

**City of Delray Beach  
Fire-Rescue Station 113**

**GULF BUILDING LLC**

**GMP Qualifications and Clarifications to Permit Set dated 06/21/23**

**Note: These Qualifications and Clarifications take precedence over all other Contract Documents**

**August 23, 2023**

**DIVISION 1**

1. This proposal is based on the Permit Set of Drawings titled City of Delray Beach Fire-Rescue Station No. 113 Replacement as prepared by PGAL dated 6/21/23.
2. Design-Builder's Contingency is included and is available for Gulf's exclusive use for unanticipated cost that are not on the basis for a change order.
3. The Insurance, Bonds, and Fee are all included as fixed lump sum amounts.  
Retainage shall not be withheld on Insurance and Bonds (Paid in Full with Proof of Payment, no Markup, and No Retainage).
4. The General Conditions Costs will be invoiced with the Payment Applications as monthly lump sum amount divided over the duration of the project. Total amount /months and 5% Retainage shall be withheld per month in accordance with State Statutes.
5. All Bonds and Insurance costs will be invoiced as a lump sum invoice, based on this GMP Proposal upon issuance of the Owners Notice to Proceed.
6. Owner Contingency has been included as \$500,000 per Owner's request.
7. All Allowances and Alternates are included as Owner Allowances and include all labor, burden, materials, equipment, freight, taxes, and installation, insurance, taxes, bond premiums all as necessary for furnishing all materials and equipment to the jobsite for a complete installation. Once all purchasing is completed any increases due to exceeding allowances shall be paid by the Owner.
8. All inspections are to be conducted by the City of Delray Beach.
9. Field Testing and Commissioning is included as an Allowance of \$50,000.
10. Builder's Risk Insurance policy and costs, including deductibles are included.
11. All required permit fees and costs are not included as they were included in Phase 1 Contract.
12. Impact, occupancy and/or utility connection services and/or fees of any kind are not included.
13. An FPL allowance has been included as \$30,000 for removal and placement of existing overhead streetlight service, poles and fixtures and reinstallation of the electrical work underground as directly related to this project. FPL is unable to determine total cost at the time of this proposal.
14. FP&L Meters, accounts, and deposits are not included and shall be the responsibility of the Owner.
15. Any installation of any other required perimeter FP&L duct banks, poles, cables, wiring and systems not directly required for this project are not included.
16. A Comcast allowance has been included as \$5,000.
17. Weather delays included in the schedule are 1 day per month. Hurricane weather delays are not included in this 1 day per month.
18. Water meters, fees and deposits are not included.
19. The schedule for the work starts from receipt of both the Building Permit and all applicable

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permits to allow the Work to commence, and the NTP for the Work, and the completion of Phase 1 Sitework, whichever is later and a site that is fully accessible to allow construction to start.

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20. Approved Submittal Register shall take precedence for required project submittals.
21. Work shall be performed between the hours of 6 AM to 5 PM five days per week and on Saturdays when required.
22. Equipment start-up, adjustments and testing are included.
23. Cost, resource, and personnel loading of the CPM construction schedules are not included. Primavera P6 CPM Schedules and monthly updates are included.
24. Temporary offices and services at the site for the owner and owner's representative are not included as costs were included in Phase 1.
25. Security guards service or other security provisions are not included.
26. Whole Building Air Leakage testing is not included.
27. LEED and/or FGBC requirements, monitoring and reporting are not included. Third Party Certification of Sustainability is not included.
28. All required material deposits shall be paid in advance by the Owner to allow for timely release, fabrication, and delivery in accordance with Gulf's project schedule.
29. Passive Radon Resistant/Mitigation Systems are not included.
30. Material Escalation & Availability: Due to volatility of material costs and availability, a material escalation contingency is not included.

### DIVISION 2

1. Any work required as a result of the discovery of any existing unknown conditions or existing unknown or suspected underground utilities, structures, foundation systems, vaults or fuel tanks at the site is not included.
2. Any work required as a result of the discovery of any existing unsuitable materials including On-site Processed Historic Fill, On-Site Organic Material, and On-Site Native Fine Sand, Trash Dump Debris, at the site is not included.
3. Any work required as a result of the discovery of any existing hazardous materials and/or any UST's, and/or any Un-Recognized Environmental Conditions, UREC's, including any contaminated materials and/or ground water at the site is not included. Remediation, removal, and/or replacement of such materials and/or ground water shall be done and paid for by the Owner.
4. Natural Gas piping to the site has been included as proposed by Florida Public Utilities.
5. A buried 1000-gallon LP gas tank is included. Piping to the generator, BBQ, and kitchen range is included. LP gas required to fill the tank is included as 1,000 gallons at the current market rate of \$4.66 per gallon.
6. No work is included for any existing utilities that are to remain, except for their abandonment or removal as specified in the drawings and the connections from the new building to the existing utilities.
7. Water meters and sub-meters shall be provided by the Owner. Sub-meters shall be installed by the plumber.
8. Concrete paving is included as 6" inches thick with fiber reinforcement. See Add Alternate #1 to increase the concrete paving to 8" inches thick with rebar.
9. Parking bumpers are not shown or included.
10. Precast site wall is included with column spacing at 20 feet on center.

### DIVISION 3 & 4

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1. Structural drawings take precedence over the Architectural drawings.
2. Acceptable concrete tolerances and concrete finishes shall be based on ACI 117 tolerances and an ACI 117 Class C finish. Rubbing and sacking of finished concrete is not included.
3. All reinforcing steel and welded wire fabric have no epoxy, galvanized, or special finishes.
4. Floor flatness or floor levelness factors are not included.
5. Structural concrete is included at second floor precast concrete.
6. Lightweight insulating concrete is included at roof precast concrete.
7. Concrete fill is included at stair #1 steel pans only.
8. Concrete eyebrows are not included. They are included as aluminum canopies.

### DIVISION 5

1. Miscellaneous steel is included for bollards, door angle supports, roof access ladder, elevator hoist beam, pit ladder, and sump grate.
2. Stair #1 is a painted finish steel pan stair.
3. Stair #2 is galvanized steel with grated steps and landings and no paint finish.
4. Patio Cover and Screen Wall from Moderno is included. Posts are included with bronze finish.
5. Standard white finish is included for Roof and Ceiling of the Patio Screen.
6. Aluminum canopies are included. No concrete eyebrows are included.
7. Stair nosings are not included.

### DIVISION 6

1. AWI Certification is not included.
2. Standard hardware is included.
3. NAUF materials are not included.
4. Casework at the Laundry room is included as base cabinets with a solid surface top and (1) sink cut-out. Elevations and details for this room have not yet been provided.
5. Stainless steel countertops are included as 16-gauge.
6. Lockers, Bed Bases, and Built-in Desks are included in the Bunk Rooms. All other furnishings at the Bunk Rooms are considered as FF&E and are not included.

### DIVISION 7

1. A 3-ply modified bitumen roofing system from Firestone or equal over R-20 minimum lightweight insulating concrete is included. Roof system to have a 20-year NDL warranty.
2. Aluminum scuppers, downspouts and coping cap are included.
3. Waterproofing is included at exterior openings and elevator pit.
4. Waterproofing is included beneath shower surround and precast shower bases.
5. Fireproofing is not included.

### DIVISION 8

1. Hollow metal doors, frames, and hardware per Atlas Hardware.
2. Hurricane rated Four-Fold door system from Door Engineering is included.

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3. Motor operated non insulated overhead coiling doors are included with powder coat finish.
4. Sound rating (STC 26) is not included for all exterior bay doors.
5. Automatic ADA door openers are not included.
6. Impact rated storefront system is manufactured by Enviralum or equal.
7. All storefront hardware is standard per manufacturer's NOA.
8. Exterior glazing to be laminated, tinted, level-E glass with low-e coating.
9. Interior glazing to be clear tempered glass.

### DIVISION 9

1. Level 5 finish is included only at walls to receive wallpaper. All other walls are to be Level 4.
2. FRP panels are not shown or included.
3. Acoustical ceiling tiles are provided with a 5/16" grid.
4. Acoustical wall panels are not shown or included.
5. Stucco is included as 5/8" min. thickness.
6. Stucco is included with PVC accessories.
7. Extruded foam or banding at the shapes shown on the exterior elevations is not included. These details will be painted on the building in accordance with the Architectural drawings.
8. Cement plaster at the interior walls and ceilings is not included.
9. Epoxy grout is included at Kitchen floor tile only.
10. CT-01 is included as 24" x 24" tile.
11. Tile wainscot is included at the first-floor restrooms only.
12. Waterproofing and crack isolation membrane is included at wall tile only.
13. Sound suppressant at resilient flooring is not shown or included.
14. EB-01 and EB-02 wall bases are included as 4" height.
15. Report/Work Room 103 flooring is included as RT-02.
16. Elevator flooring is included as LVT.
17. Exterior paint is included as 100% acrylic.

### DIVISION 10

1. Toilet accessories are included as an Allowance. Model numbers and accessory schedule have not been provided.
2. Apparatus Bay signage is included as illuminated reverse-channel letters.
3. Apparatus Bay signage indicated as "TBD" is included as 6 letters.
4. "Fire Station No. 113" signs are included as non-illuminated.
5. Fire Department or City Logo sign is included as non-illuminated
6. A monument sign is not shown or included.
7. One (1) bike rack is included as a surface mounted, powder coated, 7-bike rack.
8. AED equipment and cabinets are not shown or included.
9. Model 23 Slide Pole Unit is included as manufactured by McIntire Brass Works, Inc.

### DIVISION 11

1. Washer/Extractor is included as 65-lb capacity, model #UWT065V40LX050EA00 as manufactured by Unimac.
2. Front load washer and dryer are included as manufactured by Unimac.

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3. Wall panels and hood skirt in the Kitchen are included as 18-gauge stainless steel.
4. Open shelving for kitchen island is included as 18-gauge stainless steel.
5. Miscellaneous Equipment by Gear Grid includes a 4' Slinger Workstation with Stainless Top and 4' Wash Center.

### **DIVISION 12**

1. Furnishings (FF&E) are not included in the base cost. Please see Add Alternate #2
2. Gym equipment is not included in the base cost. Please see Add Alternate #2
3. Curtain rods and black-out curtains for bunk room entrances are included.
4. Roller shades at exterior windows are included in accordance with the Room Finish Schedule.

### **DIVISION 13 - N/A**

### **DIVISION 14**

1. Standard factory finishes for the elevator are included.

### **DIVISION 15**

1. Water Distribution System to be Copper Type L.
2. Sanitary, storm, and condensate piping to be PVC/CPVC/PEX where allowable by code.
3. No roof drains are included. Roof drainage is through scuppers to downspouts.
4. Hot water piping only to receive pipe insulation.
5. Vehicle Exhaust monitoring system is included at apparatus bay only.
6. Apparatus bay ceiling fans are included as Powerfoil 8 (14-foot diameter) with one control kit.
7. Precast shower bases are included as an Allowance. Specification to be provided.
8. Fire sprinkler coverage at screened porch area is excluded.
9. Mechanical equipment and controls are by Trane.
10. Fueling, lubrication, etc. equipment for Fire Truck is not included.

### **DIVISION 16**

1. The Electrical scope of work starts at the secondary side of the utility company provided and installed transformer.
2. Lightning protection system is included. Lightning prediction system is excluded.
3. Fire alarm system is included as shown on the drawings, but monitoring is excluded.
4. Location system is included by the manufacturer and its installer for all components and accessories. No other items are included.
5. Access control and video security is included per ADT proposal. Conduits and boxes are provided by the electrician for doors shown on the drawings.
6. Cabling for data, telephone, and television is included per drawings.
7. Comcast connection from outside hub to low voltage room is included an Allowance.
8. BDA / DAS system is not shown or included in base cost. See Add Alternate #3 if required. No testing is included.

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9. The antennae, cabling, rack, and radio equipment are by Owner.