoms,
- New plastic laminate countertops.

**The following semi-exposed surfaces will remain AS-IS:

- Cabinet interiors,
- Drawer boxes,
- Cabinet and shelf edges.

**Removal and disposal of existing cabinets and countertops is NOT included.

**Add for replacing ALL existing cabinet components and countertops: \$3,100

Signature _____

Total

\$83,750.00



QUOTE

To: Brian Marconnet
Allstate Construction

From: Janet Stringer
Stringer Acoustical Ceilings, LLC

Date: June 18, 2020

Re: Capitol Complex Knott Building, 4th Floor, Room 412
Duval Street, Tallahassee, Florida
Acoustical Wall Panels Scope of Work - QUOTE

Our quote for acoustical wall panel work at the above-referenced job is listed below. Removing the existing fabric from 138 1" thick wall panels; recovering and reglueing with new fabric (Guilford of Maine, FR 701, 2100 Eggshell 144 color). Price is for fabric material, removing the panels from the building, taking to workshop, removing material and reupholstering 100 panels and custom-cutting 38 of panels (and applying resin to edges to make square), taking the wall panels back to the job, rehanging the panels, clean-up, freight charges, and expense. Contractor has removed and numbered the panels and placed in a secure area.

TOTAL: \$8,550.00

MusicMasters

1114 N. Monroe Street
 Tallahassee FL 32303
 (850) 222-7517
 (800) 848-6158

PROPOSAL

PROPOSAL	DATE
677855	6/5/2020 1:49 PM
ACCT	EMPL ID
50861	LES
PO	EXPIRES
	7/5/2020

Sold To: Allstate Construction Inc.
 5714 Tower Rd.
 Tallahassee FL 32303

Ship To:
 Allstate Construction Inc.
 5714 Tower Rd.
 Tallahassee FL 32303

QTY	ITEM	DESCRIPTION	PRICE EA	TOTAL
1	SOB 401 DOOR INFRASTRUCTURE	SOB-401 door infrastructure / install / program	1,174.00	1,174.00
1	SOB-301 DOOR INFRASTRUTURE	SOB-301 door infrastructure / install / program	1,174.00	1,174.00
1	SOB-110 DOOR INFRASTRUCTURE / PROGRAMMING	SOB 110 door infrastructure / install / program	1,174.00	1,174.00
1	SOB-37 DOORS	SOB 37 door infrastructure / install / program	1,174.00	1,174.00
1	117KNOTT DOORS	117 Knott control infrastructure/install/program	4,099.00	4,099.00
SUBTOTAL				8,795.00
Total Items 5				
State Sales Tax				659.63
TOTAL				9,454.63

Balance

0.00

All prices are valid up to 30 days from date listed at the top of this proposal. After 30 days you will need to verify prices with a sales associate and receive a new proposal.



Lewis & Thompson Electric, Inc.
Commercial and Industrial Contractors

May 27, 2020

Mr. Brian Marconnet
Allstate Construction Inc.
5718 Tower Road
Tallahassee, FL 32303

PROPOSAL

RE: Knott Bldg. Added Scope ASI #3

We will supply labor, materials, and supervision to added electrical scope per ASI #3 Lines 11-19. This includes multiple 1" A/V and Data homeruns, electrical circuits, speaker power and raceways for modified door locks and card readers.

Proposed price: \$17,500.00

Sincerely,

Lewis & Thompson Electric, Inc.

Mike Dodson

"Quality Installations Create Their Own Demand"

2906 Plant Street-Tallahassee, FL 32304 (850)576-6249 - Fax: (850)576-6276

State License Number: EC0001717

PREPARED BY:
RONALDO MARTIN

JAGUARS CONSTRUCTION, INC.

Page No. _____ of _____

P O BOX 180683
TALLAHASSEE, FL. 32318
PH: 850-544-9973
E-mail: invincibleronaldo@yahoo.com

PROPOSAL

PROPOSAL SUBMITTED TO Allstate Construction, Inc.		TODAY'S DATE 06/15/20	DATE OF PLANS/PAGE #'S
PHONE NUMBER	FAX NUMBER	JOB NAME Knott Building Room 412	
ADDRESS, CITY, STATE, ZIP Tower Rd, Tallahassee, FL.		JOB LOCATION Tallahassee, FL.	

We propose hereby to furnish material and labor necessary for the completion of:

ASI No. 5

- * Install 2 GWB headers above the ramp near Corridor 426 with metal stud framing, drywall hang and finish.

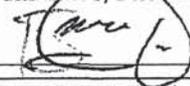
We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

One Thousand Three Hundred..... dollars (\$ **1,300.00**)

Payment as follows: **UPON PAYMENT REQUEST**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature



Note: this proposal may be withdrawn by us
if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____



F. D. Miller Enterprises, Inc.
D/B/A Miller Glass Company

1961 Raymond Diehl Road
Tallahassee, Florida 32308

Phone: (850) 425-4626
Email: info@millerglassco.com

PROPOSAL

DATE: June 11, 2020
TO: Allstate Construction
FROM: Adam Jones, Residential Project Manager
SUBJECT: Knott Building

Miller Glass Company is pleased to propose furnishing the following materials:

Furnish and Install

¼" Clear Glass

(12) – 44-1/8" x 12-1/2" x ¼"

- Remove Blacked out glass and discard
- Inside set
- Vinyl perimeter trim
- 2nd Floor
- 2 Men will need to be escorted by Allstate Employee while on premises while job is being executed
- Employees have been instructed to unload in loading area tunnel, and then move truck to the public parking lot near volleyball courts

Prices Include Materials, Labor & Sales Tax

Installed: Annealed \$1,544.88

Tempered \$1,623.83

If you have any concerns or questions please feel free to contact us at 850.425.4626

Email Signed Acceptance Agreement & Proposal To orders@millerglassco.com with requested documents.
Or email back to adam@millerglassco.com

ORDER WILL NOT BE PROCESSED WITHOUT SIGNED ACCEPTANCE!!!

Please do read receipt or call to make sure we receive your acceptance of proposal

- Quote is valid for 30 Days

Thank you

Adam Jones
Residential Project manager

Proposal and Payment Terms Are Agreed To As Stated. Any Changes to The Original Scope Of Work Will Be Handled Under A Separate Proposal/Change Order To This Original Document A Require Signed Acceptance For Each Change.

Agreed Payment Terms Are As Follows: **30 Days Net**
(We Accept Cash, Check, AMX, MC, Visa)

Accepted By: _____

Dated: _____

Printed Name & Title: _____



DOOR PRODUCTS

1701 Mill St. Po Box 20004 Tallahassee, FL 32316 (850) 681-0849 (850) 222-2951 fax

PROPOSAL

TO: ALLSTATE

JOB: MEETING RM 412 RENOV. / 4TH FLOOR KNOTT BLDG

GENTLEMEN: WE ARE PLEASED TO SUBMIT THE FOLLOWING PROPOSAL FOR FURNISHING

1 LOT LABOR AND MATERIAL TO DELETE DOOR UNITS MK# 2 AND 7

- DELETED FROM BASE BID SCOPE OF WORK

MATERIAL / LABOR TOTAL W/ TAX: 2520.00

PROPOSAL ACCEPTED

SUBMITTED BY

Company name: _____

By: ANDY BRYAN _____

By: _____

Date: 6/17/20

**Guaranteed Maximum Price Amendment to
Contract between Owner and Construction Manager
For the ~~Capitol Bldg 2nd Floor &~~ Knott Bldg Meeting Room 412 Renovations**

Pursuant to the Contract Between Owner and Construction Manager for the ~~Capitol Bldg 2nd Floor &~~ Knott Bldg Meeting Room 412 Renovations, the Parties agree to amend the Contract to establish a Guaranteed Maximum Price (GMP). The GMP is the amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work.

The Contract Sum is guaranteed by the Construction Manager not to exceed Three million, ninety-three thousand, eight hundred and twenty-eight dollars (\$3,093,828), subject to additions and deductions by Change Order as provided in the Contract.

Attached hereto are the following documents included in this GMP Amendment and upon which the GMP Amendment is based:

- Itemized Statement of the GMP, dated March 20, 2020, organized by trade categories, allowances, contingencies, alternates, the CM Fee and other items that comprise the GMP (total of 5 pages).
- GMP Review Notes & Clarifications and Responses (total of 2 pages).
- Construction Schedule, Attachment (3 pages).
- List of Documents, Attachment (3 pages).
- Supplier Quotations, Attachment (total of 1 page).

The date of Substantial Completion is September 7, 2020.

Executed by the Parties below:

Allstate Construction, Inc.

By: 

Date: 3.20.20

The Florida Senate

By: 

Date: 23 MAR 2020



March 19, 2020

ATTN: Mr. Reynold Meyer
The Florida Senate
Suite 409, The Capitol
404 S. Monroe Street
Tallahassee, FL 32399
Email: Meyer.Reynold@flsenate.gov

Re: GMP Proposal
Project: Florida Senate Knott Meeting Room 412 Renovations

Dear Mr. Meyer,

Enclosed is our GMP (Guaranteed Maximum Price) Proposal for the FL Senate Knott Room 4th Floor Renovations project. This GMP is based on the documents prepared by Hicks Nation Architects Inc. as referenced in the attached List of Documents, and Allstate's clarifications which are also attached to this proposal.

The GMP for the work totals \$3,093,828, which includes contingency totaling \$137,366.

We look forward receiving approval of the GMP in order to begin the procurement process.

Please let us know if you need any additional information.

Sincerely,

ALLSTATE CONSTRUCTION, INC.

Brian Marconnet
Project Manager



Florida Senate
Knott Meeting Room 412 Renovations

Guaranteed Maximum Price (GMP)



Guaranteed Maximum Price (GMP)

Florida Senate
Knott Room 4th Floor Renovations

TABLE OF CONTENTS

Itemized Statement of GMP (aka Detailed Estimates)

- Knott Building 4th Floor Renovations

GMP Review Notes & Clarifications

- Knott Building 4th Floor Renovations

Schedule

List of Documents

Attachments:

- Music Masters' Proposal for Audio Visual – Knott 4th Floor

Group	Phase	Phase	Description	Quantity	Total Cost/Unit	Total Amount
01000.00			GENERAL REQUIREMENTS			
	01310.000		Project Management & Coordination			
		01310.000	Superintendent	30.31 week	2,635.81 /week	79,891
		01310.000	Project Manager	30.31 week	2,145.60 /week	65,033
		01310.000	Project Engineer - Not Included	- /sum	0.00 /sum	0
		01310.000	Operations Assistant - 2.5 days/week	15.16 week	1,432.78 /week	21,721
		01310.000	Director of Operations - 0.5 day/week	3.03 week	3,158.80 /week	9,571
		01310.000	Safety	7.00 trip	500.00 /trip	3,500
		01310.000	Accounting - 0.5 day/month	0.76 week	1,490.00 /week	1,132
			Project Management & Coordination			180,849
	01310.200		Preconstruction Services			
		01310.200	Preconstruction	2.00 /sum	7,500.00 /sum	15,000
			Preconstruction Services			15,000
	01311.000		Travel & Housing			
		01311.000	Superintendent Vehicle	30.31 week	277.00 /week	8,396
		01311.000	Project Manager Vehicle	30.31 week	277.00 /week	8,396
			Travel & Housing			16,792
	01322.600		Copying & Reproduction			
		01322.600	Drawings & Specs	23.00 set	107.50 /set	2,473
		01322.600	Submittals - by E-Mail	- /sum	0.00 /sum	0
		01322.600	Progress Reports - by E-Mail	- /sum	0.00 /sum	0
			Copying & Reproduction			2,473
	01323.000		Photographic Documentation			
		01323.000	Construction Photographs - by E-Mail	- /sum	0.00 /sum	0
		01323.000	Existing Conditions Video	1.00 each	53.75 /each	54
			Photographic Documentation			54
	01330.000		Submittals			
		01330.000	Coordination Drawings	24.00 hour	115.00 /hour	2,760
			Submittals			2,760
	01350.000		Special Procedures			
		01350.000	ID Card Printer & Supplies - Included	- /sum	0.00 /sum	0
		01350.000	Background Checks - Included	- /sum	0.00 /sum	0
	01410.000		Permits			
		01410.000	Building Permit - Not Included	- /sum	0.00 /sum	0
		01410.000	DMS Permit	1.00 /sum	12,000.00 /sum	12,000
			Permits			12,000
	01452.000		Testing Laboratory Services			
		01452.000	Construction Materials Testing - Not Included	- /sum	0.00 /sum	0
	01510.000		Temporary Utilities			
		01510.000	Temp Electricity Service - by Owner	- /sum	0.00 /sum	0
		01510.000	Temp Fire Protection	3.27 each	53.75 /each	176
		01510.000	Temp Telephone Service - Not Included	- /sum	0.00 /sum	0
		01510.000	Cellular Telephone	7.00 /sum	200.00 /sum	1,400
		01510.000	Copy-Scan-Fax Machine - Not Included	- /sum	0.00 /sum	0
		01510.000	Temp Water Service - by Owner	- /sum	0.00 /sum	0
			Temporary Utilities			1,576
	01523.000		Field Office			
		01523.000	First Aid & Safety Supplies	7.00 /sum	32.25 /sum	226
			Field Office			226
	01529.000		Sanitary Facilities			
		01529.000	Temp Toilets - Not Included	- /sum	0.00 /sum	0
		01529.000	Ice, Water, Cups	7.00 /sum	23.65 /sum	166
			Sanitary Facilities			166
	01560.000		Temporary Barriers			
		01560.000	Temp Dust Barrier - Zip Wall - Not Included	- /sum	0.00 /sum	0
		01560.000	Temp Dust Barrier - Sticky Mats	27.00 /sum	96.75 /sum	2,612
		01560.000	Temp Doors - Not Included	- /sum	0.00 /sum	0
		01560.000	Temp Partitions	20.00 /sum	239.50 /sum	4,790
		01560.000	Temp Floor Protection	9,795.00 /sum	0.67 /sum	6,583
		01560.000	Temp Signs	1.00 /sum	215.00 /sum	215
		01560.000	Temp Covering at Furniture	9,795.00 /sum	0.05 /sum	526
		01560.000	Temp Elevator Wall & Floor Protection	1.00 /sum	322.50 /sum	323
			Temporary Barriers			15,049
	01570.000		Temporary Controls			
		01570.000	Temp Air Scrubbers	9,795.00 /sum	0.61 /sum	6,000
			Temporary Controls			6,000
	01611.300		Software Licensing			

Group	Phase	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	01611.300		Software Licensing			
		01611.300	Project Management Software	1.00 lsum	4,794.00 /lsum	4,794
			Software Licensing			4,794
	01732.900		Cutting & Patching			
		01732.900	Patching & Preparation	9,795.00 sqft	0.96 /sqft	9,437
			Cutting & Patching			9,437
	01740.000		Cleaning			
		01740.000	Clean Up & Safety - 5 days/week	25.98 week	800.00 /week	20,784
		01740.000	Dumpster Pull Fee	9.80 each	403.13 /each	3,951
		01740.000	Final Cleaning	9,795.00 sqft	0.99 /sqft	9,716
			Cleaning			34,451
	01780.000		Closeout			
		01780.000	As-Built Documents - Mylars - Not Required	- lsum	0.00 /lsum	0
		01780.000	As-Built Documents - Photocopies	2.00 set	107.50 /set	215
		01780.000	As-Built Documents - PDFs	1.00 set	107.50 /set	108
			Closeout			323
			GENERAL REQUIREMENTS			301,948
02000.00			EXISTING CONDITIONS			
0						
	02210.000		Site Surveys			
		02210.000	"Field Verify..."	24.00 hour	165.00 /hour	3,960
			Site Surveys			3,960
	02260.000		Hazardous Material Testing			
		02260.000	Asbestos Survey & Testing - Not Included	- lsum	0.00 /lsum	0
		02260.000	Asbestos Air Monitoring & Clearance Testing - Not Included	- lsum	0.00 /lsum	0
	02419.000		Selective Demolition			
		02419.000	Selective Demolition	1.00 lsum	29,200.00 /lsum	29,200
		02419.000	Additional Demolition	1.00 lsum	4,870.00 /lsum	4,870
			Selective Demolition			34,070
	02800.000		Hazardous Materials			
		02800.000	Asbestos Abatement - Not Included	- lsum	0.00 /lsum	0
			EXISTING CONDITIONS			38,030
03000.00			CONCRETE			
0						
	03310.000		Concrete			
		03310.000	Concrete	625.00 sqft	31.04 /sqft	19,397
			Concrete			19,397
			CONCRETE			
05000.00			METALS			
0						
	05430.000		Metal Strut Framing			
		05430.000	Metal Strut Framing - in Gypsum Board	- lsum	0.00 /lsum	0
	05520.000		Steel Railings			
		05520.000	Steel Railings	1.00 lsum	5,800.00 /lsum	5,800
			Steel Railings			5,800
			METALS			
06000.00			WOOD & PLASTICS			
0						
	06105.000		Rough Carpentry			
		06105.000	Wall Blocking - in Gypsum Board	- lsum	0.00 /lsum	0
	06410.000		Architectural Cabinets			
		06410.000	Cabinets & Trim	1.00 lsum	373,800.00 /lsum	373,800
		06410.000	Cabinets & Trim	1.00 lsum	17,003.00 /lsum	17,003
		06410.000	Replace Existing Wood Trim	1.00 lsum	3,750.00 /lsum	3,750
		06410.000	Replace Existing Wood Trim	1.00 lsum	539.00 /lsum	539
		06410.000	Allowance - Design Knee Wall Structural Supports	1.00 lsum	5,000.00 /lsum	5,000
			Architectural Cabinets			400,092
			WOOD & PLASTICS			
07000.00			THERMAL & MOISTURE			
0						
	07520.000		Membrane Roofing			
		07520.000	Membrane Roofing	1.00 lsum	7,500.00 /lsum	7,500

Group	Phase	Phase	Description	Quantity	Total Cost/Unit	Total Amount
			Membrane Roofing			7,500
	07810.000		Sprayed Fireproofing			19,590
		07810.000	Sprayed Fireproofing	9,795.00 sqft	2.00 /sqft	19,590
			Sprayed Fireproofing			
	07840.000		Firestopping			0
		07840.000	Firestopping - Not Included	- lsum	0.00 /lsum	0
			THERMAL & MOISTURE			27,090
08000.00 0			OPENINGS			
	08110.000		Doors, Frames & Hardware			
		08110.000	Doors, Frames & Hardware	1.00 lsum	30,180.00 /lsum	30,180
		08110.000	Doors & Frames 11, 12, 13	1.00 lsum	3,290.00 /lsum	3,290
		08110.000	Allowance - Additional Committee Room Doors	1.00 lsum	15,000.00 /lsum	15,000
			Doors, Frames & Hardware			48,470
			OPENINGS			48,470
09000.00 0			FINISHES			
	09290.000		Gypsum Board			
		09290.000	Gypsum Board	1.00 lsum	249,224.00 /lsum	249,224
		09290.000	Additional Patching	1.00 lsum	8,960.00 /lsum	8,960
		09290.000	Concealed Backing	1.00 lsum	32,630.00 /lsum	32,630
		09290.000	Video Wall Support Framing	1.00 lsum	7,500.00 /lsum	7,500
		09290.000	Additional Ceiling Replacement	1.00 lsum	16,320.00 /lsum	16,320
		09290.000	Additional Raised Platform Framing	1.00 lsum	8,580.00 /lsum	8,580
		09290.000	Allowance - Patch Pre-Existing Voids	9,795.00 sqft	5.00 /sqft	48,975
			Gypsum Board			372,189
	09510.000		Acoustical Ceilings			
		09510.000	Acoustical Ceiling	1.00 lsum	31,120.00 /lsum	31,120
		09510.000	Additional Ceiling Replacement	1.00 lsum	3,800.00 /lsum	3,800
		09510.000	Acoustical Insulation - Not Included	- lsum	0.00 /lsum	0
			Acoustical Ceilings			34,920
	09680.000		Carpeting			
		09680.000	Carpet & Resilient Flooring	1.00 lsum	50,715.00 /lsum	50,715
		09680.000	Allowance - President's Office Carpet Replacement	1.00 lsum	67,537.00 /lsum	67,537
			Carpeting			118,252
	09840.000		Acoustical Wall Panels			
		09840.000	Acoustical Wall Panels	40.00 sqft	125.00 /sqft	5,000
			Acoustical Wall Panels			5,000
	09910.000		Painting			
		09910.000	Painting	1.00 lsum	11,578.00 /lsum	11,578
		09910.000	Painting	1.00 lsum	4,922.00 /lsum	4,922
		09910.000	Sand & Stain Existing Wood Trim - Replace Instead	- lsum	0.00 /lsum	0
			Painting			16,500
			FINISHES			546,861
10000.00 0			SPECIALTIES			
	10050.000		Specialties			
		10050.000	Building Accessories - Not Included	- lsum	0.00 /lsum	0
	10441.300		Fire Extinguishers & Cabinets			
		10441.300	Fire Extinguishers & Cabinets - Not Included	- lsum	0.00 /lsum	0
11000.00 0			EQUIPMENT			
	11400.000		Food Service Equipment			
		11400.000	Food Service Equipment	1.00 lsum	50,000.00 /lsum	50,000
			Food Service Equipment			50,000
			EQUIPMENT			50,000
12000.00 0			FURNISHINGS			
	12210.000		Window Treatment			
		12210.000	Window Shades - Not Included	- lsum	0.00 /lsum	0
	12460.000		Furnishing Accessories			
		12460.000	Existing Furniture Move-Out & Dispose	9,795.00 sqft	0.20 /sqft	2,000
		12460.000	New Office Furnishing & Accessories - Not Included	- lsum	0.00 /lsum	0

Group	Phase	Phase	Description	Quantity	Total Cost/Unit	Total Amount
			Furnishing Accessories			2,000
	12610.000		Fixed Seating			
		12610.000	Fixed Seating	1.00 Isum	71,345.00 /Isum	71,345
			Fixed Seating			71,345
			FURNISHINGS			73,345
21000.000			FIRE PROTECTION			
	21130.000		Fire Sprinkler System			
		21130.000	Fire Sprinkler System	1.00 Isum	23,495.00 /Isum	23,495
			Fire Sprinkler System			23,495
			FIRE PROTECTION			23,495
22000.000			PLUMBING			
	22010.000		Plumbing			
		22010.000	Plumbing	1.00 Isum	18,000.00 /Isum	18,000
		22010.000	Video Inspecting, Smoke Testing	1.00 Isum	4,000.00 /Isum	4,000
		22010.000	Allowance - Pre-Existing Pipe Locations, Sizes & Elevations	1.00 Isum	3,000.00 /Isum	3,000
			Plumbing			25,000
			PLUMBING			25,000
23000.000			HVAC			
	23010.000		HVAC			
		23010.000	HVAC	1.00 Isum	137,734.00 /Isum	137,734
			HVAC			137,734
	23090.000		HVAC Control System			
		23090.000	HVAC Control System	1.00 Isum	5,546.00 /Isum	5,546
			HVAC Control System			5,546
			HVAC			143,280
26000.000			ELECTRICAL			
	26010.000		Electrical			
		26010.000	Electrical	1.00 Isum	320,761.00 /Isum	320,761
		26010.000	Under-Carpet Wireway	1.00 Isum	3,300.00 /Isum	3,300
			Electrical			324,061
	27100.000		Structured Cabling System			
		27100.000	Voice & Data Cabling System	1.00 Isum	23,902.00 /Isum	23,902
			Structured Cabling System			23,902
	27324.300		Radio Communications System			
		27324.300	Public Safety BDA-DAS - Not Included	- Isum	0.00 /Isum	0
	27400.000		Audio-Video System			
		27400.000	Audio-Video System	1.00 Isum	628,757.00 /Isum	628,757
			Audio-Video System			628,757
	28100.000		Access Control System			
		28100.000	Allowance - Access Control System	1.00 Isum	10,000.00 /Isum	10,000
			Access Control System			10,000
	28260.000		Duress Alarm System			
		28260.000	Capitol Police Signaling System	1.00 Isum	5,000.00 /Isum	5,000
			Duress Alarm System			5,000
	28310.000		Fire Alarm System			
		28310.000	Fire Alarm System	1.00 Isum	19,743.00 /Isum	19,743
			Fire Alarm System			19,743
			ELECTRICAL			1,011,463

Estimate Totals

Description	Amount	Totals	Rate
Gen Liability - Div 1	1,520		0.705 %
Gen Liability - Subcontracts	3,442		0.143 %
Gen Liability - Div 2-33			11.269 %
Bldrs Risk Insurance	3,867		0.125 %
P&P Bond	24,222		
Contingency	137,366		5.000 %
Overhead & Profit	209,140		7.250 %
Total		3,093,828	

**Florida Senate Knott Building Fourth Floor Renovation
GMP Review Notes & Clarifications
Allstate Construction, Inc.
March 19, 2020**

General

Submittals

1. To maintain the construction schedule, submittals must be completely "processed" in accordance with the contractor's submittal schedule (page-1/013300).
2. PDF submittals by e-mail are included instead of printed copies (page 3/01300).
3. Compliance with FAC 6A-2 is not included (page-4/01300).
4. Compliance with SREF is not included (page-4/09900).

Permits

5. DMS permit fees is included.
 - State Fire Marshal, City of Tallahassee and other governmental permits or fees are not included (page 1/01300, page 3/15010, page 5/16010).

Testing

6. Construction materials sampling, testing and inspecting are not included (01400).

Cutting & Patching

7. Regarding patching of existing surfaces, if you look for it then you will find it.
 - Complete elimination of evidence is not included (page-3/01045).
8. Closure of unknown pre-existing voids allowance (labor and material) is included pending ceiling and wall demolition (General Note-5/A-2.1).

Insurance

9. Insurance and payment & performance bond costs are lump-sum amounts.
10. If incurred, insurance deductibles, including builder's risk insurance deductibles, are not included.

Existing Conditions

11. Asbestos, lead, mercury, PCB, mold, radon or other hazardous, toxic or pollutant materials survey, testing or abatement is not included (page-2/02070).

General

12. Materials are not completely urea formaldehyde-free (page 3/01010).

Railings

13. Steel railings are included (page 1/05521).
 - Aluminum railings are not included (page 8/05521).

Cabinets

14. Doors nos. 4 and 5 are straight, not curved (A-3.3).
15. Woodwork is Lyptus instead of Walnut (4, C/12356; 3, A1 1, a/12356; 4, C, 1/12356).
16. Casework construction and installation are in accordance with AWI standards.
 - Private, third-party AWI QCP certificates, labels or construction and installation by an AWI member is not included (5, C, a/12356; 3, C, 1/12356).

Gypsum Board

17. Fire-retardant-treated wood blocking is included within metal stud framed partitions (General Note-1/A-2.1 versus page 4/06100).

Acoustical

18. Sound attenuation insulation is not included at acoustical ceilings (1/A-4.2, 2/A-4.2, 3/A-4.2) (07210, typ.).

Flooring

19. LVT is 6-inches wide (2.1, A/09660)
20. Floor polishing is not included (2.2, C/09660; 3.3/09660; page 4/09678).
21. Rolled carpets are included instead of carpet tiles (09680).
22. Carpet installation is in accordance with FCIB standards (page 1/09680).
 - Installation by private, third-party FCIB "certified" installer is not included.
23. An allowance is included for carpet replacement in the Senate President's Office Suite.

Painting

24. Epoxy coatings are not scheduled or included (09800).

Equipment

25. Neither contractor's warranty nor manufacturer's warranty is included for residential-style appliances used in a commercially-permitted building (Mark-E on Kitchen Equipment/A-2.2).

Plumbing

26. Confirmation of unknown pipe locations, sizes and invert elevations allowance (labor and material) is included pending demolition (New Work Keynote-5/P-2.0).

HVAC

27. The "mechanical contractor" instead of the "construction manager" will contract with the TAB company (Test, Adjust & Balance...Note-1/M-1.0, typ.).

Electrical

28. The caulk joints between the flat access panels and curved gypsum board will be noticeable (1/E-2.2).
29. Under-carpet wire-way equal to Connectrac for circuit 4LPA-28, 30 and parallel voice & data cabling and sound reinforcement system cabling is included instead of demolishing and replacing meeting room ceiling below (1/E-2.2).

Audio Video

29. Audio-video system is included only as detailed in Music Masters' February 19, 2020 1-page proposal.

CONSTRUCTION SCHEDULE

March 19, 2020

Reference attached Construction Schedule for the Work dated March 19, 2020 (3 pages).

Summary as follows:

Task	Knott Building
Start of on-site Construction	March 30, 2020
Duration (calendar days)	161
Substantial Completion	September 7, 2020

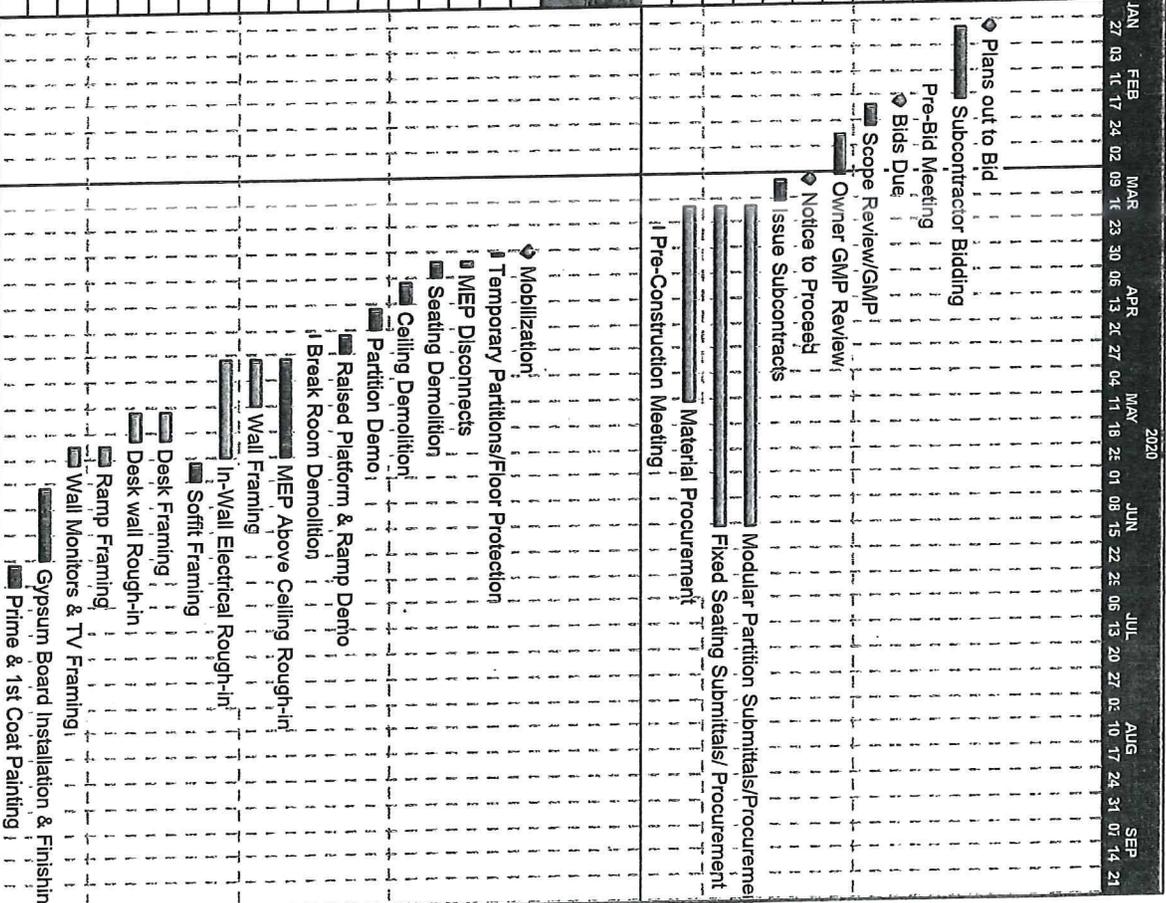
Preconstruction

Description	Orig Dur	Percent Complete	Early Start	Early Finish
Plans out to Bid	0	100	29JAN20 A	18FEB20 A
Subcontractor Bidding	15d	100	29JAN20 A	12FEB20 A
Pre-Bid Meeting	1d	100	12FEB20 A	18FEB20 A
Bids Due	0	100	19FEB20 A	25FEB20 A
Scope Review/GMP	5d	100	27FEB20 A	10MAR20
Owner GMP Review	7d	71	11MAR20	17MAR20
Notice to Proceed	0	0	11MAR20	16JUN20
Issue Subcontracts	5d	0	18MAR20	16JUN20
Modular Partition Submittals/Procurement	65d	0	18MAR20	12MAY20
Fixed Sealing Submittals/ Procurement	65d	0	18MAR20	12MAY20
Material Procurement	40d	0	24MAR20	24MAR20
Pre-Construction Meeting	1d	0	24MAR20	24MAR20

Construction

Knott Bldg 4th Floor

Description	Orig Dur	Percent Complete	Early Start	Early Finish
Mobilization	0	0	30MAR20	31MAR20
Temporary Partitions/Floor Protection	2d	0	01APR20	03APR20
MEP Disconnects	3d	0	07APR20	08APR20
Seating Demolition	4d	0	07APR20	13APR20
Ceiling Demolition	5d	0	14APR20	20APR20
Partition Demo	5d	0	21APR20	22APR20
Raised Platform & Ramp Demo	2d	0	28APR20	28MAY20
Break Room Demolition	2d	0	28APR20	11MAY20
MEP Above Ceiling Rough-in	20d	0	28APR20	25MAY20
Wall Framing	10d	0	26MAY20	01JUN20
In-Wall Electrical Rough-in	20d	0	12MAY20	20MAY20
Soffit Framing	5d	0	12MAY20	20MAY20
Desk Framing	7d	0	12MAY20	20MAY20
Desk wall Rough-in	7d	0	21MAY20	27MAY20
Ramp Framing	5d	0	21MAY20	27MAY20
Wall Monitors & TV Framing	5d	0	02JUN20	22JUN20
Gypsum Board Installation & Finishing	15d	0	23JUN20	29JUN20
Prime & 1st Coat Painting	5d	0		



Start date 29JAN20
 Finish date 07SEP20
 Data date 09MAR20
 Run date 19MAR20
 Page number 1A
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Allstate Construction, Inc.
Senate 2nd Floor & Knott Bldg Renova

Early bar
 Progress bar
 Critical bar
 Summary bar
 Start milestone point
 Finish milestone point

Description Orig Dur Percent Complete Early Start Early Finish

Description	Orig Dur	Percent Complete	Early Start	Early Finish
Acoustical Ceiling Grid Installation	7d	0	30JUN20	08JUL20
Fire Sprinkler Rough-in	8d	0	09JUL20	20JUL20
Light Fixture Installation	8d	0	09JUL20	20JUL20
HVAC Grilles & Diffuser Installation	8d	0	09JUL20	20JUL20
Above Ceiling Inspection	0	0		20JUL20
Acoustical Ceiling Tile Installation	6d	0	21JUL20	28JUL20
Hearing Assistance Loop	5d	0	29JUL20	04AUG20
Flooring	9d	0	05AUG20	17AUG20
Final Painting	4d	0	18AUG20	21AUG20
Doors & Hardware	4d	0	24AUG20	27AUG20
Fixed Seat Installation	6d	0	18AUG20	25AUG20
Desk Installation	10d	0	18AUG20	31AUG20
Desk Trim out	5d	0	01SEP20	07SEP20
Break Room Cabinets	3d	0	29JUL20	31JUL20
Monitors & TV Installation	7d	0	24AUG20	01SEP20
Substantial Completion	0	0		07SEP20

Knott Bldg 3rd Floor

Demolition	2d	0	23JUN20	24JUN20
Gypsum Patching & Repairs	3d	0	25JUN20	29JUN20
Painting	2d	0	30JUN20	01JUL20
Light Fixture & Diffuser Replacement	2d	0	30JUN20	01JUL20
Ceiling Tile Replacement	1d	0	02JUL20	02JUL20
Flooring	2d	0	03JUL20	06JUL20
Casework Installation	3d	0	07JUL20	09JUL20
Sink Installation	1d	0	10JUL20	10JUL20
Appliance Install	1d	0	10JUL20	10JUL20

Knott Bldg 5th Floor

Demolition	2d	0	17JUL20	20JUL20
Gypsum Patching & Repairs	3d	0	21JUL20	23JUL20
Painting	2d	0	24JUL20	27JUL20
Light Fixture & Diffuser Replacement	2d	0	24JUL20	27JUL20
Ceiling Tile Replacement	1d	0	28JUL20	28JUL20
Flooring	2d	0	29JUL20	30JUL20
Casework Installation	3d	0	31JUL20	04AUG20
Sink Installation	1d	0	05AUG20	05AUG20
Appliance Install	1d	0	05AUG20	05AUG20

Start date 29JAN20
 Finish date 07SEP20
 Data date 09MAR20
 Run date 19MAR20
 Page number 2A
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Allstate Construction, Inc.
Senate 2nd Floor & Knott Bldg Renova

Early bar
 Progress bar
 Critical bar
 Summary bar
 Start milestone point
 Finish milestone point

LIST OF DOCUMENTS

March 19, 2020

1. Music Masters' Proposal for Audio Visual – Knott 4th Floor
2. Addendum 1 prepared by Hicks Nation Architect, Inc. dated February 12, 2020.
3. Drawings for the Florida Senate Knott Meeting Room 412 Renovations, prepared by Hicks Nation Architects, Inc., as follows.

Sheet	Title	Date
G1.1	Title Sheet, Index to Drawings & Location Map	01-21-2020
G1.2	Building Design Summary & Life Safety Plan	01-21-2020
A1.1	4 th Floor Demolition Plan	01-21-2020
A1.2	3 rd & 5 th Floor Demolition Plans	01-21-2020
A1.3	4 th Floor Reflected Ceiling – Demolition Plan	01-21-2020
A1.4	4 th Floor Interior Demolition Elevations	01-21-2020
A2.1	4 th Floor Renovation Plan	01-21-2020
A2.2	3 rd & 5 th Floor Renovation & Reflected Ceiling Plans	01-21-2020
A2.3	4 th Floor Reflected Ceiling Renovation Plan	01-21-2020
A2.4	4 th Floor Interior Renovation Elevations	01-21-2020
A3.1	Room Finish & Doors Schedules, Elevations & Details	01-21-2020
A3.2	Enlarged Break Room Plan & Interior Elevations	01-21-2020
A3.3	Enlarged Member Desk, Lecturn & Desk Plan & Elevations	01-21-2020
A3.4	Enlarged Member Desk, Elevations & Sections	01-21-2020
A3.5	Enlarged Member Desk, Elevations & Sections	01-21-2020
A3.6	Enlarged Ramp Plan, Elevations & Section	01-21-2020
A3.7	Enlarged Lecturn Plan, Elevations & Section	01-21-2020
A4.1	4 th Floor Demolition & Renovation Building Sections	01-21-2020
A4.2	Wall Sections & Details	01-21-2020
M1.0	Mechanical – General Notes	01-21-2020
M1.1	Mechanical – Legend & Schedules	01-21-2020
M2.0	Mechanical – 4 th Floor HVAC Demolition Plan	01-21-2020
M2.1	Mechanical – 4 th Floor HVAC Renovation Plan	01-21-2020
M3.0	Mechanical – 3 rd & 5 th Floor Renovation Plans	01-21-2020
M4.0	Mechanical Details	01-21-2020
P1.0	Plumbing – General Notes & Legend	01-21-2020
P2.0	Plumbing – 3 rd , 4 th and 5 th Floor Plumbing Plans	01-21-2020
FP1.0	Fire Protection – General Notes & Legend	01-21-2020
FP2.0	Fire Protection – 4 th Floor Demolition Plan	01-21-2020
FP2.1	Fire Protection – 4 th Floor New Work Plan	01-21-2020

FP3.0	Fire Protection – 5 th Floor Demolition Plan	01-21-2020
FP3.1	Fire Protection – 5 th Floor New Work Plan	01-21-2020
E1.0	Electrical – Legend & Abbreviations	01-21-2020
E1.1	Electrical – General Notes	01-21-2020
E2.0	Electrical – 4 th Floor Demolition Plan	01-21-2020
E2.1	Electrical – 4 th Floor Demolition Plan	01-21-2020
E2.2	Electrical – 4 th Floor New Work Power Plan	01-21-2020
E2.3	Electrical – 4 th Floor New Work Lighting Plan	01-21-2020
E3.0	Electrical – 3 rd & 5 th Floor Demolition & New Work	01-21-2020
E3.1	Electrical – 5 th Floor & Roof Demolition & New Work	01-21-2020
E4.0	Electrical – Lighting Fixture Schedule	01-21-2020
E4.1	Electrical – Lighting Details	01-21-2020
E4.2	Electrical – Lighting Details	01-21-2020
E4.3	Electrical – Lighting Details	01-21-2020
E6.0	Electrical – Panel Schedules	01-21-2020
E7.0	Electrical – Single Line Diagrams	01-21-2020
E8.0	Electrical – Details	01-21-2020
E8.1	Electrical – Details	01-21-2020

4. Specifications for the Florida Senate Knott Meeting Room 412 Renovations, prepared by Hicks Nation Architects, Inc., as follows.

Section	Title	Date
01010	Summary of Work	01-21-2020
01040	Coordination	01-21-2020
01045	Cutting and Patching	01-21-2020
01200	Project Meetings	01-21-2020
01300	Submittals	01-21-2020
01400	Quality Control Services	01-21-2020
01500	Temporary Facilities	01-21-2020
01600	Materials and Equipment	01-21-2020
01631	Product Substitutions	01-21-2020
01700	Project Closeout	01-21-2020
01740	Warranties and Bonds	01-21-2020
02070	Selective Demolition	01-21-2020
05521	Pipe & Tube Railings	01-21-2020
06100	Rough Carpentry	01-21-2020
06400	Architectural Woodwork	01-21-2020
07210	Building Insulation	01-21-2020
07901	Joint Sealants	01-21-2020
07950	Joint Fillers & Gaskets for Firestopping	01-21-2020

08110	Steel Doors & Frames	01-21-2020
08211	Flush Wood Doors	01-21-2020
08305	Access Doors	01-21-2020
08700	Door Hardware	01-21-2020
08800	Glass & Glazing	01-21-2020
09255	Gypsum Board Assemblies	01-21-2020
09511	Acoustical Panel Ceilings	01-21-2020
09520	Acoustical Wall Panels	01-21-2020
09660	Resilient Tile Flooring	01-21-2020
09678	Resilient Wall Base & Accessories	01-21-2020
09680	Carpet	01-21-2020
09800	Special Coatings	01-21-2020
09900	Painting	01-21-2020
10264	Bullet Resistant Panels	01-21-2020
12356	Casework	01-21-2020
12500	Fixed Seating	01-21-2020
15010	Mechanical General Provisions	01-21-2020
15300	Fire Protection Sprinklers	01-21-2020
15400	Plumbing	01-21-2020
15761	Ductless Split Systems	01-21-2020
15891	Metal & Flexible Ductwork	01-21-2020
15980	Test & Balance	01-21-2020
16010	Electrical – General Provisions	01-21-2020
16100	Basic Materials & Methods	01-21-2020
16261	Static Uninterruptible Power Supply Systems	01-21-2020
16500	Lighting	01-21-2020

MusicMasters

1114 N. Monroe Street
Tallahassee FL 32303

(850) 222-7517

PROPOSAL

PROPOSAL	DATE
669219	02/19/2020 5:40p
ACCT	EMPL ID
50861	LES
PO	EXPIRES
412k Summary	03/20/2020

Bill To: Allstate Construction Inc.
5714 Tower Rd.
Tallahassee FL 32303

Ship To: Allstate Construction Inc.
5714 Tower Rd.
Tallahassee FL 32303

QTY	SKU#	DESCRIPTION	PRICE EA	TOTAL
1	PRESS A/V	Press video/audio outputs	5400.00	5400.00
1	SIDE MONITORSX2	Side video monitors (2)	32280.00	32280.00
1	HEARING LOOP	Hearing Loop	10370.00	10370.00
1	VIDEO WALL X2	Planar DX 1.8 seamless video wall (2)	359744.00	359744.00
1	ROOM-CONTROLX2	Control points	13300.00	13300.00
1	CONFERENCE ARES	Conference areas 412C/D/ Break,	49896.00	49896.00
1	SPK SYSTEM	Speaker System	48200.00	48200.00
1	MICS/CUSTOM/HDW	Sound Reinforcement & Production	65700.00	65700.00

A/V 412K

All prices are valid up to 30 days from date listed at the top of this proposal. After 30 days you will need to verify prices with a sales associate and receive a new proposal.

	SUBTOTAL	584890.00
	State Sales	43866.75
	TOTAL	628756.75

**Contract Between Owner and Construction Manager for the ~~Senate Office Building~~
Renovation Capitol Building 2nd Floor & Knott Building Renovations**

This Contract is by and between the Florida Senate (Senate or Owner) and Allstate Construction, Inc., 5718 Tower Road, Tallahassee, FL 32303 (Construction Manager or CM), together collectively known the "Parties,":

WHEREAS, the Senate is in need of construction management services for a minor renovation project in the Capitol Building and the ~~Pepper Building~~ Knott Building (the Project),

WHEREAS, the Senate has entered into a contract with Hicks Nation Architects, Inc., to provide architectural, consulting, and construction administration services for the Project;

WHEREAS, the Construction Manager submitted a proposal to a competitive solicitation released by Florida State University (FSU) and was awarded a Continuing Service Agreement between Owner and Construction Manager with Florida State University for minor construction projects estimated to be less than \$2 million (Agreement), which is in effect through June 30, 2019;

WHEREAS, section 12.8 of the Agreement allows other governmental entities to access the Agreement and allows those entities to contract directly for services at the terms and conditions contained therein as an independent agreement amongst those parties;

WHEREAS, 6.4.3(2), *Joint Policies and Procedures of the Presiding Officers* (2018), allows for the use of the Agreement for the purchase of construction management services as an exemption from a formal competitive solicitation as it is a purchase from contracts approved by any other governmental unit in the State;

NOW THEREFORE, for good and valuable consideration and of the mutual promises and representations set forth herein, the Senate and the Construction Manager enter into this Contract for construction management services pursuant to the Agreement, and agree as follows:

Definitions

Terms capitalized are those which are specifically defined herein, as follows:

"Construction Documents" means those drawings, specifications, and other supplemental instructions provided by the Architect regarding the Project.

"Construction Team" means the CM, the Owner, and the Architect who will work cooperatively as a team through construction completion. The CM will provide leadership to the Construction Team on all matters relating to construction and the Architect will provide leadership to the Construction Team on all matters relating to design.

"Contract Documents" consist of this Contract, Drawings, Specifications, and duly authorized and executed amendments between the parties, all of which form the Contract and are as fully a part of the Contract as if attached hereto. Upon the Owner's acceptance of the CM's Guaranteed Maximum Price, the Contract Documents will also include the Guaranteed Maximum Price Amendment.

"Contract Sum" means the Cost of the Work plus the CM fee, as defined herein below.

"Drawings" are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, diagrams, and architectural supplemental instructions.

"Specifications" are that portion of the Contract Documents consisting of the written requirements for materials, equipment, construction systems, standards, and workmanship for the Work and performance of related services.

"Subcontractor" is a person or entity who has a direct contract with the CM to perform a portion of the Work.

"Work" means the construction and services required herein and includes all other labor, materials, equipment and services provided or to be provided by the CM to fulfill the CM's obligations.

Contract Documents and Order of Precedence

This Contract is issued under the authority found in section 12.8 of the Agreement between Owner and Construction Manager for Minor Construction Projects with Florida State University (Agreement). This Contract should be read harmoniously and in conjunction with that Agreement. In the event of a conflict between the FSU Agreement and this Contract, this Contract shall be take

precedence.

Project

The CM will provide all services necessary for the renovation of the Senate Appropriations Suite located on the second floor of the Capitol Building and room 412 of the Knott Building (Project) as contained in the Drawings. Both the Capitol Building and the Knott Building are located within the Capitol Complex (Project Site).

Contract Term

This Contract is effective upon the last day of execution by the parties and will extend through the completion of the Project and any applicable warranty period of the Work.

Architect as Project Manager

The Senate has hired Hicks Nation Architects, Inc., as the Project Manager (PM), and to represent the Owner during the Contract Term. The Architect will provide administration of the Contract and will be the Owner's representative during construction and throughout the warranty period. The Architect will have authority to act on behalf of the Owner as provided herein.

The Architect will visit the Project Site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the completed Work and to determine if the Work is being performed in accordance with the Contract. The Architect will perform intensive construction administration which will include weekly meetings, observations, and/or inspections of the Project during the Construction phase of the Work. The Architect will provide, on a daily basis if needed, interpretations and clarifications regarding the construction drawings.

The Architect is not responsible for construction means, methods, techniques, procedures, or for safety precautions or programs as those are solely the CM's responsibility.

The Owner and the CM shall endeavor to communicate through the Architect.

The Architect will interpret and decide matters concerning performance under the Contract, as provided herein, and on the written request of the Owner or the CM.

Scope of Services

The Construction Manager's services include preconstruction and construction services for the Project.

- **Preconstruction Phase**

These services include:

1. Review design during the development of drawings. The CM shall advise on site use and improvements, selection of materials, building systems and equipment, and methods of Project delivery. The CM shall provide recommendations on relative feasibility of construction methods, availability of materials and labor, time requirements for procurement, installation, and construction and factors related to cost, including, but not limited to, costs of alternative designs or materials, preliminary budgets and possible economies.
2. Project Schedule. The CM shall provide to the Architect and the Owner an electronic Project Schedule that coordinates and integrates the CM's services, the Architect's services, and the Owner's responsibilities with anticipated construction schedules. The CM shall update this schedule periodically.
3. Construction Cost. The CM shall prepare for the Owner's approval a detailed estimate of Construction Cost, in electronic format, developed by using estimating techniques, which anticipate the various elements of the Project and based on the Drawings prepared by the Architect. The CM shall update and refine this estimate periodically as the Architect prepares Construction Documents and the CM shall advise the Owner and the Architect if it appears that the construction cost may exceed the Project budget.
4. Coordinate Contract Documents. The CM shall consult with the Owner and the Architect regarding Drawings and Specifications as they are being prepared, and recommending alternative solutions whenever design details affect construction feasibility, cost, or schedules.
5. Construction Schedule. The CM shall develop a Project Construction Schedule providing for all major elements such as phasing of construction and times of commencement and completion required of each Subcontractor. The CM shall provide the Project Construction Schedule for each set of bidding documents and develop a plan for the phasing of

construction. The CM shall establish a schedule for the purchase of materials and equipment requiring long lead-time procurement, and coordinate the schedule with the preparation of portions of the Contract Documents by the Architect. The CM should expedite and coordinate delivery of these purchases.

The CM shall advise the Owner and the Architect as to the separation of the Project into contracts for various categories of Work. The CM shall provide analysis of the types and quantities of labor required for the Project and review the availability of appropriate categories of labor required for critical phases. The CM should develop bid packages designed to minimize adverse effects of labor shortages. The CM should make recommendations for prequalification criteria for bidders and develop bidders' interest in the Project and establish bidding schedules.

6. Weekly Meetings. The CM shall schedule and conduct weekly meetings of the Construction Team, and promptly prepare and distribute minutes of those meetings to the Construction Team.
7. Guaranteed Maximum Price (GMP). Based upon Drawings and Specifications produced by the Architect, the CM shall develop a GMP Proposal(s), including the Project Construction Schedule, itemized by Subcontractor, for phases of Work as required by the Owner. All assumptions made by the CM in the development of the GMP Proposal shall be specifically listed in the GMP Proposal(s), and the GMP will not be adjusted due to assumptions made by the CM but are not included in the GMP Proposal(s). If the GMP Proposal is accepted by the Owner, an Amendment to this Contract will be executed which will establish the GMP, Contract Time, and liquidated damages for each phase of the Work. Performance and Payment Bonds will be executed simultaneously with the GMP Amendment.

If the GMP Proposal is not accepted by the Owner, the Owner will notify the CM in writing and the CM will then recommend adjustments to the Work through value engineering. The Construction Team will discuss and negotiate these

recommendations. If an acceptable GMP is not developed, negotiations may be terminated and the Contract terminated for convenience by the Owner.

The CM shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the issuance of the Notice to Proceed for the commencement of the Construction Phase, unless the Owner provides prior written authorization for such costs.

- **Construction Phase**

The Construction Phase shall commence upon the issuance of the Notice to Proceed by the Owner. The Project shall commence no earlier than March 23, 2020. The services include:

1. Subcontractors. The CM shall develop procedures which are acceptable to the Owner for the prequalification of subcontracts. The CM should develop subcontractor interest in the Project and publicly advertise and conduct pre-bid conferences with interested bidders to review the documents.

The CM shall disclose in writing to the Owner all related parties who plan to bid on the Project which share the same or related ownership, management, and/or administration with the CM or its employees. The CM must receive written consent from the Owner prior to accepting a bid from such entity.

The CM shall analyze and evaluate the results of the various bids and estimated amounts and shall prepare for review with the Owner and Architect a bid tabulation analysis and such other supporting data as necessary to properly compare the various bids and their responsiveness to the designed scope of Work. The CM should review in detail with the apparent low and best bidders and attempt to achieve additional savings through negotiation whenever practical.

The CM should prepare and submit written recommendations to the Owner for award of subcontracts. The contract award should be made to that responsible

bidder submitting the lowest responsive bid. The CM will make all bidders aware that Owner is a governmental entity not subject to Ch. 120, F.S., and the procedures for resolution of procurement protests contained in Chapter 120 of the Florida Statutes are inapplicable to this Contract and Project.

The CM shall not contract with a Subcontractor to whom the Owner or Architect has made reasonable and timely objection. The CM has a continuing duty to confirm that the awarded Subcontractor holds the proper license(s) required by the State of Florida. Upon approval of the award by the Owner, the CM will promptly award and execute trade contracts with the Subcontractors. If requested by the Owner or Architect, the CM will provide copies of fully executed subcontracts or other information.

The CM should manage, schedule, and coordinate the Work with the Subcontractors with the activities and responsibilities of the Owner and Architect in order to complete the Project in accordance with the Owner's objectives of cost, time and quality. The CM should develop and maintain a program, acceptable to the Owner and Architect, to assure quality control of the construction. The CM should supervise the Work of all Subcontractors by providing instructions to each when its Work does not conform to the requirements of the plans and specifications and continue to manage each Subcontractor to ensure that corrections are made in a timely manner so as to not affect the efficient progress of the Work. Should disagreement occur between the CM and the Architect over acceptability of the Work and conformance with the requirements of the Contract Documents, the Owner shall be the final judge of performance and acceptability.

The CM shall maintain exclusively the level of staff as agreed upon in the GMP Amendment at the Project site to coordinate and direct the Work and progress of the Subcontractors. The Owner shall have the right to direct the CM to remove or replace any on-site personnel whose performance becomes unsatisfactory to the Owner and will do so without consideration of additional compensation for the replacement.

The CM will require the Subcontractors to produce coordination drawings as may be necessary to properly coordinate the Work, and in coordination with Architect, establish and implement procedures for tracking and expediting the procession of shop drawings and samples.

The CM will schedule and conduct weekly progress meetings with Subcontractors to review such matters as job procedures, construction progress, schedule, shop drawing status, and other information as necessary. The CM will provide prior notice to Owner and Architect of all such meetings and will prepare and promptly distribute minutes to the Owner and Architect.

The CM will review the Project Schedule with the Subcontractors and review or expand the level of detail to incorporate specific Subcontractor input consistent with the overall completion requirements. The CM will regularly monitor and update the Project Schedule as construction progresses and will identify potential variances between schedule and probable completion dates. The CM will make adjustments to the Project Schedule to meet the scheduled completion date for work not started or incomplete.

The CM will provide regular schedule updates and reporting which is included as part of the weekly report and meetings with the Owner and the Architect.

The CM will determine and be responsible for the adequacy of the Subcontractors' personnel and equipment and the availability of materials and supplies to meet the schedule. In consultation with the Owner and Architect, the CM will take necessary corrective actions when requirements of a Subcontractor are not being met.

The CM is responsible for initiating, maintaining, and supervising effective safety programs and requiring similar programs of the Subcontractors. The Occupational Safety and Health Administration of the United States Department of Labor, formed by the Occupational Safety and Health Act of 1970 (OSHA), and its guidelines, shall serve as the basis for construction safety program. The CM will promptly notify the Owner and Architect, in writing, upon receiving notice of filing of any charge of non-compliance

from OSHA, or upon receiving notification that a federal or state inspector shall visit or is visiting the Project site.

The CM, at its weekly meetings with the Subcontractors, will conduct a review of job safety and accident prevention.

2. On-Site Personnel and Procedures. The CM will establish on-site organization and lines of authority in order to carry out the overall plans and identify an on-site staff member to represent the CM, on a daily basis, with authority to negotiate change orders and contract modifications on behalf of the CM.

The CM will establish and implement procedures for coordination among the Owner, Architect, Subcontractors, and the CM, and incorporate them into a project resource manual and will distribute manuals to the Construction Team.

The CM will make provisions for Project security acceptable to the Owner to protect the Project site and materials stored off-site against theft, vandalism, fire, and accidents as required by job and location conditions. Mobile equipment and operable equipment at the Project site, and hazardous parts of new construction subject to mischief, shall be locked or otherwise made inoperable or protected when unattended.

The CM will record the progress of the Project and submit written weekly progress reports at the weekly meetings to the Owner and Architect including information on the Subcontractors' work, the percentage of completion, current estimating, computerized updated weekly Critical Path Method scheduling and project accounting reports, including Estimated Time to Completion and Estimated Cost to Complete. The CM will keep a daily log available to the Owner and Architect and will report and record such additional information as may be requested by the Owner or Architect.

The CM shall be responsible for the removal, encapsulation, transportation and disposal of any hazardous material, including, without limitation, any asbestos or asbestos-related

products that may be required in connection with the Work. Hazardous materials, as described by federal guidelines, brought to the site by the CM or Subcontractors shall remain their responsibility for proper disposal. Any hazardous material not specifically shown on the documents shall be considered a concealed condition and may be the responsibility of the CM in a Change Order increasing the GMP for any additional costs incurred.

The CM shall be responsible for securing any permits from the Florida Department of Environmental Protection, if applicable. The CM is responsible for any penalties or fines incurred due to improper maintenance of permit documentation or of the site.

3. Owner-Furnished Contractor-Installed (OFCI). Whenever OFCI materials or equipment are shipped to the Project site, the CM will notify the Owner, and is responsible for their acceptance, proper storage, and incorporation into the Work provided the scope of the OFCI is included within the GMP.

The Owner may elect to purchase materials and equipment included in any Subcontractor's bid for a portion of the Work directly from the supplier of such materials or equipment in order to achieve sales tax savings as "Direct Purchase Materials." At the time the CM provides the Owner with the bid tabulation analysis (bids will include the cost of all potential Direct Purchase Materials, freight charges FOB project site and applicable sales taxes) as required by this Contract, the CM shall submit to the Owner a list, prepared by applicable Subcontractors, of materials and equipment appropriate for consideration by the Owner as Direct Purchase Materials.

If the Owner elects to purchase any Direct Purchase Materials, it shall so notify the CM, and the CM shall promptly then furnish to the Owner a purchase order request reflecting the Direct Purchase Materials, without the tax, with documentation of advertising required herein, prequalification criteria for the bid, and the quotes from the bidders.

The Owner will review the materials and may purchase materials directly from a supplier. Upon delivery of the Direct Purchase Materials to the Project site, the CM shall ensure that they are as requested and will immediately document receipt of the materials and the content of the shipment and shall forward all paperwork to the Owner. Upon receipt of the documentation, the Owner will take title to the Direct Purchase Materials and the Owner will process any properly prepared invoice from the supplier.

At no additional cost to the Owner, the CM shall continue builder's risk insurance on the Direct Purchase Materials, naming the Owner as the insured or an additional insured.

The CM shall be responsible for satisfying all of its other obligations with respect to the Direct Purchase Materials as if the Direct Purchase Materials had been purchased by it.

4. Accounting and Cost Control. The CM shall maintain an effective system of Project cost control which is satisfactory to the Owner. The CM will revise and refine the initially approved Project Construction budget, incorporate approved changes as they occur, and develop cash flow reports and forecasts as needed. The CM will identify variances between actual and budgeted or estimated costs and advise Owner and Architect whenever projected costs exceed budget or estimate. The Cost Control reports shall be included as part of the weekly project report.

The CM shall maintain a system of accounting consistent with generally accepted accounting principles. The CM shall preserve all accounting records for a period of four years after Project completion. The Owner shall have access to all such accounting records at any time.

The CM will develop an Owner's Contingency budget within the Schedule of Values. Use of these funds will be at the sole discretion of the Owner and may, at the direction of the Owner, be incorporated into a deductive change to the GMP. The CM shall

develop and implement a system for the preparation, review, and processing of contingency modifications and change orders. The CM will recommend necessary or desirable changes to the Owner and Architect, review requests for changes, and submit recommendations to the Owner and Architect. The CM, when requested by the Owner or Architect, will promptly prepare and submit estimates of probable cost for changes proposed in the Work including similar estimates from Subcontractors. If directed by the Owner or Architect, the CM will promptly secure formal written Change Order Proposals from Subcontractors.

Owner's Responsibilities

The Owner has designated the Architect as a representative to act on its behalf. The Architect will monitor the progress of the Work, serve as a liaison with the CM and Owner, receive and process communications and paperwork, and represent the Owner in the day-to-day conduct of the Project. The CM will be notified in writing of any changes to the Owner's Representatives. The Owner may retain a threshold inspector, if required by Chapter 553, F.S.

Guaranteed Maximum Price (GMP)

The CM guarantees that the Contract Sum, as defined herein below, shall not exceed the GMP set forth in the GMP Amendment, as amended from time to time. The GMP will only include those taxes in the Cost of the Work which are legally enacted at the time the GMP is established.

All cost savings for the not-to exceed value of the GMP shall be returned to the Owner as part of the net aggregate savings established when final accounting is submitted upon Final Completion of the Work. "Cost savings" are the net difference obtained by deducting from the Adjusted GMP, the CM Fee, the expended portions of the CM's contingency and the actual expenditures representing the Cost of the Work. Liquidated damages, if any, are different from and are not part of this calculation. Upon completion of the bidding period, the CM's contingency will be adjusted so that it does not exceed 7% of the construction cost. Those savings resulting from favorable bids will be available for the Owner's use immediately following the bidding period. Changes to the GMP funded by these savings are not eligible for additional CM overhead and profit.

Cost of the Work

The Owner agrees to pay the CM for the Cost of the Work through completion of the Work in

addition to the CM Fee. "Cost of the Work" includes the costs actually incurred and paid by the CM, less any reimbursement for scrap value and case or trade discounts, as follows:

1. Subject to prior approval by Owner, wages paid for labor and benefits in the direct employ of the CM to either perform the construction of the Work or supervise or provide administrative assistance in the construction of the Work other than those provided under CM Fee. Wages include straight time and overtime pay and the cost of associated employee benefits. Employee benefits include, but are not limited to, unemployment compensation, social security, compensated absences, and other mandatory and customary contributions and fringe benefits insofar as such costs are based on wages, salaried, or other remuneration paid to the CM's employees. ~~Calculations made to arrive at cost extensions must be shown for each team member (i.e. actual salary rate X number of hours= subtotal, X personnel expense multiplier = total labor cost). The multiplier breakdown must be documented for each individual as provided in the FSU Multiplier Template.~~
2. Cost of all materials, supplies, and equipment incorporated in the Work or stored on-site, including cost of transportation and storage thereof. At the Owner's sole discretion, the Owner may make payment for materials, supplies, and/or equipment stored off-site.
3. Payments made by CM to Subcontractors for their Work performed pursuant to those contracts with the CM.
4. Costs of the premiums for all insurance or bonds including Subcontractor bonds which the CM is required to procure by this contract, or other insurance or bonds subsequently deemed necessary by the CM, and agreed upon by the Owner.
5. Sales, use, gross receipt, or similar taxes related to the Work imposed by any governmental authority and for which the CM is liable.
6. Except for the building permit fee and inspection fees to the Department of Management Services, any other building and permit fee, inspection and filing fees, sewer and water fees, and deposits lost for causes other than then CM's own negligence.
7. Cost of removal and disposal of all debris including clean-up and trash removal.
8. Costs incurred due to an emergency affecting the safety of persons and/or property.

9. Legal costs reasonably and properly resulting from prosecution of the Work for the Owner that are not the result of the CM's own negligence or malfeasance. Legal costs incurred in connection with disputes solely between the CM and Subcontractors are the responsibility of the CM.
10. Costs of temporary electric power, lighting, water, and heat required for the performance of the Work, or required to protect the Work from weather damage.
11. Costs of temporary safety-related protection including barricades and safety equipment, dust control, pest control, installation and operation temporary hoists, scaffolds, ladders and runways, and temporary project signs and costs of permit and fees pursuant to this Contract.
12. Cost of security services.
13. Cost of surveys, measurements, and layout work reasonably required for the execution of the Work.
14. Cost of preparation of shop drawings, coordination plans, photographs, or as-built documents not included in subcontracts.
15. Cost of data processing services required in the performance of the Construction Phase services.
16. All costs for reproduction of documents during construction and project closeout.
17. All costs directly incurred in the performance of the Work and not included in the CM Fee.
18. Cost of deductibles for insurance claims.
19. Cost, including transportation and maintenance, of all materials, supplies, equipment, temporary facilities and hand-tools not owned by the workers which are employed or consumed in the performance of the Work.
20. Rental charges of all necessary machinery and equipment, including hand tools used in the performance of the Work, whether rented from the CM or others, including installation, repairs and replacements, dismantling, removal, costs of lubrication, transportation, and delivery costs thereof.
21. Costs associated with temporary fences, and temporary fire protection, and when

authorized, associated costs for setting up and demobilizing tools sheds.

22. Cost of field employees or other on-site personnel, as approved in the GMP Amendment, or their approved replacements, including the cost of all pension, contributions, hospitalization, vacations, medical insurance, assessments or taxes for such items as unemployment compensation and social security, payroll insurance and taxes attributable to wages and salaries for said field employees, as contained in the FSU Multiplier Breakdown template.

CM Fee

The CM agrees to a 7.25% CM Fee. The CM certifies that all factual unit costs supporting the CM Fee during the Contract Term are accurate, complete, and current.

The CM Fee includes the following:

1. The cost of its home or branch office employees/consultants not at the Project site, including the cost of all pension contributions, hospitalizations, bonus, vacations, medical insurance assessments or taxes for such items as unemployment compensation and social security, payroll insurance, and taxes attributable to wages and salaries and other company overhead expenses for said home office employees. The following labor is excluded from the CM Fee and is included in the Cost of the Work #1 (page 13) Senior Project Manager, Project Manager, Superintendent, & Office Administrator.
2. General operating expenses of the CM's principal and branch offices other than the field office.
3. Any part of the CM's capital expenses, including interest on the CM's capital employed for the Work.
4. Overhead and profit, or general expenses of any kind, except as may be expressly included herein as Cost of the Work.
5. All travel and per diem costs of CM's employees and consultants. All travel costs will be paid in accordance with s. 112.061, F.S.
6. Minor expenses such as telegrams, long distance telephone calls, postage, office supplies, expressage, and similar items in connection with the Work.
7. All costs incurred during the guarantee period after construction.

Adjustments to the CM Fee will be made as follows:

1. Adjustment due to Changes in the Work shall be made as described below.
2. For delays in the Work caused by the Owner, the CM shall be entitled to additional fee to compensate the CM for its increased expenses. The amount of this increased fee shall be calculated at a daily rate derived by dividing the basic fee, excluding profit, by the Contract Time established herein.

Changes in the Work

The Owner may order changes in the Work within the general scope of this Contract consisting of additions, deletions, or other revisions. All changes in the Work shall be authorized as described herein. Except in cases of emergency endangering life or property, the CM shall allow no Changes in the Work without the prior written approval of the Owner.

Changes in the Work may be accomplished by Change Order, Construction Change Directive, or order for a minor change. A Change Order (CO) shall be based upon agreement among the Owner, CM, and Architect. A Construction Change Directive (CCD) requires agreement by the Owner and Architect. An Order for a minor change in the Work may be issued by the Architect.

A Change Order is a written instrument prepared by the Architect and signed by the Owner, Architect and CM, stating their agreement upon a change in the Work, the amount of adjustment to Contract Sum or Contract time.

A Construction Change Directive (CCD) is a written order prepared by the Architect and signed by the Architect and Owner directing a change in the Work and stating a proposed basis for adjustment to Contract Sum or Contract Time. Upon receipt of a CCD, the CM shall promptly proceed with the change in the Work and advise the Architect of the CM's agreement or disagreement. A CCD signed by the CM indicates the agreement of the CM, is effective immediately, and shall be recorded as a Change Order. If the CM does not promptly disagree in writing for the method of adjustment, the method and adjustment and the not-to-exceed amount shall be determined by the Architect. The CM shall keep and present an itemized accounting of the supporting data. Costs allowed for this purpose is cost of labor and benefits,

cost of materials and equipment, including sales tax and cost of transportation, rental cost of machinery and equipment, cost of premiums for bonds, insurance, permit fees and additional costs of supervision and field office personnel directly attributable to the change.

The Architect will have authority after receiving Owner's approval to order minor changes in the Work not involving adjustment to Contract Sum or Contract Time. Such changes shall be in writing and the CM shall carry them out promptly.

The cost of any change shall not include:

1. Salaries or other compensation of CM's personnel at the CM's office, including the field office, unless direct additional expense has been incurred exclusively because of the change
2. Expenses of any office, including the field office,
3. Any part of CM's capital expenses,
4. Costs due to the negligence of CM or Subcontractor, or
5. Overhead and/or general expense.

The CM fee to be added to the cost of the Change shall be in accordance with the CM fee schedule referenced above in CM Fee.

If the change results in a credit, the credit shall be net cost of change and shall not include any allowance for overhead and profit.

Payments to Construction Manager

In consideration of the performance of services in this Contract, the Owner agrees to pay the CM as compensation for its services as set forth below:

1. For preconstruction services, ~~a lump sum amount of \$XXXXXX, to be paid upon the satisfactory completion of the preconstruction phase in accordance with the FSU Guidelines for Preparation of Proposals for Pre-Construction Services.~~ a \$7,500 cost for Design Development document cost estimate. The cost for bidding and GMP preparation will be included in final GMP.
2. Upon the execution of the GMP Amendment and within 30 days after the issuance of a Notice to Proceed, the CM's Applications for Payment shall be made monthly.

3. Before the first Application for Payment in the Construction Phase, the CM shall submit to the Architect and Owner a Schedule of Values allocated to various portions of the Work supported by data. The Schedule of Values will serve as a basis for reviewing the CM's Applications for Payment.
4. The Applications for Payment for operations completed should be submitted in accordance with the Schedule of Values. Applications shall be notarized and supported by such data substantiating the CM's right to payment, such as copies of requisitions from Subcontractors and materials suppliers and reflect retainage.
5. Retainage shall be withheld from each monthly payment request, in an amount not to exceed 10% of the approved payment until 50% of construction payments are made. After the Work is considered to be 50% complete, retainage thereafter not to exceed 10% of the request, may or may not be withheld at the discretion of the Owner.
6. Payments shall be made for materials and equipment delivered and suitably stored at the Project site for subsequent incorporation in the Work. If approved in writing in advance by Owner, payment may similarly be made for materials and equipment suitably stored off the Project Site at another location. Payment for those materials and equipment shall be conditioned upon compliance by the CM with procedures satisfactory to the Owner to establish the Owner's title to such materials and shall include applicable insurance, storage, and transportation to the Project Site.
7. The CM warrants that title to the Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The CM warrants that upon submittal of an Application for Payment, all Work for which Certificates for Payment have been previously issued and payments received from the Owner, is free and clear of liens, claims, security interests, or encumbrances in favor of the CM, Subcontractors, material suppliers, or other labor men.
8. The Architect will, within seven days after receipt of the CM's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the CM, for such amount as the Architect determines is properly due, or notify the CM and Owner in writing for the Architect's reasons for withholding certification in whole or in part. The issuance of the Certificate for Payment will constitute a representation by the Architect to the Owner, based on his observations at the Project Site and the data

comprising the Application for Payment, that the Work has progressed to the point indicated and that, to the best of his knowledge, the quality of the Work is in accordance with the Contract. The issuance of a Certificate for Payment will further constitute a representation that the CM is entitled to payment in the amount certified.

If the Architect cannot certify payment for any portion, the Architect will issue a Certificate for the amount in which he is able to make such representations to the Owner.

9. As required ins. 287.0585, F.S., within seven working days from receipt of payment from the Owner, the CM shall pay each Subcontractor out of the amount paid to the CM the amount to which Subcontractor is entitled reflecting the percentage actually retained, if any, from payments to the CM. The CM shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to sub-consultants/contractors in a similar manner.
10. As provided by s. 215.422, F.S., if a warrant of payment of any invoice is not mailed by the Owner within 40 days after receipt of the Certificate of Payment, inspection and approval of the services, the Owner shall pay to the CM interest at the rate established in the Florida Statutes on the unpaid balance from the expiration of such 40 day period until such time as the warrant is mailed to the CM. This applies only to undisputed amounts for which payment has been authorized. Invoices or pay requests returned to the CM due to preparation errors will result in a payment delay. Payment requirements do not start until a properly completed pay request is provided to the Owner and approved by the Architect.
11. All quantity discounts shall accrue to the Owner. All trade discounts, rebates and refunds, and all returns from the sale of surplus materials and equipment shall be credited to the Owner.

Substantial Completion

Substantial Completion is the stage in the progress of the Work when the Work is sufficiently complete so the Owner can occupy or utilize the Work for its intended use and shall occur no later than September 30, 2020.

When the CM considers that the Work to be substantially complete, the CM shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected. The CM shall proceed promptly to complete and correct items on the list. Failure to include an item on the list

does not alter the responsibility of the CM to complete all Work. Upon receipt of the list, the Architect will make an inspection to determine whether the Work is substantially complete. If the Architect's inspection discloses any item, whether or not included on the list, which is not in accordance with the requirements of the Contract, the CM shall, before its issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect and request another inspection. When the Work is substantially complete, the Architect will prepare a "Certificate of Substantial Completion" which shall establish the date of Substantial Completion, and shall fix the time within which the CM shall finish all items on the list accompanying the Certificate. Warranties shall commence on the date of Substantial Completion of the Work unless otherwise provided in the Certificate. The Certificate shall be submitted to the Owner and CM for their written acceptance.

Upon certification by the Architect of Substantial Completion, the Owner will make payment, reflecting adjustment in retainage, if any, for such Work. The acceptance of Substantial Completion payment shall constitute a waiver of all claims by the CM except those previously made in writing and identified by the CM as unsettled at the time of the Application for Payment for Substantial Completion and except for the retainage sums due at final acceptance.

The CM will collect, identify, index, and collate the following materials from the Subcontractors and will deliver four copies to the Architect to verify completeness. The Architect will deliver three copies of the following to the Owner:

- Complete equipment diagrams, operating instructions, maintenance manuals, parts, lists, wiring diagrams, pneumatic or electrical control diagrams, test and balance reports, inspection reports, guarantees and warranties for each piece of fixed equipment furnished under the Contract in a ring binder, hardcover book, properly indexed. In addition, it should include specific information regarding manufacturer's name and address, nearest distributor and service representative's names, addresses, contact numbers, make and model numbers, operating design and characteristics.

Subsequent to the time of Substantial Completion but prior to the date of Final Acceptance, the CM shall provide a competent and experienced person thoroughly familiar with the Work to instruct the Owner's personnel in operation and maintenance of equipment and control systems.

If, within one year after the date of Substantial Completion or by terms of an applicable special warranty required in the Contract Documents, any Work is found to be not in accordance with the requirements herein, the CM shall correct it promptly after receipt of written notice from the Owner or Architect. This obligation shall survive acceptance of the Work and termination of the Contract.

Final Completion and Final Payment

Upon receipt from the CM of written notice that the Work is ready for final inspection and upon receipt of a final Application for Payment, the Architect will promptly make such inspection, and if found acceptable, the Architect will promptly issue a final Certificate for Payment. Neither final payment nor any remaining retained percentage shall become due until the CM submits an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied. The CM shall issue a certificate evidencing that insurance required in the Contract Documents to remain in force after final payment is currently in effect and will not be cancelled or allowed to expire until at least 30 days' prior written notice to the Owner, a written statement from surety, if any, to final payment, and if required by Owner, other data establishing payment or satisfaction or obligations.

Acceptance of final payment by the CM or a Subcontractor shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

The CM's Application for Final Payment shall be accompanied by a completed and notarized Certificate of Contract Completion.

Claims and Disputes

A Claim is a written demand or assertion by one of the parties seeking adjustment or interpretation of the Contract terms as well as disputes and matters in question arising out of or relating to the Contract. Claims, including those alleging an error or omission by the Architect shall be referred initially to the Architect. Claims must be made within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim. During the pendency of the Claim, the CM will continue with contract performance and Owner will continue payments in accordance with the Contract. The Claims can consist of concealed or unknown conditions, additional cost, or additional time.

The Architect will review Claims within ten days of its receipt and either

- i.) require additional supporting information from the claimant,
- ii.) reject the Claim in whole or in part, stating its reasons therefore,
- iii.) recommend approval of the Claim by the other party, or
- iv.) recommend a compromise.

If the Claim has not been resolved, the claimant must within ten days of the Architect's recommendation either

- i.) submit additional documentation,
- ii.) modify the initial Claim, or
- iii.) notify the Architect that the initial Claim stands.

Within seven days' of the receipt of any additional or modification of the claim, the Architect will notify the parties of its decision. The Architect's decision is final and binding on the parties subject to legal recourse in Leon County, Florida.

Insurance

Prior to the commencement of the Work, the CM shall purchase from and maintain from a properly licensed and duly authorized business in Florida, the following insurance written on ISO standard forms or their equivalents, in order to protect the CM from claims which may arise out of or result from the CM's operations under the Contract. All liability policies shall provide that Owner is a named additional insured as to the operations of the CM under the Contract and shall provide Severability of Insureds provision. Further, there shall be a waiver of subrogation provision in favor of the Owner to protect the Owner's interests. The Owner is in no way liable for any sums of money which represent a deductible in the policy and payment of the deductible is the sole responsibility of the CM. The insurance shall protect the CM from the following claims:

- Claims under workers' compensation as required by Florida law, disability benefit, and other similar employee benefits acts;
- Claims for damages because of bodily injury, occupation, sickness, disease, or death of the CM's employees;
- Claims for damages because of bodily injury, sickness, disease, or death of any person other than the CM's employees;
- Claims for damages insured by usual personal injury liability coverage including claims which are sustained by a person as a result of an offense directly or indirectly related to employment of such person by the CM, or by another person;

- Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle; and
- Claims involving contractual liability insurance applicable to CM's obligations.

The insurance shall be written for no less than \$250,000 per person, \$500,000 per occurrence, or a minimum of \$500,000 combined single limit.

The CM shall maintain automobile liability insurance on all vehicles against bodily injury and property damage in at least the amount of \$100,000 per person, \$300,000 per occurrence, or combined single limit of \$300,000 for bodily injury and property damage.

The CM shall provide one copy of each Certificate of Insurance which shall set forth all insurance coverage required herein and shall be dated, contain the name of the insured, the specific job by name and number, the name of the insurer, the number of the policy, its effective date and termination date.

The CM shall maintain with company lawfully authorized to do business in Florida, property insurance, written on a Builder's Risk completed value form. It shall include interests of the Owner, CM, and Subcontractors in the Work. It shall be on a Special Casus of Loss form or its equivalent including reasonable compensation for Architect's services and expenses required as a result of such insured loss.

Performance and Payment Bond

Concurrently with execution of the GMP Amendment between the CM and Owner, the CM shall provide a Performance Bond and Payment Bond from a reputable surety duly authorized and licensed to do business in Florida in accordance with section 255.05, F.S., in the amount of the Contract Sum.

Period of Service and Termination

This Contract may be terminated by either party with seven days' notice upon mutual agreement, or upon one party substantially failing to perform in accordance with the Contract through no fault of the other. In the event of termination due to the fault of others than the CM, the CM shall be

paid for services performed to termination date, including reimbursements then due, plus termination expense.

This Contract may be terminated by the Owner in its sole discretion upon seven days' notice to the CM.

Suspension by the Owner for Convenience

The Owner may, without cause, order the CM in writing, to suspend, delay, or interrupt the Work in whole or in part for such period of time as the Owner may determine.

An adjustment shall be made for increases in the cost of performance of the Contract including profit on the increased cost of performance, caused by suspension, delay or interruption.

Confidentiality of Building Plans

Pursuant to section 119.071(3)(b), F.S., all building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building are exempt from inspection or disclosure. The CM agrees to protect and ensure the confidentiality of such documents under its custody or control in conformance with the statutory requirements and applicable law. Any knowing violation of Florida law may be sufficient grounds for immediate termination of the Contract by the Owner.

Advertising

The Senate shall review and approve any photographic or artistic representation of the Project prior to the use by the CM in its promotions or other professional materials.

Contract Contingent upon Approval of Funds

The performance of the Owner and its obligation to pay is contingent upon the Senate President's approval of Senate funds for this purpose.

Adherence to Senate Policies

The CM will adhere to Senate Policy 1.60 (Workplace Harassment Prohibited) which is attached as Exhibit A. If the Senate amends Policy 1.60 during the term of the Contract the Architect and CM will be sent a copy of the amended policy which they shall adhere to. The Parties agree that this is a material condition to the execution of the contract and any violation of the Policy can be

grounds for termination by the Owner. The Owner has sole discretion whether a violation has occurred and whether termination is warranted. In the event of a termination under this clause the Architect and CM shall immediately cease work upon receiving notice of termination. They will be paid pursuant to the contract for all work provided up to that point and will provide all work to the Owner.

Written Notice

All notices, including Claims, shall be in writing and signed by the party giving same and shall be deemed properly given only if hand-delivered, sent by reputable overnight courier, registered or certified U.S. mail with return receipt requests, postage prepaid, or be email, with evidence of transmittal and addressed as follows:

Owner*:
Reynold Meyer
Suite 409, The Capitol
404 South Monroe Street Tallahassee, FL 32399
Meyer.reynold@flsenate.gov

*If legal notice, additional copy provided to:
Jeremiah Hawkes, General Counsel
Suite 302, The Capitol 404 South Monroe Street Tallahassee, FL 32399
Hawkes.Jeremiah@flsenate.gov

Architect: John Nation
Hicks Nation Architects, Inc.
1382 Timberlane Rd., Suite C
Tallahassee, FL 32312
jnation@hicksnation.com

Construction Manager:
Scott Brewer
Allstate Construction, Inc.
5718 Tower Road
Tallahassee, FL 32303
sbrewer@allstateconstruction.com

Executed by the parties below:

Allstate Construction, Inc.



Signature

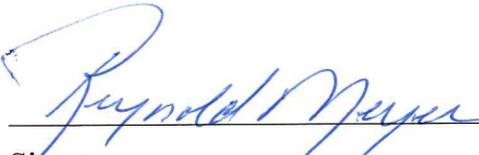
2.14.19

Date

PRESIDENT

Title

The Florida Senate



Signature

19 Feb 2019

Date

Deputy Chief of Staff

Title

APPROVED AS TO LEGAL
FORM AND SUFFICIENCY



Date 2/18/19