

**AMENDMENT #1 TO CONTRACT NO. 2024000116
BETWEEN CHARLOTTE COUNTY
and
WHARTON-SMITH, INC.
for
CONSTRUCTION MANAGER AT RISK -
FIRE STATION 17**

THIS AMENDMENT #1 to Contract No. 2024000116 (the "Amendment") is made and entered into by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, 18500 Murdock Circle, Port Charlotte, Florida 33948-1094 (the "County"), and WHARTON-SMITH, INC., 2525 Bobcat Village Center Road, North Port, Florida 34288 (the "Construction Manager").

WITNESSETH

WHEREAS, the County and the Construction Manager entered into Contract No. 2024000116 (the "Agreement") on or about November 25, 2024, to engage the Construction Manager for preconstruction and construction services for the Charlotte County Fire Station 17 Project (the "Project"); and

WHEREAS, pursuant to the terms of the Agreement, the Project is to be completed in two phases, Phase I – Pre-Construction Services, and Phase II – Construction Services; and

WHEREAS, Phase I of the Project – Pre-Construction Services – is complete; and

WHEREAS, the Guaranteed Maximum Price (GMP) for Phase II of the Project has been agreed to by the parties, and pursuant to the Agreement, the GMP shall be made a part of the Agreement by an Amendment to the Agreement; and

WHEREAS, the parties now wish to amend the Agreement to provide for the GMP for the Project, to provide for a time for completion, to provide certain additional terms and conditions and to provide for Liquidated Damages in the event the Construction Manager fails to achieve substantial completion as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the County and the Construction Manager agree as set forth below:

**ARTICLE I
GUARANTEED MAXIMUM PRICE**

1.1. The GMP Summary/Fees/Schedule of Values, Clarifications, Project Schedule and Site Logistics Plan for Phase II of the Project, submitted by Construction Manager and agreed to by the parties, is attached hereto as **Exhibit A**, GMP Summary, and is specifically incorporated into and made a part of the Agreement.

1.2. In accordance with the terms of the Agreement and **Exhibit A** attached, the parties agree that the Guaranteed Maximum Price for the Project shall be Nine Million Four Hundred Twenty-Four Thousand Ninety-Five Dollars and no cents (\$9,424,095.00).

1.3. All applications for, and terms of, payment for Phase II of the Project shall be in accordance with Section 6 of the Agreement.

ARTICLE II
LIQUIDATED DAMAGES

2.1. Pursuant to the Project Schedule, **Exhibit A**, attached, construction services shall be completed on or before April 27, 2027.

2.2. Pursuant to Article 11.4 of the Contract, Liquidated Damages are established at Five Hundred Dollars (\$500.00) per day.

ARTICLE IV
MISCELLANEOUS

4.1. The effective date of this Amendment is the date on which it is signed by both parties.

4.2. Any terms used in this Amendment shall have the same meanings and definitions as they have in the Agreement.

4.3. All other provisions of the Agreement not in conflict with this Amendment shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have entered into this Amendment on the dates indicated below.

WITNESSES:

WHARTON-SMITH, INC.

Signed By: _____

Print Name: _____

Date: _____

Signed By: _____

Print Name: _____

Date: _____

Signed by: _____

Print Name: _____

Title: _____

Date: _____

**BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA**

ATTEST:

Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

By: _____
Joseph M. Tiseo, Chair

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR25-1125 

Exhibit List:

Exhibit A – GMP Summary/Fees/Schedule of Values, Clarifications, Project Schedule and Site Logistics Plan

EXHIBIT A

Guaranteed Maximum Price

Charlotte County Fire Station 17
October 31, 2025



Wharton-Smith, Inc.
CONSTRUCTION GROUP



Wharton-Smith, Inc.
CONSTRUCTION GROUP

October 31st, 2025

Joe Romanelli
Project Manager
Charlotte County

Re: Charlotte County Fire Station 17

Dear Joe,

Wharton-Smith is pleased to submit the Guaranteed Maximum Price Estimates for Charlotte County Fire Station 17:

The forecasted Guaranteed Maximum Price cost for Fire Station 17 is: **\$9,424,095**

Here within, you will find an estimate summary for fire station 17, general conditions/requirements, and an updated schedule. Putting together these documents will provide a complete understanding of our proposal to construct the project. We look forward to working with you to deliver another successful project.

Respectfully,

John Carlson
Project Executive
Wharton-Smith, Inc.

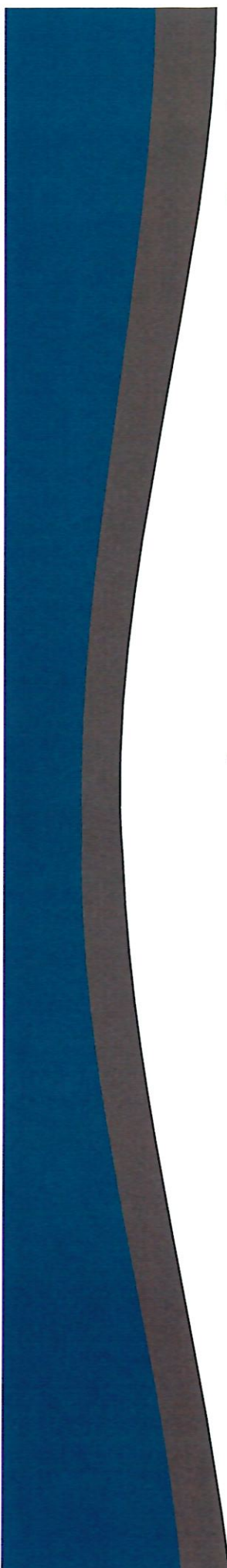
Guaranteed Maximum Price Charlotte County Fire Station 17

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Guaranteed Maximum Price Charlotte County Fire Station 17

Tab 1 – Estimate Summary

91-25-006



11/3/2025

Fire Station 17
Charlotte County
ESTIMATING WORKSHEET SUMMARY

Building Area 12,800 SF

LINE	SPEC	DESCRIPTION	\$/SF		TOTAL	COMMENTS
1		Direct Costs				
2		General Requirements	\$ 27.51		352,084	
3	030000	Cast-in-Place Concrete	\$ 46.49		595,021	
4	040000	Concrete Masonry Unit	\$ 2.10		26,909	
5	050000	Metals	\$ 18.59		237,997	
6	075000	Roofing	\$ 14.37		183,952	
7	081000	Doors, Frames & Hardware	\$ 15.55		199,005	
8	083000	Specialty Doors	\$ 26.21		335,532	
9	085000	Glass & Glazing	\$ 5.40		69,131	
10	092000	Drywall, Framing & Insulation	\$ 16.15		206,777	
11	092100	Stucco	\$ 7.66		98,058	
12	095000	Acoustical Ceilings	\$ 2.02		25,850	
13	099000	Epoxy Flooring	\$ 6.45		82,500	
14	096000	Flooring	\$ 8.73		111,720	
15	099000	Painting	\$ 7.55		96,612	
16	102000	Specialties	\$ 4.29		54,907	
17	106000	Exterior Specialties	\$ 1.92		24,611	
18	108000	Protective Covers	\$ 2.01		25,680	
19	110000	Equipment	\$ 10.97		140,450	
20	123000	Manufactured Casework	\$ 7.99		102,261	
21	124000	Furnishings & Accessories	\$ 0.71		9,150	
22	210000	Fire Sprinklers	\$ 14.10		180,500	
23	220000	Plumbing	\$ 33.07		423,269	
24	230000	HVAC	\$ 76.73		982,128	
25	260000	Electrical	\$ 84.69		1,083,998	
26	310000	Site Earthwork, Utilities & Paving	\$ 124.16		1,589,282	
27	323113	Fencing	\$ 3.08		39,480	
28	329300	Landscaping & Irrigation	\$ 9.05		115,875	
29		TOTAL DIRECT COSTS	\$ 577.56		7,392,739	
30						
31		Indirect Costs				
32		General Conditions	\$ 65.00		832,042	
36		Design Contingency	\$ -	0.00%	-	
37		Escalation Contingency	\$ -	0.00%	-	
38		General Liability Insurance	\$ 8.17	1.11%	104,607	
39		Builder's Risk Insurance	\$ 6.11	0.83%	78,220	
40		Permits	\$ -	0.00%	-	
41		P&P Bond	\$ 4.66	0.63%	59,683	
42		SUBTOTAL	\$ 661.51		8,467,291	
43						
44		Construction Contingency	\$ 33.08	5.00%	423,365	
45		Owner Contingency	\$ -	0.00%	-	
46		SUBTOTAL	\$ 694.58		8,890,656	
47						
48		Fee	\$ 41.67	6.00%	533,439	
49		Guaranteed Maximum Price	\$ 736.26		9,424,095	

Guaranteed Maximum Price

Charlotte County Fire Station 17

Tab 2 – Clarifications & Assumptions

Charlotte County Fire Station 6 & 17
GMP Based off CD Drawings
Friday, October 31, 2025
Clarifications



The Project

- This project involves the construction of (2) Fire Stations in Charlotte County, FL; Fire Station 6 and 17. Fire Station 6 is a 3-bay 9,948 SF CMU building while Fire Station 17 is a 4-bay 12,800 SF CMU building. Both stations have a structural steel metal deck with PVCEE roofing system. Fire Station 6 includes the construction of an off-site access road between Disston Ave and Bloxham Ave. Fire Station 17 includes a fuel yard.

Documents

- Charlotte County Fire Station 6 CD Documents Dated 07/25/2025
- Charlotte County Fire Station 6 6th St. Improvement Documents Dated August 2025
- Charlotte County Fire Station 17 CD Documents Dated 09/29/2025
- Addendum 1 is included within both Fire Station 6 & 17 deliverables
- RFI Responses have also been included within both deliverables

Schedule

- Schedule is attached here within the Fire Station 6 GMP Deliverable
- Schedule is attached here within the Fire Station 17 GMP Deliverable

Contingencies & Allowances

- A 5% Construction Contingency is currently included for use as reviewed & approved by the Owner to cover unforeseen conditions related to the existing campus or buyout related items. All unused contingency at the completion of the project will be returned to the owner.
- A Contingency for DRC comments has not been included as of this GMP
- Escalation contingency is excluded. In the event a package incurs escalation during procurement, project contingency will need to be utilized for the cost impact.

GC, GR and Staffing

- Pricing is further based on a multiple mobilizations. Should the work not be completed during the anticipated schedule, for reasons beyond the CMs control, additional costs may be required and will be subject to negotiation with the Owner
- Upon execution of the GMP, the general conditions labor and general requirements will convert to lump sum and be billed out as a fixed amount on a monthly basis divisible by the total duration of the project shown per the contract schedule. The labor rates are then auditable only to confirm the total hours used on the project, not to the composition thereof.

Insurances and Bonding

- For all subcontractors with a contract in the amount of \$100,000 or more bonding costs have been included in the estimate
- Payment & Performance Bond included
- Standard General Liability Commercial Contractor Insurance coverage included
- The Builder's Risk premium carried in this estimate is an allowance based on preliminary rate guidance and typical project characteristics. This allowance is subject to change as the project design develops and based on final policy terms, project location, construction duration, timing of procurement, and prevailing insurance market conditions at the time of issuance. A final premium will be determined upon procurement of the policy, typically within 30 days of Notice to Proceed (NTP). Any adjustments to the actual premium cost at that time may result in use of project contingency.

Fee

- 6% CM Fee as negotiated per the GMP
- Fee is fixed and shall be billed out on a monthly basis based on percentage complete on progress of work

Owner Costs

To eliminate confusion caused by duplication and/or omissions, the following costs are assumed to be held by the Owner:

- Impact fees and other fees charged by the County, SWFWMD, any State or Federal agencies
- Utility meters and metering devices normally provided by the Utility Company
- Electric / Utility costs of any kind
- Design and engineering costs
- Hazardous material testing or demolition / removal (asbestos, mold, lead paint, etc.)

Direct Costs

Charlotte County Fire Station 6 & 17

GMP Based off CD Drawings

Friday, October 31, 2025

Clarifications



Site

- Site conditions are assumed to be held at a workable standard. Any variance in site conditions post WSI damage investigations will be brought to the owners attention and have to be negotiated between WSI and Charlotte County.
- As mentioned above, Fire Station 6 GMP includes all off-site work between Disston and Bloxham Ave. This includes all pavement and utility main lines connecting to the fire station
- The access road planned on US 41 to Fire Station 17 has been removed from the project and is excluded within this GMP
- All work pertaining to the water tower and future Tuckers Grade Extension on Fire Station 17 is excluded
- A \$275,000 allowance has been included for the Life Station
- Wetland mitigation is excluded on both sites

Fuel Yard (Fire Station 17)

- Filling of tanks with fuel, gasoline, diesel, diesel exhaust fluid, etc. is by owner
- Fuel Management System (E.J. Ward or others) to be supplied and installed by owner. E.J. Ward only sells direct to owner

Exterior Improvements

- Per plans and specifications

Concrete

- Per plans and specifications

Masonry

- Per plans and specifications

Metals and Railings

- Per plans and specifications

Roofing/Thermal Protection

- Per plans and specifications

Glass & Openings

- Glass and Windows are per plans and specifications
- Door pricing is per RFI responses and Door Schedule per Addendum 1

Finishes

- Per plans and specifications

FF&E

- Included equipment can be found within the Directs tab (Division 110000 Equipment) within this GMP
- All furniture is excluded
- All gym equipment is excluded

Fire Sprinklers

- Per plans and specifications
- BIM Services are included

Plumbing

- Per plans and specifications
- Gas piping is included
- BIM Services are included

Mechanical

- Per plans and specifications
- 30-Ton Chilled Water System for Fire Station 6
- 35-Ton Chilled Water System for Fire Station 17
- BIM Services are included

Charlotte County Fire Station 6 & 17
GMP Based off CD Drawings
Friday, October 31, 2025
Clarifications



Electrical

- Per plans and specifications
- All FPL fees and work is excluded from this GMP. This includes removal or relocation of the overhead power lines.
- (1) BDA test per fire station is included within this GMP. Project contingency may need to be utilized if a full system is required
- The infrastructure for low voltage is included within this GMP. This includes, but not limited to, CCTV, Access Control, Data, and a First Alert/BRIX/Mach Alert System. Miller Electric is currently contracted by the county to provide and install all LV devices and wiring.
- Fire Alarm and Lightning Protection is included in its entirety
- BIM Services are included

Guaranteed Maximum Price

Charlotte County Fire Station 17

Tab 3 – Schedule

CHARLOTTE COUNTY FIRE STATIONS 6 & 17

Data Date: 05-Sep-25
Project ID: 21-020-UD-21-003-3

Activity ID	Activity Name	Orig Dur	Start	Finish	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026
CHARLOTTE COUNTY FIRE STATIONS 6 & 17													
CHARLOTTE COUNTY FIRE STATION #17													
ADMINISTRATIVE ACTIVITIES - 17													
AA-10	Schematic Design	0	18-Mar-25 A	21-Jan-26									
AA-60	Permitting	30	04-Sep-25 A	04-Oct-25									
AA-65	GMP Development	36	09-Sep-25 A	15-Oct-25									
AA-40	SWFWMMD Permitting	107	01-Aug-25 A	22-Nov-25									
AA-70	Charlotte County Board Review and Approval	28	31-Oct-25 A	25-Nov-25									
AA-50	DRC / SPR - Site Plan Review	154	30-Jun-25 A	07-Dec-25									
AA-80	Notice to Proceed	2	06-Dec-25	07-Dec-25									
AA-90	Submittals - Receive & Review	45	06-Dec-25	21-Jan-26									
MOBILIZATION - 17													
MO-10	Install Temporary Construction Fence	15	08-Dec-25	22-Dec-25									
MO-20	Job Trailer Set Up	10	08-Dec-25	17-Dec-25									
MO-30	Mobilize to Site	3	18-Dec-25	20-Dec-25									
MO-40	Utilities to Job Trailer	5	18-Dec-25	22-Dec-25									
LONG LEAD TIME ITEMS - 17													
LL-50	Switchgear	85	21-Jan-26	20-May-26									
LL-60	Light Fixtures	30	22-Jan-26	20-Feb-26									
LL-10	Lift Station / Pumps	40	22-Jan-26	02-Mar-26									
LL-20	Storm & Sanitary Structures	60	22-Jan-26	22-Mar-26									
LL-30	Generator	85	22-Jan-26	16-Apr-26									
LL-40	Transfer Switch	85	22-Jan-26	16-Apr-26									
LL-70	Structural Steel Package	85	21-Jan-26	20-May-26									
SITework - 17													
S-010	Locates	318	08-Dec-25	21-Oct-26									
S-015	Clear & Grub	2	08-Dec-25	09-Dec-25									
S-200	Install Silt Fence	30	10-Dec-25	08-Jan-26									
S-240	Install RCP	5	09-Jan-26	13-Jan-26									
S-130	Rough Grade	10	23-Mar-26	01-Apr-26									
S-50	Proof Roll Building Area	45	02-Apr-26	16-May-26									
S-60	Install Onsite Sewer Lines / Lift Station	2	17-May-26	18-May-26									
S-80	Install Onsite Water Lines	5	20-May-26	24-May-26									
S-100	Install Parking Subgrade	5	20-May-26	24-May-26									
S-260	Install Irrigation Sleeve	2	25-May-26	26-May-26									
S-90	Fire Lines - Install & Inspect	10	20-May-26	29-May-26									
S-250	Build Building Pad	10	20-May-26	29-May-26									
S-70	Prep & Pour Concrete Aprons	15	25-May-26	08-Jun-26									
S-280	Install Parking & Driveway Base	15	27-May-26	10-Jun-26									
S-30	Create Stormwater Pond	15	30-May-26	13-Jun-26									
S-110	Install LP Tanks	5	09-Jun-26	13-Jun-26									
S-40	Install Fueling System	15	14-Jun-26	28-Jun-26									
S-170	Set Flag Pole Sleeve	2	10-Aug-26	11-Aug-26									

Actual Work
Remaining Work
Critical Remaining Work

Page 1 of 6

Data Date: 05-Sep-25
TASK fillers: Critical, In Progress, Milestone, Not Started.

SWFWMMD Permitting
GMP Development
Charlotte County Board Review and Approval
DRC / SPR - Site Plan Review
Notice to Proceed
Silt
Install Temporary Construction
Job Trailer Set Up
Mobilize to Site
Utilities to Job Trailer
Locates
Clear & Grub
Install Silt

Activity / ID	Activity Name	Orig Dur	Start	Finish	2025												2026	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					Jan	
S-120	Install Dumpster Enclosure	5	10-Aug-26	14-Aug-26														
S-290	Signalization	30	12-Aug-26	10-Sep-26														
S-180	Final Grade	10	11-Sep-26	20-Sep-26														
S-310	Final Grade (Completed)	0		20-Sep-26														
S-210	Remove Construction Fence	5	22-Sep-26	26-Sep-26														
S-220	Install Ornamental Fence	3	27-Sep-26	29-Sep-26														
S-190	Install Sod & Landscaping	10	21-Sep-26	30-Sep-26														
S-160	Install Paving	3	14-Oct-26	16-Oct-26														
S-140	Install Sidewalks	5	14-Oct-26	18-Oct-26														
S-150	Install Curbs	2	17-Oct-26	18-Oct-26														
S-270	Set Flag Pole	1	19-Oct-26	19-Oct-26														
S-200	Install Wheel Stops & Striping	3	19-Oct-26	21-Oct-26														
OFFSITE SITEWORK - 17					75	09-Jun-26	22-Aug-26											
OS-10	Communication Conduits	20	09-Jun-26	28-Jun-26														
OS-30	Install Water Lines	10	29-Jun-26	08-Jul-26														
OS-20	Install Sewer Lines	25	29-Jun-26	23-Jul-26														
OS-40	Signalization	30	24-Jul-26	22-Aug-26														
BUILDING CONSTRUCTION - 17					263	17-May-26	03-Feb-27											
A1000	Rough Stake Building Corners (Building Pad Site)	3	17-May-26	19-May-26														
A1010	Building Corner 5 Foot Offsets	2	30-May-26	31-May-26														
A1020	Prep & Pour Footings	10	01-Jun-26	10-Jun-26														
A1090	Termite Treatment	1	11-Jun-26	11-Jun-26														
A1030	Install Column Pads	2	11-Jun-26	12-Jun-26														
A1040	Lay Stemwall Block to Finish Floor Elevation	15	11-Jun-26	25-Jun-26														
A1080	Fill Cais to Finish Floor Elevation	2	26-Jun-26	27-Jun-26														
A1150	Install Bollards	2	28-Jun-26	29-Jun-26														
A1050	Mechanical Underground Rough	5	26-Jun-26	30-Jun-26														
A1060	Electrical Underground Rough	5	26-Jun-26	30-Jun-26														
A1070	Plumbing Underground Rough	5	26-Jun-26	30-Jun-26														
A1100	Prep & Pour Slab	3	01-Jul-26	03-Jul-26														
A1420	Prep & Pour Slab (Completed)	0		03-Jul-26														
A1110	Install CMU Walls / Tie Beams	30	06-Jul-26	04-Aug-26														
A1290	House Keeping Pads	5	05-Aug-26	09-Aug-26														
A1120	Mechanical CMU Wall Rough-In	20	05-Aug-26	24-Aug-26														
A1130	Electrical CMU Wall Rough-In	20	05-Aug-26	24-Aug-26														
A1140	Plumbing CMU Wall Rough-In	20	05-Aug-26	24-Aug-26														
A1160	Erect Structural Steel	15	25-Aug-26	08-Sep-26														
A1480	Erect Structural Steel (Completed)	0		08-Sep-26														
A1210	Install TPO Roof	15	09-Sep-26	23-Sep-26														
A1250	Install Exterior Frames - Windows & Storefronts	5	24-Sep-26	28-Sep-26														
A1320	Install Exterior Soffit	5	24-Sep-26	28-Sep-26														
A1570	Grind & Prep Concrete Floors for Sealer	15	24-Sep-26	08-Oct-26														
A1270	Install Stucco	15	29-Sep-26	13-Oct-26														
A1380	Exterior Caulk & Paint	5	14-Oct-26	18-Oct-26														
A1600	Install Exterior Glass	5	14-Oct-26	18-Oct-26														
A1170	Frame Interior Walls	15	09-Oct-26	23-Oct-26														
A1550	Install Canopies / Awnings	5	19-Oct-26	23-Oct-26														
A1450	Install Apparatus Bay Doors	15	19-Oct-26	02-Nov-26														
Actual Work					Critical Remaining Work													
Remaining Work					Milestone													

Data Date: 05-Sep-25
TASK filters: Critical, In Progress, Milestone, Not Started.

Activity ID	Activity Name	Orig	Start	Finish
A1180	Mechanical Interior Wall Rough-In	15	24-Oct-26	07-Nov-26
A1190	Electrical Interior Wall Rough-In	15	24-Oct-26	07-Nov-26
A1200	Plumbing Interior Wall Rough-In	15	24-Oct-26	07-Nov-26
A1390	Power to Building (FPL)	5	08-Nov-26	12-Nov-26
A1510	Power to Building (FPL) Completed	0		12-Nov-26
A1280	Hang & Finish Drywall	10	08-Nov-26	17-Nov-26
A1400	Set Generator / Load Bank Test	15	13-Nov-26	27-Nov-26
A1580	Install Interior Window & Door Frames	10	18-Nov-26	27-Nov-26
A1300	Install Ceramic Tile - Floors & Walls	15	18-Nov-26	02-Dec-26
A1280	Interior Prime & Paint	10	28-Nov-26	07-Dec-26
A1590	Install Kitchen Hood (Asel Fire System)	10	28-Nov-26	07-Dec-26
A1310	Install Ceiling Grid	5	08-Dec-26	12-Dec-26
A1500	Install Mirrors in Fitness Room	5	08-Dec-26	12-Dec-26
A1330	Mechanical Trim Out	15	03-Dec-26	17-Dec-26
A1340	Electrical Trim Out	15	03-Dec-26	17-Dec-26
A1350	Plumbing Trim Out	15	03-Dec-26	17-Dec-26
A1520	Install Bathroom Accessories	3	18-Dec-26	20-Dec-26
A1410	Equipment Start-Up	5	18-Dec-26	22-Dec-26
A1540	Install Kitchen Equipment	15	08-Dec-26	22-Dec-26
A1220	Mechanical Above Ceiling Rough-In	15	13-Dec-26	27-Dec-26
A1230	Electrical Above Ceiling Rough-In	15	13-Dec-26	27-Dec-26
A1240	Plumbing Above Ceiling Rough-In	15	13-Dec-26	27-Dec-26
A1370	Install Millwork	5	23-Dec-26	27-Dec-26
A1530	Stain Concrete Floors	5	23-Dec-26	27-Dec-26
A1360	Install Ceiling Tiles	5	28-Dec-26	01-Jan-27
A1490	Install Doors & Hardware	10	23-Dec-26	01-Jan-27
A1560	Interior Final Paint	5	28-Dec-26	01-Jan-27
A1470	Final Clean	3	02-Jan-27	04-Jan-27
A1440	Test & Balance	5	02-Jan-27	06-Jan-27
A1430	IT Installation by County	7	05-Jan-27	11-Jan-27
A1460	Install Owner FFE	30	05-Jan-27	03-Feb-27
FINAL INSPECTIONS & COMPLETION - 17				
FI-30	Punch List	40	28-Dec-26	05-Feb-27
FI-10	Final Building Inspections	5	28-Dec-26	01-Jan-27
FI-20	Substantial Completion / Certificate of Occupancy	5	02-Jan-27	06-Jan-27
FI-40	Closeout Documents to Owner	0	07-Jan-27	05-Feb-27
CHARLOTTE COUNTY FIRE STATION #6				
ADMINISTRATIVE ACTIVITIES - 6				
AA-100	Schematic Design	528	26-Mar-25 A	28-Apr-27
AA-140	Permitting	255	26-Mar-25 A	30-Mar-26
AA-210	GMP Development	0	26-Mar-25 A	
AA-120	SWFWM Permitting	30	15-Aug-25 A	15-Sep-25
AA-150	Charlotte County Board Review and Approval	36	09-Sep-25 A	16-Oct-25
AA-130	DRG / SPR - Site Plan Review	60	07-Jul-25 A	20-Nov-25
AA-160	Notice to Proceed	28	31-Oct-25 A	25-Nov-25
AA-170	Submittals - Receive & Review	60	07-Jul-25 A	15-Dec-25
MOBILIZATION - 6				
MO-50	Install Temporary Construction Fence	45	11-Dec-25	18-Feb-26
		28	18-Feb-26	30-Mar-26
		15	18-Feb-26	11-Mar-26
		10	18-Feb-26	04-Mar-26

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Data Date: 05-Sep-25

TASK filters: Critical, In Progress, Milestone, Not Started.

Page 3 of 6

Activity ID	Activity Name	Orig Dur	Start	Finish	2025												2026	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					Jan	
MO-60	Job Trailer Set Up	10	18-Feb-26	04-Mar-26														
MO-70	Mobilize to Site	3	04-Mar-26	09-Mar-26														
MO-80	Utilities to Job Trailer	5	04-Mar-26	11-Mar-26														
LONG LEAD TIME ITEMS - 6																		
LL-90	Storm & Sanitary Structures	30	30-Mar-26	29-Jul-26														
LL-120	Switchgear	30	30-Mar-26	11-May-26														
LL-130	Light Fixtures	30	30-Mar-26	11-May-26														
LL-140	Lift Station / Pumps	40	30-Mar-26	26-May-26														
LL-100	Generator	85	30-Mar-26	29-Jul-26														
LL-110	Transfer Switch	85	30-Mar-26	29-Jul-26														
LL-140	Structural Steel Package	85	30-Mar-26	29-Jul-26														
SITEWORK - 6																		
S-330	Locates	174	31-Mar-26	07-Dec-26														
S-320	Clear & Grub / Demolition	3	31-Mar-26	03-Apr-26														
S-520	Install Silt Fence	30	03-Apr-26	15-May-26														
S-530	Install RCP	5	15-May-26	20-May-26														
S-420	Rough Grade	10	20-May-26	29-May-26														
S-350	Proof Roll Building Area	2	28-May-26	11-Jun-26														
S-360	Install Onsite Sewer Lines / Lift Station	5	11-Jun-26	15-Jun-26														
S-370	Install Onsite Water Lines	5	16-Jun-26	23-Jun-26														
S-390	Install Parking Subgrade	5	16-Jun-26	23-Jun-26														
S-540	Build Building Pad	5	16-Jun-26	23-Jun-26														
S-550	Install Irrigation Sleeve	2	23-Jun-26	25-Jun-26														
S-380	Fire Lines - Install & Inspect	10	16-Jun-26	30-Jun-26														
S-340	Create Stormwater Pond	15	23-Jun-26	15-Jul-26														
S-580	Prep & Pour Concrete Aprons	15	23-Jun-26	15-Jul-26														
S-570	Install Parking & Driveway Base	15	25-Jun-26	17-Jul-26														
S-400	Install LP Tanks	5	15-Jul-26	22-Jul-26														
S-460	Set Flag Pole Sleeve	2	28-Aug-26	01-Sep-26														
S-410	Install Dumpster Enclosure	5	28-Aug-26	04-Sep-26														
S-470	Final Grade	10	04-Sep-26	21-Sep-26														
S-590	Final Grade (Completed)	0	21-Sep-26	21-Sep-26														
S-500	Remove Construction Fence	5	22-Sep-26	29-Sep-26														
S-510	Install Ornamental Fence	3	29-Sep-26	02-Oct-26														
S-480	Install Sod & Landscaping	10	21-Sep-26	05-Oct-26														
S-450	Install Paving	3	23-Nov-26	30-Nov-26														
S-430	Install Sidewalks	5	23-Nov-26	02-Dec-26														
S-440	Install Curbs	2	30-Nov-26	02-Dec-26														
S-560	Set Flag Pole	1	02-Dec-26	03-Dec-26														
S-490	Install Wheel Stops & Striping	3	02-Dec-26	07-Dec-26														
OFFSITE SITEWORK - 6																		
OS-50	Communication Conduits	45	15-Jul-26	17-Sep-26														
OS-70	Install Water Lines	20	15-Jul-26	12-Aug-26														
OS-60	Install Sewer Lines	10	12-Aug-26	26-Aug-26														
OS-80	Install Water Lines	25	12-Aug-26	17-Sep-26														
BUILDING CONSTRUCTION - 6																		
A1610	Rough Stake Building Corners (Building Pad Site	213	11-Jun-26	19-Apr-27														
A1620	Building Corner 5 Foot Offsets	3	11-Jun-26	16-Jun-26														
A1630	Prep & Pour Footings	2	23-Jun-26	25-Jun-26														
		5	25-Jun-26	02-Jul-26														

Activity ID	Activity Name	Orig Dur	Start	Finish	2025												2026	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					Jan	
A1690	Termite Treatment	1	02-Jul-26	06-Jul-26														
A1640	Install Column Pads	2	02-Jul-26	07-Jul-26														
A1650	Lay Stemwall Block to Finish Floor Elevation	10	02-Jul-26	17-Jul-26														
A2140	Fill Cells to Finish Floor Elevation	2	17-Jul-26	21-Jul-26														
A2170	Install Bollards	2	21-Jul-26	23-Jul-26														
A1660	Mechanical Underground Rough	5	17-Jul-26	24-Jul-26														
A1670	Electrical Underground Rough	5	17-Jul-26	24-Jul-26														
A1680	Plumbing Underground Rough	5	17-Jul-26	24-Jul-26														
A1700	Prep & Pour Slab	3	24-Jul-26	29-Jul-26														
A2190	Prep & Pour Slab (Completed)	0		29-Jul-26														
A1710	Install CMU Walls / Tie Beams	15	31-Jul-26	21-Aug-26														
A2160	House Keeping Pads	5	21-Aug-26	28-Aug-26														
A1720	Mechanical CMU Wall Rough-In	30	31-Jul-26	14-Sep-26														
A1730	Electrical CMU Wall Rough-In	30	31-Jul-26	14-Sep-26														
A1740	Plumbing CMU Wall Rough-In	30	31-Jul-26	14-Sep-26														
A1750	Erect Structural Steel	15	14-Sep-26	05-Oct-26														
A2200	Erect Structural Steel (Completed)	0		05-Oct-26														
A1800	Install TPO Roof	15	05-Oct-26	26-Oct-26														
A1840	Install Exterior Frames - Windows & Storefronts	5	26-Oct-26	02-Nov-26														
A1900	Install Exterior Soffit	5	26-Oct-26	02-Nov-26														
A2120	Grind & Prep Concrete Floors for Sealer	15	26-Oct-26	16-Nov-26														
A1860	Install Stucco	15	02-Nov-26	23-Nov-26														
A1960	Exterior Caulk & Paint	5	23-Nov-26	02-Dec-26														
A2180	Install Exterior Glass	5	23-Nov-26	02-Dec-26														
A1760	Frame Interior Walls	15	16-Nov-26	09-Dec-26														
A2100	Install Canopies / Awnings	5	02-Dec-26	09-Dec-26														
A2020	Install Apparatus Bay Doors	15	02-Dec-26	23-Dec-26														
A1770	Mechanical Interior Wall Rough-In	15	09-Dec-26	04-Jan-27														
A1780	Electrical Interior Wall Rough-In	15	09-Dec-26	04-Jan-27														
A1790	Plumbing Interior Wall Rough-In	15	09-Dec-26	04-Jan-27														
A1970	Power to Building (FPL)	5	04-Jan-27	11-Jan-27														
A2210	Power to Building (FPL) Completed	0		11-Jan-27														
A1850	Hang & Finish Drywall	10	04-Jan-27	19-Jan-27														
A1980	Set Generator / Load Bank Test	15	11-Jan-27	02-Feb-27														
A2130	Install Interior Window & Door Frames	10	19-Jan-27	02-Feb-27														
A1880	Install Ceramic Tile - Floors & Walls	15	19-Jan-27	09-Feb-27														
A1870	Interior Prime & Paint	10	02-Feb-27	17-Feb-27														
A2150	Install Kitchen Hood (Axeel Fire System)	10	02-Feb-27	17-Feb-27														
A1890	Install Ceiling Grid	5	17-Feb-27	24-Feb-27														
A2060	Install Mirrors in Fitness Room	5	17-Feb-27	24-Feb-27														
A1910	Mechanical Trim Out	15	09-Feb-27	03-Mar-27														
A1920	Electrical Trim Out	15	09-Feb-27	03-Mar-27														
A1930	Plumbing Trim Out	15	09-Feb-27	03-Mar-27														
A2070	Install Bathroom Accessories	3	03-Mar-27	08-Mar-27														
A1810	Mechanical Above Ceiling Rough-In	10	24-Feb-27	10-Mar-27														
A1820	Electrical Above Ceiling Rough-In	10	24-Feb-27	10-Mar-27														
A1830	Plumbing Above Ceiling Rough-In	10	24-Feb-27	10-Mar-27														
A1990	Equipment Start-Up	5	03-Mar-27	10-Mar-27														

Activity ID	Activity Name	Orig Dur	Start	Finish	2025												2026	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					Jan	
A2090	Install Kitchen Equipment	15	17-Feb-27	10-Mar-27														
A1940	Install Ceiling Tiles	5	10-Mar-27	17-Mar-27														
A1950	Install Millwork	5	10-Mar-27	17-Mar-27														
A2050	Install Doors & Hardware	5	10-Mar-27	17-Mar-27														
A2080	Stain Concrete Floors	5	10-Mar-27	17-Mar-27														
A2010	Test & Balance	5	17-Mar-27	24-Mar-27														
A2110	Interior Final Paint	5	17-Mar-27	24-Mar-27														
A2040	Final Clean	3	24-Mar-27	29-Mar-27														
A2000	IT Installation by County	7	29-Mar-27	07-Apr-27														
A2030	Install Owner FFE	15	29-Mar-27	19-Apr-27														
FI-80	Punch List	51	17-Mar-27	29-Apr-27														
FI-50	Final Building Inspections	5	17-Mar-27	24-Mar-27														
FI-60	Substantial Completion / Certificate of Occupancy	0	24-Mar-27	31-Mar-27														
FI-70	Closeout Documents to Owner	21	31-Mar-27	29-Apr-27														

Actual Work
 Critical Remaining Work
 Remaining Work
 Milestone

Guaranteed Maximum Price
Charlotte County Fire Station 17