



CONTRACT AMENDMENT

This Amendment #1 (“Amendment #1”) to Contract #20250306 – Task Order for Peacock Building Renovation – CMAR (“the Contract”), by and between the City of Port St Lucie (“City”) and the Contractor, as defined below, shall be effective as of the date this Amendment is fully executed.

Contractor’s Full Legal Name:	The Morganti Group, Inc.
Solicitation No./Event ID:	20250306
Solicitation Title/Event Name:	Peacock Building Renovation – CMAR
Contract Award Date:	October 21, 2025
Initial Contract Term:	October 21, 2025, through November 14, 2025
Current Contract Expiration Date:	November 14, 2025
Requested Contract Expiration Date:	October 31, 2026
Initial Contract Amount:	\$59,289.00
Current Contract Amended Amount:	\$59,289.00
Requested Financial Change Amount:	\$3,013,898.00
New Contract Amount:	\$3,073,187.00
Amendment No.:	1
Amendment Type:	Increase of Commodities

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **EXTENSION.** The parties hereby agree that the Contract will be extended for an additional period, as follows:
 - a. Extend Contract term for an additional three hundred fifty-one (351) days, as follows:
 - i. Beginning Date of Amendment Term: November 15, 2025
 - ii. End Date of Amendment Term: October 31, 2026
 - b. The parties acknowledge the Current Contract Expiration Date has passed; however, the Contract contemplates scope that is ongoing. Therefore, the parties agree to extend the Contract retroactive to the Current Contract Expiration Date, for continuous coverage back to the initial start date, as if no lapse has occurred.
 - c. The parties agree the Contract will expire at midnight on the date defined as the "End Date of Amendment Term" unless the parties agree in a duly executed writing to extend the Contract for an additional period.
2. **ADDITIONAL SCOPE.** The Contractor's proposal dated February 4, 2026, attached hereto as *Attachment A*, is incorporated by reference and made part of this Amendment. The scope, pricing, and commitments outlined in the proposal apply solely to the additional works described herein and do not alter any other terms of the Task Order unless expressly stated.
3. **BOND RIDER.** If a Performance and Payment Bond was required under the Contract, then Contractor shall also furnish an acceptable recorded bond rider covering the cost difference added to the Contract price under this Amendment. The requirements for such a bond rider shall be subject to the same terms and conditions as the original Performance and Payment Bond under the Contract.
4. **SUCCESSORS AND ASSIGNS.** This Amendment #1 shall be binding upon and insert the benefit of the successors and permitted assigns of the parties hereto.
5. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment #1, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment #1 and the Contract, including any written amendments thereto, collectively, are the

complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

Balance of page left intentionally blank

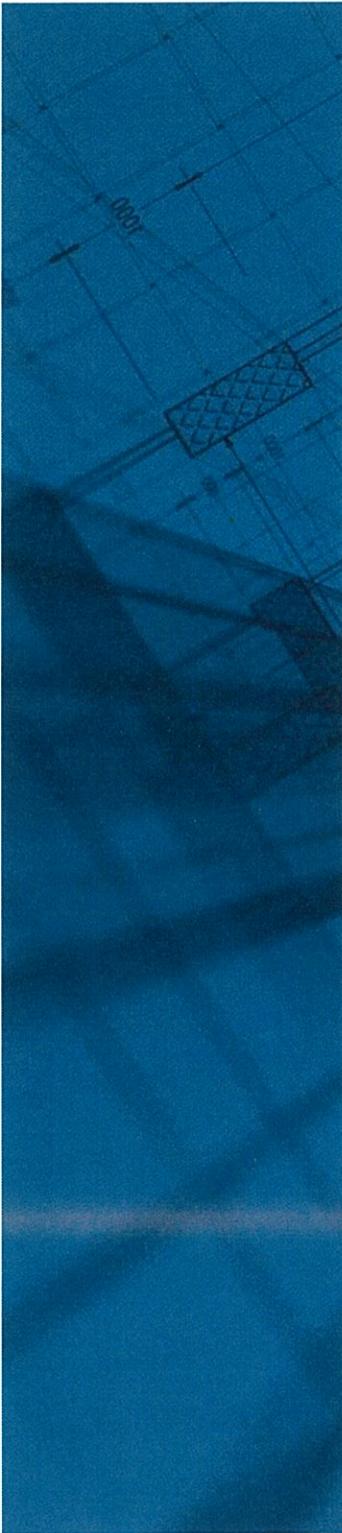
IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	The Morganti Group, Inc
Authorized Signature:	
Printed Name and Title of Person Signing:	STEPHEN SINES, PRESIDENT
Date:	2/17/26
Company Address:	1662 North U.S Highway 1 Suite C, Jupiter, FL 33469

CITY OF PORT ST. LUCIE

Authorized Signature:	
Printed Name and Title of Person Signing:	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
Date:	
City Address:	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984



City of Port St. Lucie
Peacock- Phase 1: Exterior Renovations

FINAL
2/4/2026



Peacock- Phase 1: Exterior Renovations
City of Port St. Lucie
2/4/2026

SUBCONTRACTOR SUMMARY

Work Scope	Description	Bidder	Amount of Proposal	Amount Utilized in GMP
DIVISION 010000: General Requirements			\$ -	\$ -
1A	Material Testing	By Owner	By Owner	By Owner
1C	Cleaning	Included in GCs	Included in GCs	Included in GCs
DIVISION 020000: Existing Conditions			\$ -	\$ -
DIVISION 030000: Concrete			\$ -	\$ -
DIVISION 040000: Masonry			\$ -	\$ -
DIVISION 050000: Metals			\$ -	\$ -
DIVISION 060000: Maintenance & Composites			\$ -	\$ -
DIVISION 070000: Thermal & Moisture Protection			\$ 906,671	\$ 906,671
7A	Waterproofing & Caulking	Triton	\$ 60,840	\$ 60,840
7C	Roofing	Crowther	\$ 845,831	\$ 845,831
DIVISION 080000: Openings			\$ 1,269,306	\$ 1,269,306
8F	Aluminum Windows, Storefront, Curtain Wall and Glazing	IB Glazing	\$ 1,269,306	\$ 1,269,306
DIVISION 090000: Finishes			\$ 81,590	\$ 81,590
9K	Painting and Interior Caulking	Tubito	\$ 81,590	\$ 81,590
DIVISION 100000: Specialties			\$ -	\$ -
DIVISION 110000: Equipment			\$ -	\$ -
DIVISION 120000: Furnishings			\$ -	\$ -
DIVISION 130000: Special Construction			\$ -	\$ -
DIVISION 210000: Fire Suppression			\$ -	\$ -
DIVISION 220000: Plumbing			\$ -	\$ -
22A	Plumbing	Root Drains by Div 7C	Roof Drains by Div 7C	Roof Drains by Div 7C
DIVISION 230000: HVAC Systems			\$ -	\$ -
23A	HVAC	By Owner	By Owner	By Owner
23C	Commissioning Agent	By Owner	By Owner	By Owner
DIVISION 260000: Electrical Systems			\$ -	\$ -
26A	Electrical/Fire Alarm/Security/Telecommunications/Security	By Owner	By Owner	By Owner
26C	Lightning Protection	By Div 7C	By Div 7C	By Div 7C
DIVISION 270000: Communication			\$ 10,000	\$ 10,000
27A	Fire Alarm: Devices at Storefront (Disconnect Only)	Budget	\$ 10,000	\$ 10,000
DIVISION 310000: Earthwork/Site			\$ -	\$ -
31A	Site Improvements	Not Included	Not Included	Not Included
DIVISION 320000: Exterior Improvements			\$ 60,000	\$ 60,000
32A	Fencing and Gates	Budget	\$ 60,000.00	\$ 60,000
DIVISION 330000: Utilities			\$ -	\$ -
Subtotal:			\$ 2,327,567	\$ 2,327,567

General Conditions:	\$ 36,684
GL Insurance:	\$ 48,223
Builders Risk:	\$ 18,801
OCP:	Not Included
Payment & Performance Bond:	\$ 33,153
Contingency- Construction:	\$ 30,139
Fee:	\$ 210,973
Contingency- Escalation:	Not Included
Staffing- Construction:	\$ 308,357
Allowances:	\$ -
Total GMP:	\$ 3,013,898

GENERAL CONDITIONS

ITEM DESCRIPTION	Utilization Rate	QTY.	Unit	Unit Cost	Cost	Remarks
LAYOUT						
Layout Partitions			ls.		\$ -	
Independent Surveyor	1	-	ls.	-	\$ -	By trades Not Included
Ground penetrating radar	1	-	ls.	10,000.00	\$ -	
As-Built Survey	-	-	ls.	25,000.00	\$ -	Not Included
TESTING AND COMMISSIONING						
Third Party Testing & Inspections	1	1	ls.	-	\$ -	By Owner
Fundamental Commissioning & LEED for schools	1	1	ls.	-	\$ -	Not Required
Threshold Inspector	1	1	ls.	-	\$ -	Not Required
TEMPORARY FACILITIES						
Field Office - Triple Wide (Trailer, Steps, Ramps)	-	-	mo.	5,800.00	\$ -	60'x36'
Field Office - Triple Wide: Set-up & Removal	-	-	ls.	34,000.00	\$ -	60'x36'
Field Office - Double Wide (Trailer, Steps, Ramps)	2	-	mo.	4,500.00	\$ -	60'x24'
Field Office - Double Wide: Set-up & Removal	2	-	ls.	22,000.00	\$ -	60'x24'
Field Office - Single Wide (Trailer, Steps, Ramps)	-	-	mo.	3,000.00	\$ -	Use space in building
Field Office - Single Wide: Set-up & Removal	-	1	ls.	12,000.00	\$ -	Use space in building
Field Meeting Trailer- Conex			mo.	400.00	\$ -	
Field Office Furniture - Contractor	1	-	ls.	3,000.00	\$ -	
Conference Table w/ 8 Chairs	1	-	ls.	500.00	\$ -	
Field Office Janitor Service - Trailer	2	-	mo.	140.00	\$ -	
Chemical Toilets - Contractor	12	-	mo.	150.00	\$ -	
Hand Wash Stations	4	-	mo.	100.00	\$ -	
Septic Holding Tanks - Contractor	2	-	mo.	375.00	\$ -	
FO Computer Network Conn./Cable Access	1	1	ls.	1,000.00	\$ 1,000	Starlink: Equipment
TEMPORARY CONSTRUCTION						
Temporary Fence / 6' Windscreen - Rent	1	400	lf.	16.00	\$ 6,400	Included in Div 32
Temporary Job Fence Repair / Relocation	1	-	ls.	1,000.00	\$ -	Included in Div 32
Job Signs	1	1	ls.	2,500.00	\$ 2,500	
Field Office Security System	-	-	mo.	120.00	\$ -	
Tents- Lunch	1	-	ea.	1,000.00	\$ -	
Tables- Lunch	1	2	ea.	250.00	\$ 500	
Trash Cans	1	5	ea.	50.00	\$ 250	
SITE SECURITY & SAFETY						
Security Guard	1	-	mo.	6,000.00	\$ -	
Safety Inspections: WTW	1	8	mo.	666.67	\$ 5,333	
CLEAN UP						
Final Cleaning	1	-	ls.	-	\$ -	Included in Div 01
Daily Cleaning	1	8	mo.	560.00	\$ 4,480	
20 YD - Dumpster	1	5.0	ld.	600.00	\$ 3,000	
TEMPORARY LABOR (Non Cleaning)						
Temporary Construction Labor (Non Cleaning)	-	-		-	\$ -	
	1	0.5	mo.	4,800.00	\$ 2,400	
PERMIT & IMPACT FEES						
	-	-		-	\$ -	By Owner
SUPPLIES						
Office Supplies	1	8	mo.	50.00	\$ 400	
Project Management Bluebeam Software Licenses	1	-	ea.	300.00	\$ -	per license, one time
Viewpoint Construction Management Program	2	8	mo.	110.00	\$ 1,760	per license, per month
Procure Management System	1	1	ls.	3,100.00	\$ 3,100	
E-Builder Construction Management Program	1	-	ea.	1,600.00	\$ -	per license, per year
Cell Phones	2	8	mo.	60.00	\$ 960	
Hardline Telephone / Fax	-	-	ea.	175.00	\$ -	
Staff Computers	1	-	ea.	2,200.00	\$ -	
Refrigerator	1	-	ea.	500.00	\$ -	
Postage & Overnight Mail	1	-	mo.	300.00	\$ -	
Safety Supplies	1	8	mo.	100.00	\$ 800	
Drug Test Program	1	-	ea.	75.00	\$ -	

Jessica Lunsford Act	1	-	ea.	125.00	\$	-	
Progress Photos	1	-	mo.	25.00	\$	-	
Progress Photos - Aerials by Drone	1	-	mo.	150.00	\$	-	
Progress Photos - Professional Photographer	1	-	mo.	450.00	\$	-	
Copier	1	1	ls	1,500.00	\$	1,500	
Copier- Service	1	-	mo.	300.00	\$	-	
Printer	1	-	ls	1,500.00	\$	-	
First Aid / Safety Supplies	1	-	mo.	50.00	\$	-	
Eye Wash Station	1	-	ea.	550.00	\$	-	
Safety Shower	1	-	ea.	1,500.00	\$	-	
Designated Safety/Point Gathering Area	1	-	ea.	1,000.00	\$	-	
Hard Hats - Staff	1	-	ea.	25.00	\$	-	
Hard Hats - Guests	1	10	ea.	25.00	\$	250	
Ice	1	-	mo.	55.00	\$	-	
Bottled Water	1	8	mo.	50.00	\$	400	
Weather Thermometer (Weather Station)	1	-	ea.	100.00	\$	-	
Reproduction Expenses	1	0.50	set	500.00	\$	250	
UTILITIES							
Construction Power - Meter and Pole Install for Trailer	-	1	ea.	4,500.00	\$	-	Included Div 26
Construction Power - Site Lighting Install for Trailer	-	1	ea.	1,200.00	\$	-	Included Div 26
Water Consumption - Water Line Installation for Traile	-	1	ls.	1,500.00	\$	-	Included Div 22
Internal Networking Hub - Intranet Installation	2	-	ls.	1,500.00	\$	-	
Construction Electric Power - Monthly	1	-	mo.	5,000.00	\$	-	Monthly Electric. By Owner
Water Consumption - Monthly	1	-	mo.	225.00	\$	-	Monthly Water. By Owner
Internet - Monthly	1	8	mo.	175.00	\$	1,400	Starlink: Monthly
Field Office Security System - Monthly	1	-	mo.	120.00	\$	-	Monthly Security System
HOISTING							
Stair Scaffolding	3	-	mo.	2,000.00	\$	-	By Trades
					\$	-	
EQUIPMENT							
Utility Cart - Used	1	-	ea.	12,000.00	\$	-	
Mechanical Lull / Lift / Hoisting	1	-	mo.	4,500.00	\$	-	
Mechanical Lull & Cart Fuel and Maintenance	1	-	mo.	500.00	\$	-	
SCHEDULING							
Scheduling Set-Up	1	-	ea.	2,500.00	\$	-	see below
Scheduling Updates	1	-	mo.	650.00	\$	-	
MISC. REQUIREMENTS							
Ground Breaking	1	-	ls.	3,000.00	\$	-	Not Included
Ribbon Ceremony	1	-	ls.	2,500.00	\$	-	Not Included
Project Closeout	1	-	ls.	2,500.00	\$	-	Not Included
TOTAL GENERAL CONDITIONS: PHASE- 2A					\$	36,683	

PHASE FEE: STAFFING

Phase 1- Procurement, Contracts, Permits, Mobilize							
ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	BURDEN RATE	TOTAL RATE
1	Morganti- Executive	0.15	1.00	\$ 22,533.00	\$ 3,380	1.5000	\$ 5,069.93
2	Morganti- Sr. Project Manager	0.00	1.00	\$ 16,813.00	\$ -	1.5000	\$ -
3	Morganti- Project Manager	0.50	1.00	\$ 14,040.00	\$ 7,020	1.5000	\$ 10,530.00
4	Morganti- Asst. Project Manager	0.00	1.00	\$ 10,747.00	\$ -	1.5000	\$ -
5	Morganti- General Superintendent	0.00	1.00	\$ 21,667.00	\$ -	1.5000	\$ -
6	Morganti- Superintendent #1	0.00	1.00	\$ 13,520.00	\$ -	1.5000	\$ -
7	Morganti- Superintendent #2	0.00	1.00	\$ 13,520.00	\$ -	1.5000	\$ -
8	Project Administrator	0.50	1.00	\$ 6,933.00	\$ 3,467	1.5000	\$ 5,199.75
SUBTOTAL:							\$ 20,799.68
Phase 2- Construction							
ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	BURDEN RATE	TOTAL RATE
1	Morganti- Executive	0.15	7.00	\$ 22,533.00	\$ 23,660	1.5000	\$ 35,489.48
2	Morganti- Sr. Project Manager	0.00	7.00	\$ 16,813.00	\$ -	1.5000	\$ -
3	Morganti- Project Manager	0.50	7.00	\$ 14,040.00	\$ 49,140	1.5000	\$ 73,710.00
4	Morganti- Asst. Project Manager	0.00	7.00	\$ 10,747.00	\$ -	1.5000	\$ -
5	Morganti- General Superintendent	0.00	7.00	\$ 21,667.00	\$ -	1.5000	\$ -
6	Morganti- Superintendent #1	1.00	7.00	\$ 13,520.00	\$ 94,640	1.5000	\$ 141,960.00
7	Morganti- Superintendent #2	0.00	7.00	\$ 13,520.00	\$ -	1.5000	\$ -
8	Project Administrator	0.50	7.00	\$ 6,933.00	\$ 24,266	1.5000	\$ 36,398.25
SUBTOTAL:							\$ 287,557.73
Close Out							
1	Morganti- Executive	0.00	0.00	\$ 22,533.00	\$ -	1.5000	\$ -
2	Morganti- Sr. Project Manager	0.00	0.00	\$ 16,813.00	\$ -	1.5000	\$ -
3	Morganti- Project Manager	0.00	0.00	\$ 14,040.00	\$ -	1.5000	\$ -
4	Morganti- Asst. Project Manager	0.00	0.00	\$ 10,747.00	\$ -	1.5000	\$ -
5	Morganti- General Superintendent	0.00	0.00	\$ 21,667.00	\$ -	1.5000	\$ -
6	Morganti- Superintendent #1	0.00	0.00	\$ 13,520.00	\$ -	1.5000	\$ -
7	Morganti- Superintendent #2	0.00	0.00	\$ 13,520.00	\$ -	1.5000	\$ -
8	Project Administrator	0.00	0.00	\$ 6,933.00	\$ -	1.5000	\$ -
SUBTOTAL:							\$ -
TOTAL STAFF COST:							\$ 308,357.40

BASIS OF COST, ASSUMPTIONS and CLARIFICATIONS

Item	Div	Scope	Description
1	00	Asbestos	Any asbestos, lead or hazardous material abatement, removal, and/or survey shall be provided by the Owner.
2	00	As-Builts	AutoCAD and CADD as built drawings are excluded. Architect to provide AutoCAD drawings to the owner. Red line drawings will be turned over to the Architect of record at project completion.
3	00	Builder's Risk	The cost of Builder's Risk insurance premiums and deductibles are not included in the GMP and shall be provided by the Owner.
4	00	County Fees	County impact fees are excluded.
5	00	Engineering & Code Upgrades	GMP does not include engineer or code upgrades for the existing decorative metal louvers at the patio or fabric awning framing.
6	00	Inspections	GMP does not include any cost for special inspections, including but not limited to Threshold, Structural Steel, or Commissioning.
7	00	Insurance Deductibles	Insurance deductibles are not included in the proposal and shall be paid for by the owner.
8	00	Job Office	GMP include utilizing a room within the existing building. Owner will furnish and install: Furniture, refrigerator, HVAC mini split.
9	00	Material Test & Inspections	Material testing and inspections on site shall be provided by the Owner.
10	00	Permit Fees	All permit fees, inspection fees and utility connection fees are excluded.
11	00	Price Growth & Material Availability	Proposal is based on current market rates and availability of labor and materials Due to the uncertainty of future markets, future prices, labor and material availability cannot be guaranteed. Changes shall be funded by the owner.
12	00	Progress Cameras	Proposal does not include progress cameras or live feed cameras.
13	00	Schedule	Timelines established based on GMP process outlined in the GMP schedule.
14	00	Staff Billing	Staff costs shall be paid in equal and consecutive payments starting with the first pay application.
15	00	Warranties	Warranties outlined in the specifications that exceed what is available from the manufacturers are excluded. CM will identify such warranty and submit for approval.
16	00	Windstorms	All preparation and recovery for named windstorms will need to be paid for by construction contingency if required.
17	00		
18	00		
19	01	Tariffs	Proposal is based on current market rates and availability of labor and materials Due to the uncertainty of future markets, future prices, labor and material availability cannot be guaranteed. Changes shall be funded by the owner.
20	07B	Roofing	GMP includes standard colors for all roof types.
21	07B	Roofing	GMP include GAF manufacture for new flat roof.
22	07B	Roofing	GMP include Peterson manufacture for new metal roof.
23	07B	Roofing	GMP include standing seam roof panels as standard colors.
24	07B	Roofing	GMP only includes installation warranty for the coping caps.
25	08A	Door Hardware	GMP includes construction cores for the new storefront systems. Owner shall furnish and install new permanent cores in the storefront systems.
26	08A	Doors	GMP does not include replacement of any Hollow Metal doors.
27	08E	Windows & Storefronts	GMP includes windows and storefronts as standard colors: white, bronze, or mill finish. All windows and storefronts are included as the same color.
28	09A	Interiors	GMP does not include any interior improvements or renovations.
29	09A	Interiors	Installation of the storefront systems will require the interior drywall to be cut back. Cutting of the drywall is included in GMP. Repair of the drywall, finish, and paint is not included in the GMP. Repair will be included in subsequent phases of the project
30	23A	Commissioning	All commissioning of equipment is by the Owner.
31	23A	HVAC	GMP does not include any HVAC equipment, HVAC improvements, HVAC Code Upgrades. All HVAC is by the Owner.
32	23A	HVAC	Owner's HVAC contractor shall remove all existing equipment.
33	23A	MEP Roof Curbs	GMP includes the City's HVAC subcontractor to furnish and install all roof curbs. All engineering will need to be provided for all roof curbs by the City's HVAC subcontractor.
34	23A	Tie-Downs	GMP includes the City's HVAC subcontractor to furnish and install tie-down for equipment. All engineering to be provided for all tie-downs by the City's HVAC subcontractor.
35	27A	Fire Alarm	GMP includes \$10,000 budget to disconnect and fire alarm devices from existing storefront doors.
36	32A	Landscaping & Irrigation	GMP does not include any landscaping & irrigation improvements or repairs.

PROJECT: City of Port St. Lucie				COMPARISON SHEET				Bid Date: 02/04/26	
LOCATION: Peacock- Phase 1: Exterior Renovations								Prepared by: B. Martin	
ARCH/ENGR.: NA		FIRM		A		B		C	
Work Scopes		TITLE		IB Glazing		Cherokee		Fenestration	
8F		Aluminum Windows, Storefront, Curtain Wall and Glazing		AREA CODE TEL. #					
Subcontractor		IB Glazing		CONTACT					
		BASE BID		\$ 1,289,306.00		\$719,306		\$1,449,000	
		INCLUSIONS/EXCLUSIONS/ADJUSTMENTS		M/Budget		\$18,000		\$0	
		TOTAL ADJUSTED BID				\$1,269,306		\$1,449,000	
SCOPE NOTED (NUMBERS)									
Scope Section	INCLUSIONS/EXCLUSIONS	QUAN.	UN.	U.P.	EXTENSION	Rate- 3.0%		Rate- 3.0%	
8F	Bond- Rate					Included in Base Bid		Included in Base Bid	
8F	Bond					\$0		NA	
8F	Bond- Add/Subtract for any price change					Included		Not Included	
8F	Morganti Bid Form Addendums 1.2					Included		Not Included	
8F	Prescribed Budget					-\$20,000		Not Indicated	
8F						*Included in Base Bid			
8F	Windows- Exterior					YKK		YKK	
8F	Window Manufacture					YKK YHS 50 FI Impact		YKK YHS 50 FI Impact	
8F	Window Type					Included		Included	
8F	Insulated Glass					Included		Included	
8F	Low E					Included		Included	
8F	Tint Color- Gray, Bronze					Included		Included	
8F	Impact Rated					Included		Included	
8F	Frame Color- White, Bronze, Anodize					Included		Included	
8F	Shop Drawings					Included		Included	
8F	Removal & Disposal of existing windows					Not Indicated		Not Indicated	
8F	Temp protection of opens during replacement- Plywood					Included		Included	
8F	Water proofing of openings					Included		Included	
8F	Provide the U-factors and solar heat gain coefficients (SHGC) required by the Florida Energy Code, as specified in Table C402.4. U-factor: Fixed Fenestration= 0.5, Operable fenestration= 0.65, Entrance doors= 0.83. SHGC = 0.25					Included		Included	
8F	Caulking- Exterior caulking					Included		Included	
8F	Water Testing by third party					Included		Included	
8F	Protection of windows					Included		Included	
8F	Storefront Systems- Exterior					YKK		YKK	
8F	Window Manufacture					YKK YHS 35H		YKK YHS 35H	
8F	Window Type					Included		Included	
8F	Insulated Glass					Included		Included	
8F	Low E					Included		Included	
8F	Tint Color- Gray, Bronze					Included		Included	
8F	Impact Rated					Included		Included	
8F	Frame Color- White, Bronze, Anodize					Included		Included	
8F	Shop Drawings					Included		Included	
8F	Hardware- Panic Electric (Power supplies in future phase)					Included		Included	

Activity ID	Activity Name	OD	RD	Start	Finish	%	TF	2026												2027		
								Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
Peacock Building Renovations Phase 1																						
A1000	GMP Approval	175	175	Feb-02-26	Oct-08-26	0%	0															
A1010	NTP from Owner	0	0	Feb-02-26	Feb-13-26	0%	0															
A1170	Phase 1 Completed	0	0	Feb-02-26	Oct-08-26	0%	0															
Preconstruction																						
A1030	Windows and Frames Shop Drawings Submittal	100	100	Feb-16-26	Jul-08-26	35%	35															
A1080	Roofing Package Submittals	40	40	Feb-16-26	Apr-13-26	0%	0															
A1110	Gate Repair Shop Drawings	10	10	Feb-16-26	Feb-27-26	0%	65															
A1140	Painting / Caulking Submittals	10	10	Feb-16-26	Feb-27-26	0%	120															
A1150	Painting / Caulking Submittals Review	5	5	Feb-16-26	Feb-20-26	0%	100															
A1090	Roofing Package Submittals Review	5	5	Feb-23-26	Feb-27-26	0%	100															
A1120	Gate Repair Shop Drawings Review	10	10	Mar-02-26	Mar-13-26	0%	65															
A1060	Windows and Frames Shop Drawings Review	5	5	Mar-02-26	Mar-06-26	0%	120															
A1040	YKK Frames Delivery	50	50	Apr-14-26	Apr-27-26	0%	0															
A1050	Trulte Glass Delivery	40	40	Apr-28-26	Jun-23-26	0%	10															
Construction																						
A1180	Caulking	155	155	Mar-02-26	Oct-08-26	0%	0															
A1130	Gate Repairs	30	30	Mar-02-26	Apr-13-26	0%	100															
A1100	Roofing Demo and Install	80	80	Mar-09-26	Apr-20-26	0%	120															
A1070	Windows and Frames Install	40	40	Mar-16-26	Jul-08-26	0%	65															
A1160	Exterior Painting	25	25	Jul-09-26	Sep-02-26	0%	0															
				Sep-03-26	Oct-08-26	0%	0															

Data Date- Feb-02-26
Page Number- 1
Total Pages- 1

Peacock Building Renovations- Phase 1
GMP Schedule

