RESOLUTION 19-27

A RESOLUTION OF THE CITY OF DUNEDIN, FLORIDA, APPROVING CHANGE ORDER FOR PRE-GMP TIME SENSITIVE PROCUREMENT NEEDS ASSOCIATED WITH THE CONSTRUCTION MANAGER AT RISK AGREEMENT BETWEEN THE CITY AND GILBANE BUILDING COMPANY FOR THE RENOVATION AND CONSTRUCTION OF STADIUM AND TRAINING FACILITIES; MAKING RELATED FINDINGS; PROVIDING FOR CONFLICTING RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Dunedin (the "**City**") and Gilbane Building Company ("**Gilbane**") executed, as of November 8, 2018, an agreement (the "**CMAR Agreement**"), consisting of the Agreement Between Owner and Construction Manager as Constructor, all exhibits attached thereto and incorporated therein, and General Conditions, under which Gilbane agreed to provide preconstruction services and to perform the construction work (such services and work, to be referred to collectively as the "**Work**") in connection with the construction and renovation of the Dunedin Spring Training Facilities (the "**Project**") to be used by the Major League Baseball Club known as the Toronto Blue Jays, owned and operated by the Rogers Blue Jays Baseball Partnership (the "**Club**"); and

WHEREAS, the City and Populous, Inc. ("**Populous**") executed, as of July 5, 2018, an owner-architect agreement for the design of the Project (the "**Owner-Architect Agreement**"), including without limitation a detailed description of the Owner's program for the Project (the **"Initial Program**"), which, as it has been and in the future may be further amended by the parties, shall be the basis for the Populous design documents detailing Gilbane's Work; and

WHEREAS, under the terms of the CMAR Agreement, at a time to be mutually agreed upon by the City and Gilbane and in consultation with Populous, Gilbane shall prepare a Guaranteed Maximum Price proposal (the "**GMP Proposal**"), for the City's and the Club's approval and the City's acceptance, setting forth the proposed Guaranteed Maximum Price for performance of the Work; and

WHEREAS, as part of preconstruction services, Gilbane is currently developing for the approval of the City a Project Schedule; and

WHEREAS, the parties have determined that if certain components of the Work can now be priced separately, and commenced immediately by Gilbane,

the likelihood that the Project will achieve completion by the date established in the Project Schedule will be greatly enhanced.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY ASSEMBLED THAT:

Section 1. Gilbane has submitted Change Order #10, attached to this Change Order Resolution as **Attachment A**, under which that portion of the Work described in Populous Bid Packages (BP) 02c incorporating #05D, #07A, #07C, #07D, #11C, and CCD #1, 2 & 3 as referenced in Exhibits A, B and C to Change Order #10, is priced and proposed for immediate execution.

Section 2. Change Order #10 and the City's payment to Gilbane for the cost for Gilbane to perform that portion of the Stadium Scope of Work, which is stated in Change Order #10 as Three Million Sixty Eight Thousand Two Hundred and Thirty dollars ($3,068,230), are hereby approved.

Section 3. The cost for Gilbane to perform the Stadium Scope of Work, as stated in Change Order #10, shall be included in the GMP Proposal to be submitted to the City by Gilbane, but the costs of Change Order #10 shall not be accounted for twice in the development of the GMP.

Section 4. All future proposed change orders prior to the establishment of the GMP, if any, under which certain Work is identified for separate pricing, scheduling and performance, shall include the following documentation, and the City's approval of payment for such Work shall be conditioned upon Gilbane's submission and the City's approval of the following:

a. A list of the drawings and specifications describing the proposed separate Work;

b. A list of the clarifications, qualifications, and assumptions made by Gilbane in preparation of the proposed change order;

c. A statement of the proposed price, or guaranteed maximum price as the case may be, including a statement of the estimated cost of the Work describing in detail all trade categories or systems, allowances, alternates, contingency, and Gilbane's Fee as defined in the CMAR Agreement;

d. A proposed schedule for the Work, reflecting revisions to any previously approved Project Schedule, showing the anticipated date of Substantial Completion;

e. Written confirmation that the proposed change order has been reviewed and approved by the City's Project Manager, by an authorized representative of Populous, and by an authorized representative of the Club, and written acknowledgment from Gilbane

that the proposed change order, once approved by the City, shall be binding upon Gilbane.

1. Each change order agreed upon prior to the establishment of the GMP shall be rolled into the GMP proposal submitted to the City in accordance with the terms of the CMAR Agreement.

2. Performance of all Work under the terms of this and all future change orders, if any, shall be subject to the terms and conditions of the CMAR Agreement in all respects.

BE IT FURTHER RESOLVED that any existing Resolution or portion thereof of the City Commission which contains terms or provisions which are in direct conflict with and cannot be harmonized with the provisions of this Resolution shall, as to such terms or provisions, be deemed as superseded by this Resolution.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable such that the invalidity of any one provision shall not operate to invalidate any other provision.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 20th day of June, 2019.

Julie Ward Bujalski
Mayor

ATTEST:

Denise M. Kirkpatrick
City Clerk

Change Order Form—*to be used prior to the City's acceptance of the GMP Proposal*

Project: Construction and renovation of the Dunedin Spring Training Facilities
Contractor: Gilbane Building Company

Change Order No.: 010
Change Order Date: June 13, 2019
Contract Date: November 8, 2018

The following change is hereby made a part of the Contract Documents enumerated in the Agreement Between Owner and Construction Manager (the "**CMAR Agreement**") on the date referenced above and shall be performed under the same terms and conditions as required by the original Contract Documents. Except as modified herein, the original Contract Documents and all prior amendments shall remain in full force and effect and all of the terms of the Contract Documents are hereby incorporated in this Change Order.

The Contract is changed as follows: ***(See attached supporting documents)***

Provide stadium BP02 handrails and drink rails in accordance with Gilbane's BP05D, dampproofing and waterproofing in accordance with Gilbane's BP07A, subroof repairs in accordance with Gilbane's BP07A.1, metal panels in accordance with Gilbane's BP07C, roofing in accordance with Gilbane's BP07D, chain link fencing in accordance with BP11C, ccd #1, ccd #2, and ccd #3. The following exhibits provide additional information related to this Change Order and are hereby incorporated as part of this Change Order.

- Exhibit A, Stadium Improvements BP 02c Change Order Cost Summary dated 06/13/2019
- Exhibit B, Stadium Improvements BP 02c Qualification & Assumptions dated 06/13/2019
- Exhibit C, Stadium Improvements BP 02c Drawings and Specification log dated 06/13/2019

The Guaranteed Maximum Price components authorized in the CMAR Agreement total:	**$8,432,624.00**
The total Guaranteed Maximum Price will be determined by the accepted GMP Proposal.	**$70,676,407.00**
Prior to acceptance of the GMP:	**$3,068,230.00**
The Cost of Work authorized by previous Change Orders:	**$73,744,637.00**
The Cost of Work authorized by this Change Order is:	**TBD**
The Cost of Work authorized to date including this Change Order is:	**TBD**
The Substantial Completion Date prior to this Change Order was:	**TBD**
The Contract Time is (increased) (decreased) (unchanged) by: TBD calendar days	
The date of Substantial Completion as of this Change Order (insert date):	

This Change Order is in full compromise and settlement of all adjustments to Contract Time and Contract Price, and compensation for any and all delay, extended or additional field and home office overhead, disruption, acceleration, inefficiencies, lost labor or equipment productivity, differing site conditions, construction interferences and other extraordinary or consequential damages (hereinafter called "**Impacts**"), including any ripple or cumulative effect of said Impacts on the overall Work under the Contract arising directly or indirectly from the performance of Work described in this Change Order. By execution of this Change Order, Contractor agrees that this Change Order constitutes a complete accord and satisfaction with respect to all claims for schedule extension, Impacts, or any costs of whatsoever nature, character or kind arising out of or incidental to this Change Order, provided, that this accord and satisfaction extends only to claims of which the Construction Manager is aware, or reasonably should be aware in compliance with section 2.1.8 of the CMAR Agreement, as of the date hereof.

CONSTRUCTION MANAGER Gilbane Building Company
Accepted by:
(Signature)
Robert S. Hayes
(Print or Type Name)
Date: 6.13.19

OWNER The City of Dunedin, Florida
Accepted by:
(Signature)
Julie Ward Bujalski
(Print or Type Name)
Date: 6-21-19

ARCHITECT: Populous, Inc. Reviewed by:
Signature: _____ Print or Type Name: Bryant Lavoie Date: 6/13/2019

ROGERS BLUE JAYS BASEBALL PARTNERSHIP: Reviewed and approved by:
Signature: _____ Date: 06/14/2019
Andrew Miller Shelby Nelson

4811-9767-1813.4

EXHIBIT A

Gilbane

TBJ - Stadium BP02c #05D Handrails and Drink Rails, #07A - Dampproofing and Waterproofing, #07C - Metal Panels, #07D - Roofing, #11C - Chain Link Fencing; CCD # 1, 2 & 3

Breakdown of Costs

Date Submitted: 06/13/2019

Bid Package Description	Gilbane GMP Amount	Subcontractor/ Vendors Carried Within GMP
05D - Handrails and Drink Rails	$585,000	Allowance
07A - Dampproofing and Waterproofing	$211,919	Alpha Insulation (Not finalized, Contract Terms under review)
07A.1 - Dampproofing and Waterproofing (Subroofs Only)	$100,000	Allowance
07C - Metal Panels	$460,000	Allowance
07D - Roofing	$504,104	Meade Construction (Not finalized, Contract Terms under review)
11C - Chain Link Fencing	$595,000	Allowance
CCD # 1	$0	Funded from previous Allowances
CCD # 2 - Scoreboard Changes incl Foundations & Structure	$60,000	Allowance (Does not include CCD#2 Daktronics pricing per request of TBJ)
CCD # 2 - Electrical & Low Voltage Changes	$251,000	Allowance
CCD # 3 - Scoreboard Changes (Changes to CCD #2)	($35,000)	Allowance
Total Trade Costs Subtotal	**$2,732,023**	
Construction Contingency	$81,961	3.00%
Permits	$0	
CCIP	$81,001	2.64%
Difference in Conditions	$4,602	0.15%
Builder's Risk Insurance (By Owner)	$0	
Subcontractor Default Insurance	$35,175	1.25%
P & P Bond	$18,409	0.60%
CM Fee	$115,059	
Total GMP Amount	**$3,068,230**	

Gilbane

EXHIBIT B

June 13, 2019

Re: Toronto Blue Jays Spring Training Facilities Improvements
Dunedin Stadium Improvements
Gilbane Job # J08231

Subject: Qualifications & Assumptions for STADIUM Change Order #10 Partial-Early Release for the Architect's Stadium BP02 Documents (excluding Miscellaneous Metals, Millwork, Framing, Drywall, ACT and Paneling, Resilient Flooring and Tiling, Painting, Floor Sealer and Resinous Flooring, Signage and Graphics, Toilet Partitions, Miscellaneous Specialties, Hardscape, Landscape and Irrigation) in accordance with Gilbane's RTA BP07A Dampproofing and Waterproofing, Gilbane's RTA BP07D Roofing and Gilbane's RTA CCD#1. The following scope of works are included as an allowance: CCD#2, CCD#3, Handrails and Drink Rails, Metal Panels, Chain Link Fencing/Gates.

DIVISION 0

1 It is mutually understood that the price set forth in this Change Order is only for the Partial Release of the Architect's BP02 Stadium Documents (excluding Miscellaneous Metals, Millwork, Framing, Drywall, ACT and Paneling, Resilient Flooring and Tiling, Painting, Floor Sealer and Resinous Flooring, Signage and Graphics, Toilet Partitions, Miscellaneous Specialties, Hardscape, Landscape and Irrigation) in accordance with Gilbane's RTA BP07A Dampproofing and Waterproofing, Gilbane's RTA BP07D Roofing and Gilbane's RTA CCD #01. The following scope of works are included as an allowance: CCD#2, CCD#3, Handrails and Drink Rails, Metal Panels, Chain Link Fencing/Gates, and not for the 100% project design. It is agreed by both parties that these services will increase as the Project's Design Documents continues to be developed. Future Change Orders will be required to cover this Future Work. Upon completion of the Design Documents, it is Gilbane's intent to deliver the GMP as set forth in the Contract Agreement.

2 These Assumptions & Clarifications govern and control over any conflicting provisions of the Contract Documents.

3 Gilbane submits herein this Change Order #10 for the associated Scope of Work as defined in line item #1 above with the Architect's BP02 documents dated 03/29/2019, and corresponding addendums issued after this date as enumerated in the Drawings and Specification log referenced in Exhibit C.

4 For the certain Scopes of Work that require further definition as part of this Change Order, those values, as set forth herein as Allowances, are included as Allowances in this Change order and further defined / identified in the Allowance Log referenced in Exhibit B.1 herein.

5 This Change Order is based on all Preconstruction Services incurred on the Stadium through March 8, 2019 being fully reimbursed based on actual incurred costs, and General Conditions costs being paid in equal installments as a Lump Sum. Any adjustments required to the previously approved General Conditions due to Addendums issued after 100% Construction Documents, incorporation of additional scope, or other unknown circumstances will be submitted in a future Change Order.

DIVISION 1

6 This Change Order is based on receiving approval on or before June 20, 2019. The commencement is contingent upon the receipt of this executed Change Order, and City of Dunedin Building Permit. The current time line for the Stadium is based on the information provided in the Architect's BP02 Documents, if any unforeseen conditions are encountered in the Construction, the Schedule and General Conditions will be adjusted accordingly.

7 Gilbane reserves the right to evaluate the schedule once the design is complete and the final Contract Documents have been issued.

8 No cost has been included for power, domestic water, reclaimed water and natural gas consumption charges during construction, including the construction trailer. All utility consumption costs are assumed to be by the Owner.

9 Gilbane will self perform site services' portion of the work. If Gilbane wants to self perform on items other than site services, Gilbane must get written approval from the owner and must bid competitively other specification sections.

10 The previously approved Stadium schedule included in Change Order #5 is premised on the owner, performing its duties and obligations, as well as causing its designers and consultants to perform their respective duties and obligations, so as not to delay the progress of the work.

11 This Change Order excludes any costs for an Independent Testing Laboratory/Technical Agency/Special Inspections as they are being provided by others. The Price is based upon the assumption that the testing and inspection services (provided by others) shall support the construction scope and sequence indicated on the previously approved schedule. Gilbane shall assist in the coordination of scheduling the testing services.

12 This Change Order excludes any work associated with the removal or remediation of contaminated soils, rock, de-mucking, under cutting, unsuitable soil, unidentified underground obstructions, trash, miscellaneous debris, or any other unsuitable materials including the haul in of replacement material.

13 This Change Order is based on free use of CAD file backgrounds for purposes of distributing to the subcontractors as required. Gilbane and the subcontractors receiving these CAD files will sign the Architects waiver for use of these CAD files with the understanding that there is no additional fee for Gilbane to distribute to our subcontractors.

14 This Change Order excludes the cost of any and all impact, cap and tap fees for water, fire, gas, storm and sanitary lines.

15 All documents are considered 100% Construction Documents (CDs) at the time of issuance.

16 The Price excludes any cost for comments from or requirements of the (i) Building Department, (ii) Health Department, (iii) Fire Department, (iv) Police Department, (v) Traffic Control, (vi) Code Officials or any other outside Authority Having Jurisdiction (AHJ), beyond the requirements of the plans and specifications.

17 The Final Property Survey (boundary survey) is not included in the Price and if required will be provided by the Owner.

18 This Change Order does not include the cost for LEED or Green Globes. Any sustainability requirements other than installing the products specified on the Contract Documents is not included in this proposal.

19 This Change Order is based on the documents referenced in Exhibit C. This Change Order does not include any additional work or changes as a result of the City permit review comments. Changes as a result of these permit reviews will require a change to the contract document and a change order to the contract value.

20 This Change Order is based on being given full unobstructed access to all areas necessary to complete the work included in the Contract Documents.

21 This Change Order does not account for this being a line item guarantee. Any savings on a particular line item may be transferred to cover overruns of another cost of work line.

22 This Change Order does not include any 2nd or 3rd shift work.

23 Deleted.

24 This Change Order excludes autocad as-builts associated with this work.

25 Background checking including Jessica Lunsford Act (JLA) badging is excluded for all personnel.

26 Where Gilbane specifically agrees in writing to perform certain portions of the work through a subcontractor on a design/build basis, or where the contract documents require design information to be provided by the Construction Manager, this information (including calculations and certifications) will be provided by trade contractors. The Price does not include any costs to conduct an independent review of such design information and does not include costs resulting from any deficiencies or inaccuracies in these calculations or certifications.

27 Deleted.

28 Deleted.

29 The Price includes twelve (12) month Labor & Material (L&M) warranties from the date of Substantial Completion. Any warranties extending beyond this point shall be issued directly to the Owner from the manufacturer or subcontractor.

30 The Price is based on open, non-proprietary specifications naming three or more manufacturers whose products are acceptable under the base bid for each product, section or work category. Reasonable substitutions may be made to specified materials, with no charges to Gilbane or our subcontractors for reviewing the same.

31 The Price presumes that all work included in the scope can and will be performed in a continuous manner without limitation on hours of operation or noise restrictions beyond the local governing ordinances. The Price excludes costs incurred as a result of Gilbane performing the work in segments, or in a non-continuous manner, due to stoppages and/or disruptions caused by the Owner.

32 The Price assumes that all referenced / listed products and designs carry a "UL" listing. All cost associated with 3rd Party inspections and/or certifications will be funded by the Owner or an add to the Price.

33 Allowances shall cover the net cost of materials, equipment, labor, taxes, overhead and profit. The Architect/Engineer will complete the design and issue confirming documents in a timely manner for pricing and reconciling all Allowances. If the cost, when finalized, is more than the Allowance, the Price shall be adjusted accordingly by Change Order which will include all additional costs and fees.

34 It is assumed that the Contract Documents have been designed per the City of Dunedin and any Florida State standards. The Price does not include additional costs for references to Design Standards that are not shown on the Design Documents.

35 The Price excludes any seismic studies or surveys.

36 The Price excludes any cost for Material Tag ID's that are referenced in the specifications or on a material schedule, the location of which are not shown on the drawings.

37 The Price excludes any cost for Material Tag ID's that are shown in plan or elevation that are not defined in the specifications or on a material schedule.

38 The Price does not include any City of Dunedin inspection overtime premiums needed to maintain the construction schedule.

39 This Change Order includes responses to Preconstruction Request for Information (RFI)s included as Exhibit D.1 herein. This Change Order does not include costs associated with any design changes resulting from unanswered RFIs.

40 The Price includes rough-in of work to the locations shown on the drawings. Where notes on drawings or specifications indicate that the final location is to be coordinated with the design team or Owner then Gilbane assumes only one location for the item is required.

41 Deleted.

42 Deleted.

43 Deleted.

44 Deleted.

45 Deleted.

46 Deleted.

47 Deleted.

48 Permit expediting cost is excluded.

49 GBCo is carrying the submitted low bid for the current change order 10 for the Stadium, and based on the material variance from the second and other bidders, in the event the submitted low bidder does not agree to the contract and does not execute a satisfactory trade contract agreement with GBCo, then GBCo will move to the second or best qualified bidder and shall be entitled to a change order for the difference between the low bidder's bid amount and the second or best qualified bidder's actual contract amount. The amount in this current change order 10 for the Stadium is therefore conditioned on such additional costs in such event for a future change order leading up to the finalized GMP.

50 CCD#01 has been included in Change Order #10 at $0. Approval of Change Order #10 authorizes GBCo to fund CCD #01 from previously approved BP01 Allowances. Subcontractor back-up and reconciliation of previously approved allowances for CCD#01 is included in RTA for CCD#1.

51 An allowance of $311,000 has been included in Change Order #10 for CCD#02. Any savings as a result of the final reconciliation from this allowance will roll back into the project budget for use as directed by the Owner. Any overages as a result of the final reconciliation from this allowance will be requested in a Change Order to the Owner. In addition, at the Blue Jay's request, CCD#02 allowance does not include any cost for the Scoreboard Revisions from Daktronics (approximately $38,000), the Blue Jays have elected pursue this work direct, and outside of the Project Cost and schedule.

52 An deductive allowance of ($60,000) has been included in Change Order #10 for CCD#03. Any savings as a result of the final reconciliation from this allowance will roll back into the project budget for use as directed by the Owner. Any overages as a result of the final reconciliation from this allowance will be requested in a Change Order to the Owner.

DIVISION 02 - EXISTING CONDITIONS

53 Division 2 — Existing Conditions are excluded from this Change Order. This work has been included in Change Order #05.

DIVISION 3 - CONCRETE

54 Division 3 — Concrete is excluded from this Change Order. This work has been included in Change Order #05.

DIVISION 4 - MASONRY

55 Division 4 — Masonry is excluded from this Change Order. This work has been included in Change Order #07.

DIVISION 5 - METALS

56 Division 5 — Structural Steel is excluded from this Change Order. This work has been included in Change Order #05.

57 Miscellaneous metals are excluded from this Change Order. This work has been included in Change Order #09.

58 Metal Railings & Handrails are included as an allowance in this Change Order. The allowance amount will be reconciled in the final GMP after bid leveling is complete and an RTA is approved.

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

59 Division 6 — Wood, Plastics, Composites are excluded from this Change Order. This work will be included in a future Change Order.

DIVISION 7 - MOISTURE PROTECTION

60 Traffic Coating as specified by specification section 07 18 00 is not included as per response to RFI no. 346.

61 Pre-applied Sheet Waterproofing as specified by specification section 07 13 24 is not included at the dugout extension as per response to RFI no. 348.

62 Air/water barrier will be installed in place of rubberized asphalt flashing at locations indicating both due to compatibility between these two products. SPECIFY LOCATIONS WITH CONFLICTING CONDITION

63 Metal Sub roof is included as an allowance in this Change Order. The allowance amount will be reconciled in the final GMP after bid leveling is complete and an RTA is approved.

64 Cant. strip as called on sheet M4-01 are not recommended by the roofing manufacturer and will not be utilized as part of the water tight system. ARCH WOULD LIKE TO DISCUSS WITH ROOFING MANUF

65 No fall arrest systems is included at the roofs as we need further clarifications for pricing this item."

66 Any repairs to the existing press / suite building roof is excluded unless new penetrations are required for new work indicated on the contract documents.

DIVISION 8 - OPENINGS

67 Division 8 — Openings are excluded from this Change Order. This work has been included in a Change Order #08.

DIVISION 9 - FINISHES

68 Division 9 — Finishes are excluded from this Change Order. This work will be included in a future Change Order.

DIVISION 10 - SPECIALTIES

69 Division 10 — Specialties are excluded from this Change Order. This work will be included in a future Change Order.

DIVISION 11 - EQUIPMENT

70 Division 11 — Chain link fencing work is included in change order #10. All other Division 11 work has been previously approved in Change Order #07.

71 Chain link fencing are included as an allowance in this Change Order. The allowance amount will be reconciled in the final GMP after bid leveling is complete and an RTA is approved.

DIVISION 12 - FURNISHINGS

72 Division 12 — Furnishings is excluded from this Change Order. This work has been included in Change Order #07.

DIVISION 13 - SPECIAL CONSTRUCTION

73 Division 13 — Special Construction is excluded from this Change Order. This work has been included in Change Order #07.

DIVISION 14 - CONVEYING SYSTEMS

74 Division 14 — Conveying Systems is excluded from this Change Order. This work has been included in Change Order #05.

DIVISION 21 - FIRE SUPPRESSION

75 Division 21 — Fire Suppression is excluded from this Change Order. This work has been included in Change Order #08.

DIVISION 22 - PLUMBING

76 Division 22 — Plumbing is excluded from this Change Order. This work has been included in Change Order #08.

DIVISION 23 - HEATING, VENTILATING, & AIR CONDITIONING

77 Division 23 — Heating, Ventilating, & Air Conditioning are excluded from this Change Order. This work has been included in Change Order #08.

DIVISION 26 - ELECTRICAL

78 Division 26 — Electrical is excluded from this Change Order. This work has been included in Change Order #08.

DIVISION 27 - COMMUNICATIONS

79 Division 27 — Communications are excluded from this Change Order. This work has been included in Change Order #08.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

80 Division 28 — Electronic Safety and Security are excluded from this Change Order. This work has been included in Change Order #08.

DIVISION 31 - EARTHWORK

81 Division 31— Earthwork is excluded from this Change Order. This work has been included in Change Order #05.

DIVISION 32 - EXTERIOR IMPROVEMENTS

82 Division 32 — Exterior Improvements are excluded from this Change Order. This work has been included in Change Order #07.

DIVISION 33 - UTILITIES

83 Division 33 — Utilities are excluded from this Change Order. This work has been included in Change Order #05.

Gilbane

EXHIBIT B.1

June 13, 2019

Re: Toronto Blue Jays Spring Training Facilities Improvements
Dunedin Stadium Improvements
Gilbane Job # J08231

Subject: Qualifications & Assumptions for STADIUM Change Order #10 Partial-Early Release for the Architect's Stadium BP02 Documents (excluding Miscellaneous Metals, Millwork, Framing, Drywall, ACT and Paneling, Resilient Flooring and Tiling, Painting, Floor Sealer and Resinous Flooring, Signage and Graphics, Toilet Partitions, Miscellaneous Specialties, Hardscape, Landscape and Irrigation) in accordance with Gilbane's RTA BP07A Dampproofing and Waterproofing, Gilbane's RTA BP07D Roofing and Gilbane's RTA CCD#1. The following scope of works are included as an allowance: CCD#2, CCD#3, Handrails and Drink Rails, Metal Panels, Chain Link Fencing/Gates.

Any savings as a result of the final reconciliation from these allowances will roll back into the project budget for use as directed by the Owner. Any overages as a result of the final reconciliation from these allowances will be requested in a Change Order to the Owner.

05D - Handrails and Drink Rails

Handrails and Drink Rails (Total Contract Value)	$585,000

07A - Dampproofing and Waterproofing

None Included

07A.1 - Dampproofing and Waterproofing (Subroofs)

Dampproofing and Waterproofing (Subroofs) (Total Contract Value)	$100,000

07C - Metal Panels

Metal Panels (Total Contract Value)	$460,000

07D - Roofing

Patching/flashing for Misc. Penetrations required for HVAC, Plumbing & Signage	$8,000
Weather Vane	$5,000
Repairing existing gutter downspouts and adding screens at downspouts	$6,000

11C - Chain Link Fencing

Chain Link Fencing (Total Contract Value)	$595,000
CCD # 2 - Scoreboard Changes including Foundations & Structure (Does not include CCD#2 Daktronics pricing per request of TBJ)	$60,000
CCD # 2 - Electrical & Low Voltage Changes	$252,000
CCD # 3 - Scoreboard Changes (Changes to CCD #2)	($35,000)

Toronto Blue Jays Dunedin Stadium Improvements BP#02
List of Drawings, Specifications, Addendums, Bid Supplements
06/13/2019

Sheet No. / Spec Section	Sheet Name/Specification Title	Current Date
X0-1	COVER SHEET VOL. 1	4/29/2019
X0-1.1	COVER SHEET VOL. 2	4/29/2019
X0-2	DRAWING INDEX	4/29/2019
X0-2.1	DRAWING INDEX	4/29/2019
X1-1-01	EXTERIOR REF. VIEWS - VIEW FROM CENTER FIELD	4/29/2019
X1-1-02	EXTERIOR REF. VIEWS - VIEW OF 3RD BASE HANGOUT	4/29/2019
X1-1-03	EXTERIOR REF. VIEWS - VIEW ALONG CONCOURSE	4/29/2019
X1-1-04	EXTERIOR REF. VIEWS - VIEW AT MAIN ENTRY FROM STREET	4/29/2019
X1-1-05	EXTERIOR REF. VIEWS - VIEW AT MAIN ENTRY	4/29/2019
X1-1-06	EXTERIOR REF. VIEWS - VIEW OF THIRSTY BIRD	4/29/2019
X1-1-07	EXTERIOR REF. VIEWS - VIEW OF EXTERIOR CONCESSIONS	4/29/2019
X1-1-08	EXTERIOR REF. VIEWS - VIEW OF BBQ AREA	4/29/2019
X1-1-09	EXTERIOR REF. VIEWS - VIEW OF VISITORS BULLPEN	4/29/2019
X1-1-10	EXTERIOR REF. VIEWS - VIEW OF AUTOGRAPH ALLEY	4/29/2019
X4-1	GRID GEOMETRY PLAN	4/29/2019
LS0-0	LIFE SAFETY INFORMATION	4/29/2019
LS0-1	LIFE SAFETY REFERENCE PLANS	4/29/2019
LS0-2	LIFE SAFETY REFERENCE PLANS	4/29/2019
LS1-1	LEV 100 - CONCOURSE LIFE SAFETY PLAN	4/29/2019
LS1-2	LEV 200 - BOARDWALK LIFE SAFETY PLAN	4/29/2019
LS1-3	LEV 300 - PRESS LIFE SAFETY PLAN	4/29/2019
SD1-00	SITE LAYOUT & MATERIALS PLAN	4/29/2019
SD2-01	ENLARGED SITE LAYOUT & MATERIALS PLAN	4/29/2019
SD2-02	ENLARGED SITE LAYOUT & MATERIALS PLAN	4/29/2019
SD2-03	ENLARGED SITE LAYOUT & MATERIALS PLAN	4/29/2019
SD2-04	ENLARGED SITE LAYOUT & MATERIALS PLAN	4/29/2019
SD3-01	SITE DETAILS	4/29/2019
C0-00	CIVIL GENERAL NOTES	4/29/2019
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32 12 16	ASPHALTIC CONCRETE PAVING	2/1/2019
32 13 13	CONCRETE PAVING	2/1/2019
32 16 16	CONCRETE CURBS AND GUTTERS	2/1/2019
32 17 23	PAVEMENT MARKING	2/1/2019
32 14 00	UNIT PAVING	4/18/2019
32 18 23	NATURAL GRASS PLAYING FIELD SUMMARY	2/1/2019
32 18 23.13	NATURAL GRASS PLAYING FIELD EARTHWORK	2/1/2019
32 18 23.23	NATURAL GRASS PLAYING FIELD IRRIGATION SYSTEM	2/1/2019
32 18 23.24	NATURAL GRASS PLAYING FIELD MATERIAL AND MIXES	2/1/2019
32 18 23.26	NATURAL GRASS PLAYING FIELD SOD	2/1/2019
32 18 24	SYNTHETIC TURF PLAYING FIELD SURFACING	2/1/2019
32 31 13	CHAIN LINK FENCES AND GATES	12/5/2018
32 31 19	DECORATIVE METAL FENCES AND GATES	3/29/2019
32 84 00	IRRIGATION	3/29/2019
32 93 00	PLANTS	3/29/2019
DIVISION 33	**UTILITIES**	
33 30 00	SANITARY SEWERAGE SYSTEM	2/1/2019
APPENDICES		
APPENDIX A	GEOTECHNICAL ENGINEERING REPORT	2/25/2019
APPENDIX A.1	TERRACON GEOTECHNICAL ENGINEERING REPORT	2/22/2019
APPENDIX B	LEAD-BASED PAINT-HAZARDOUS MATERIALS SURVEY REPORT	2/1/2019
APPENDIX C	PHASE I ENVIRONMENTAL SITE ASSESSMENT	Mar-19
SKETCHES		
CSK-1-STD	STADIUM SALVAGE RESPONSIBILITY DOCUMENT	3/6/2019
DSK-1	SITE DEMOLITION SCOPE DEFINITION DOCUMENT	2/12/2019
ESK-1	TEMPORARY POWER AND IRRIGATION REQUIREMENTS	2/12/2019
ESK-2	EARLY ELECTRIC WORK DEFINITION DOCUMENT	2/27/2019
FPSK-5	FIRE PROTECTION DEMOLITION SUPPLEMENTAL DOCUMENT	2/12/2019

	BP01 SITE LOGISTICS PLAN	2/13/2019
SIGNAGE		
	WAYFINDING & GRAPHICS CONSTRUCTION DOCUMENT PACKAGE - DESIG	3/29/2019
	WAYFINDING & GRAPHICS CONSTRUCTION DOCUMENT PACKAGE - MESS/	3/29/2019
RFIS		
	RFI LOG rfis and responses through RFI # 187	4/2/2019
	RFI LOG rfis and responses through RFI # 190	4/9/2019
	RFI LOG rfis and responses through RFI # 301	5/1/2019
	RFI LOG rfis and responses through RFI # 336	5/16/2019
SUPPLEMENTS		
	BP01	
	BID SUPPLEMENT 1	
	BID SUPPLEMENT 2	2/25/2019
	BID SUPPLEMENT 3	2/28/2019
	BID SUPPLEMENT 4	3/7/2019
	POST BID SUPPLEMENT 1 (BID SUPPLEMENT 4)	3/12/2019
	BID SUPPLEMENT 5	3/18/2019
	POST BID SUPPLEMENT 1	4/2/2019
	POST BID SUPPLEMENT 2	4/2/2019
	BP02	
	BID SUPPLEMENT 1	4/9/2019
	BID SUPPLEMENT 2	4/18/2019
	BID SUPPLEMENT 3	4/23/2019
	BID SUPPLEMENT 4	4/24/2019
	BID SUPPLEMENT 5	5/1/2019
	BID SUPPLEMENT 6	5/10/2019
	BID SUPPLEMENT 7	5/14/2019
	POST BID SUPPLEMENT 1 (BID SUPPLEMENT 7)	5/14/2019
	BID SUPPLEMENT 8	5/16/2019
	POST BID SUPPLEMENT 2 (BID SUPPLEMENT 8)	5/16/2019