

TASK ORDER TO THE AGREEMENT

In accordance with the Construction Managers Agreement, approved by the Board of County Commissioners on April 6, 2021 (the "Agreement") for work within the scope of Solicitation 20Q-161-TO-51 Marion County Jail Window Replacement, this Task Order to the Agreement (this "Amendment") is made and entered into between Cullison-Wright Construction Corp whose address 112 NE 12th Street, Ocala, FL 34470, and possessing FEIN# 59-1441025 ("CONTRACTOR") and Marion County, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, FL, 34471 ("COUNTY").

WITNESSETH

WHEREAS the parties wish to amend the Agreement as set forth below; and;

IN CONSIDERATION of the mutual covenants and conditions contained herein, the parties do hereby agree as follows:

1. This Amendment shall be deemed to amend and become a part of the Agreement in accordance with the original Solicitation and Agreement for Construction Managers under 20Q-161.

2. CONTRACTOR's services and performance will be in accordance with the scope of service and fee schedule, Exhibit A hereto. The total cost for the Project will not exceed Two Million Forty-Six Thousand Nine Hundred Forty-Seven (\$2,046,947). The Project shall reach substantial completion within 355 calendar days. All Work shall proceed in a timely manner without delays. **TIME IS OF THE ESSENCE.** All limitations of time set forth in the Contract Documents are of the essence of this Contractor. The Work may be presumed abandoned after ninety (90) days if CONTRACTOR terminates the Work without just cause or without proper notification to COUNTY, including the reason for termination, or fails to perform Work without just cause for ninety (90) consecutive days.

[THIS AREA INTENTIONALLY BLANK – SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF the parties have entered into this Amendment, as approved by the Marion County Board of County Commissioners, on the date of the last signature below.

ATTEST:

MARION COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA

GREGORY C. HARRELL, DATE
MARION COUNTY CLERK OF COURT

KATHY BRYANT DATE
CHAIRMAN

**FOR USE AND RELIANCE OF MARION
COUNTY ONLY, APPROVED AS TO
FORM AND LEGAL SUFFICIENCY**

BCC APPROVED: October 21, 2025
20Q-161-TO-51 Marion County Jail Window
Replacement

MATTHEW G. MINTER, DATE
MARION COUNTY ATTORNEY

WITNESS:

Cullison-Wright Construction Corp

SIGNATURE

BY: DATE

PRINTED NAME

PRINTED:

WITNESS:

ITS: (TITLE)

SIGNATURE

PRINTED NAME

EXHIBIT A SCOPE OF SERVICES AND FEE SCHEDULE

Detailed Budget

TRADE	QUANTITY	UNIT	UNIT PRICE	Amount
DIV 01 - GENERAL CONDITIONS				
General Conditions				
Dumpsters, temp fencing, temp toilets, misc tools, storage/office trailer	1	ls	\$ 59,730.00	\$ 59,730
			Subtotal:	\$ 59,730 \$ 59,730
Project Management				
Project Management	1	ls	\$ 44,260.00	\$ 44,260
			Subtotal:	\$ 44,260 \$ 44,260
Supervision				
Supervision	1	ls	\$ 115,440.00	\$ 115,440
			Subtotal:	\$ 115,440 \$ 115,440
Miscellaneous Materials & Security				
Allowance for temp window covering and logistical management	1	ls	\$ 50,000.00	\$ 50,000
			Subtotal:	\$ 50,000 \$ 50,000
GENERAL CONDITIONS TOTAL:				\$ 259,430
DIV 04- MASONRY				
Masonry				
Masonry - Patching openings			Excluded	
			Subtotal:	\$ - \$ -
MASONRY TOTAL:				\$ -
DIV 08 - OPENINGS				
Windows				
E&F lower corridor windows	4	ea	\$ 12,577.28	\$ 50,310
Pod E upper corridor windows	3	ea	\$ 13,018.04	\$ 39,055
Pod F upper corridor windows	3	ea	\$ 13,018.04	\$ 39,055
Pod E Upper rec yard windows	1	ea	\$ 46,304.11	\$ 46,305
Pod E lower rec yard windows	3	ea	\$ 17,446.37	\$ 52,340
Pod F Upper rec yard windows	1	ls	\$ 38,733.11	\$ 38,734
Pod F Lower rec yard windows	3	ea	\$ 17,496.37	\$ 52,490
Pod A Windows	102	ea	\$ 8,577.95	\$ 874,952
Additional windows at pod A,B,C,D Corridors	1	ls	\$ 214,789.11	\$ 214,790
Interior trim around cell windows	1	ls	\$ 78,495.00	\$ 78,495
			Subtotal:	\$ 1,486,526 \$ 1,486,526
OPENINGS TOTAL:				\$ 1,486,526
DIV 09 - FINISH				
Painting				
Painting Pod A band around window	1	ls	\$ 51,000.00	\$ 51,000
Painting E&F band around window	1	ls	\$ 17,000.00	\$ 17,000
Painting Pod A,B,C,D upper corridor band around windows	1	ls	\$ 16,150.00	\$ 16,150
			Subtotal:	\$ 84,150 \$ 84,150
FINISH TOTAL:				\$ 84,150
DIV 32 - EXTERIOR IMPROVEMENTS				
Landscaping & Irrigation				
Landscaping allowance for fine grading and sod repair	1	ls	\$ 24,203.00	\$ 24,203
			Subtotal:	\$ 24,203 \$ 24,203
EXTERIOR IMPROVEMENTS TOTAL:				\$ 24,203
DIV 99- Construction Fees				
Construction Contingency				
Construction Contingency			Excluded	
			Subtotal:	\$ - \$ -
Impact and Permit Fees				
Transportation Impact Fees			Excluded	
Fire Impact Fees			Excluded	
Utility Impact Fees			Excluded	
Permit Fees	1	ls	\$ 6,457.50	\$ 6,458
			Subtotal:	\$ 6,458 \$ 6,458
Construction Fees				
Profit	1	ls	\$ 60,590.04	\$ 60,591
Overhead	1	ls	\$ 60,590.04	\$ 60,591
Builder's Risk			Excluded	
General Liability	1	ls	\$ 13,050.16	\$ 13,051
Bond	1	ls	\$ 41,946.95	\$ 41,947
			Subtotal:	\$ 176,180 \$ 176,180
CONSTRUCTION FEES TOTAL:				\$ 182,638

TOTAL CONSTRUCTION COST: \$ 2,046,947

Marion County Jail Window Replacement Clarification

10/1/2025

The following is a clarification of inclusions, exclusion, and alternates for the above referenced project if any.

Div. 01 – General Conditions

- A. General requirements
 - a. All supervision, project manager, as-builts, dumpsters, temporary facilities, continuous cleaning, final cleaning and punch out
 - i. Schedule and associated general conditions value assumes MCSO & MC Facilities will clear the POD (entirely) that we're working in as discussed in our prior preconstruction meetings.
 - ii. Schedule and general conditions value also assumes that tools may be inventoried and stored inside the jail overnight (in a GC provided lock box) per coordination meetings with MC Facilities.
 - b. General liability and workman's compensation insurance
 - c. Bond value is included
- B. **Excluded**
 - a. Builder's risk insurance
 - b. Material testing
 - c. Property fence and security
 - d. Impact fees, utility connection & tap fees, water meters, electrical power fees, gas to building and lift stations
 - e. Special Inspections including but not limited to: Roofing Inspections, Window Water Testing, Water Management Consultant, Building Threshold Inspections, Building Quality Assurance Inspections and Fire Penetration & Joint Inspections. Any 3rd party Inspections or testing for project to be provided by Owner

Div. 04 – Masonry

- A. **Excluded**
 - a. Grouting or patching masonry walls
 - a. *once the existing trim flashing (on the exterior) is removed, Cullison-Wright has included a value to caulk the 'spoils' in the block after removing the fasteners. Patching and repairing beyond a caulk finish inside of voids/spoils from the removal of the fasteners is not included and has been discussed with Marion County Facilities. (caulk will be painted over – see painting (Div 09) clarifications).

Div. 08 – Doors and Hardware

- A. Windows
 - a. Hope's series fixed SSTB30 windows
 - b. Bent plate stainless steel angle trim wrapping the interior of the masonry opening
 - i. Pricing is based on Marion County Sheriff's Office acceptance of interior stainless-steel trim from window manufacturer which will be clarified during the submittal process. After the removal of the window, Cullison-Wright and MC Facilities understand there is not a value include in the GMP budget to account for a stucco or smooth cementitious finish around the interior side of the rough opening. The rough finished edge would be concealed by the interior trim referenced above, subject to MCSO & MC Facilities approval. If this method is not approved, the value for the trim would be applied to an alternate finish and the deduct or additional costs would be reconciled via a change order.
- B. **Excluded**
 - a. Grouting windows is not included

Div. 09 – Finishes

- A. Painting
 - a. Touch up painting of inside of window openings
 - b. Painting band around exterior of window opening
 - i. Painting finish will not match the faded (Older/existing paint that has UV exposure) on the exterior of the building. CWCC will work to match as closely as possible, however there will be a difference in color & finish unless the entire exterior wall was repainted (which is not included in this GMP budget). This same note applies to the interior walls.
- A. **Excluded**
 - a. Painting entire exterior walls
 - b. Painting entire interior of cells
 - c. Painting interior around hallway windows

Div. 32 – Exterior Improvements

- A. Landscaping
 - a. Allowance for minor grading and sod repair where disturbed from construction activities.
- B. **Excluded**
 - a. Hardscaping
 - b. Rock removal
 - c. Undercutting and importing material for unsuitable soil
 - d. Dewatering
 - e. Landscaping and irrigation

DRAFT