

**GRASSY WATERS ELEMENTARY SCHOOL (02-T)  
CONSTRUCTION MANAGEMENT AT RISK PROJECT  
PROJECT # 3351-8288  
DEPARTMENT OF PROGRAM MANAGEMENT**

<b>Cost Category</b>	<b>Budget Amount</b>
Contractor Base	\$ 10,880,653.00
Change Orders to Date	\$ 0.00
Change Order (this item)	\$ -249,228.20
Less District Purchased Materials	\$ -2,269,233.92
Less Additional Tax Savings	\$ 0.00
<b>Adjusted Purchase Order</b>	<b>\$ 8,362,190.88</b>
Work Completed to Date	\$ 8,362,190.88
Less Categories not included in Retainage	\$ -960,237.58
<b>Work for which retainage is withheld</b>	<b>\$ 7,401,863.40</b>
Current Retainage (approximately 5%)	\$ 370,093.17
Reduction of Retainage (this item)	\$ -370,093.17
<b>Remaining Retainage (0%)</b>	<b>\$ 0.00</b>

- Total Sales Tax Savings is \$136,154.04.
- All punch list items have been completed.

**FINANCIAL IMPACT**

The financial impact to the Project's Budget is \$0.00.

**GRASSY WATERS ELEMENTARY SCHOOL (02-T)  
CONSTRUCTION MANAGEMENT AT RISK PROJECT  
PROJECT #3351-8288**

**HISTORY:**

09/18/02 Board Report 13D-3 for a Re-use Agreement of Freedom Shores Elementary School with BRPH Architects in the amount of \$312,000.00  
 02/19/03 Board Report 13D-2 for an Agreement for CM@Risk Services and Pre-Construction fees of \$45,000.00 to James B. Pirtle Construction  
 05/21/03 Board Report 13D-4 for Amendment to the Agreement establishing the GMP of \$10,835,653.00 to James B. Pirtle Construction  
 06/02/03 Notice-to-Proceed  
     344 Original Contract Days  
 05/11/04 Original Substantial Completion  
 06/11/04 Original Final Completion  
     0 Extension to Date  
     30 Extension this item  
 06/11/04 Adjusted Substantial Completion  
 07/11/04 Adjusted Final Completion  
 10/18/04 Actual Substantial Completion  
 11/17/04 Actual Final Completion

CO #	Board Item	Board Date	Dollar Amount	# Days	Additional Services	Errors Omissions	Cause Code	Construction Change Directive (CCD) Change Order Proposal Request (COPR)
1	12B-13	06/23/04	0.00	30				COPR #1 in the amount of \$0.00 and the addition of 30 days
	12B-2	07/21/04					-	Reduction of Retainage from 10% to 5%
	PM1	02/16/05	(249,228.20)				S	COPR #2 - Credit for Reimbursables.
	PM1	02/16/05					-	Reduction of Retainage from 5% to 0% and Final Payment and Final Acceptance
		TOTALS	(249,228.20)	0	0.00	0.00		
		ORIG SUM	10,880,653.00		312,000.00			
		REV SUM	10,631,424.80		312,000.00			
		% CO'S	-2.29%		0.00%	0.00%		

**CODE LEGEND**

A = Architect Suggested  
 C = Contractor Suggested  
 D = Design Omission  
 E = Design Error  
 L = Liquidated Damages

**DOLLAR AMOUNT**

\$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00

**CODE %**

0.00%  
 0.00%  
 0.00%  
 0.00%  
 0.00%

**CODE LEGEND**

M = Mandatory  
 P = Principal Requested  
 S = School District Requested  
 U = Unforeseen Conditions  
 Z = Outside Agency

**DOLLAR AMOUNT CODE %**

\$0.00 0.00%  
 \$0.00 0.00%  
 (\$249,228.20) -2.29%  
 \$0.00 0.00%  
 \$0.00 0.00%



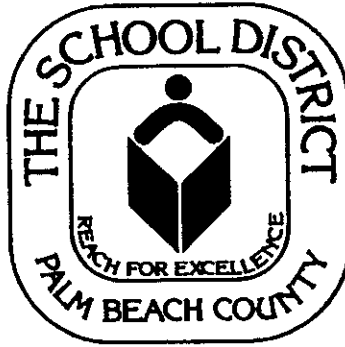
OFFICE OF DIVERSITY IN BUSINESS PRACTICES  
3300 FOREST HILL BLVD., A-106  
WEST PALM BEACH, FLORIDA 33406-5813  
(561) 434-8508 Telephone  
(561) 434-7405 Fax

Board Report  
16-Feb-05

PROJECT NAME	PERCENTAGE OF PROJECT COMPLETED	CONTRACTORS NAME	M/WBE FIRM'S NAME	M/WBE STATUS	M/WBE WORK DESCRIPTION	M/WBE FIRM PARTICIPATION PERCENTAGE BASED ON DRAWN AMOUNT
						<b>\$8,362,100.98</b>
Grassy Waters	100%	James Pirtle	B & S Casework	African American	Casework	2.68%
			D & D Construction	Hispanic	Drywall	6.31%
			Hurricane Resistant Const.	White Female	Door & Hardware installation	0.50%
			L & W Roofing	White Female	Roofing System	1.64%
			Francis Engineering	African American	Fire Protection	1.08%
			Tropic Fencing	White Female	Fencing	0.88%
			Russ Zaharion's	White Female	Ceramic Tile	1.58%
			Horizon Air Conditioning	White Female	HVAC	10.36%
					<b>Total MWBE Percentage Participation</b>	<b>25.03%</b>

Approved By: \_\_\_\_\_

Date: 1/19/05



THE SCHOOL DISTRICT OF PALM BEACH COUNTY  
BUILDING DEPARTMENT

## Certificate of Occupancy

This certificate issued pursuant to the requirements of the Florida Building Code and Florida Statutes certifying that at the time of issuance that structure was in compliance with said Code and Statutes regulating building construction on School District property for the following:

Project Name NEW SCHOOL Permit Number P3351-8288  
School/Facility GRASSY WATERS ELEMENTARY (02-T) Code/Edition FBC  
Building/Room No. N/A  
Design Occupant Load Per Floor N/A Load Per Square Foot Per Floor N/A  
Address 3550 N. JOG ROAD  
WEST PALM BEACH, FL 33411  
Building Description NEW FACILITY  
Type of Construction TYPE II Automatic Sprinklers ☒ Yes ☐ No  
Building Owner The School District of Palm Beach County

Digitally signed by  
Thomas Hogarth  
Date: 2004.12.13  
09:13:54 -05'00'

SIGNATURE OF SCHOOL DISTRICT OF PALM BEACH COUNTY BUILDING OFFICIAL

DATE

FLORIDA DEPARTMENT OF EDUCATION  
Office of Educational Facilities

**CERTIFICATE OF FINAL INSPECTION**

<b>TO:</b> Office of Educational Facilities (OEF) 325 West Gaines Street, Room 1054 Tallahassee, Florida 32399-0400 (850) 245-0494, SUNCOM 205-0494 Fax (850) 245-0494 S/C 205-0494 or (850) 245-9304 S/C 205-9304	<b>OEF USE ONLY</b>
<b>INSTRUCTIONS:</b> Submit for OEF files one copy of the completed form for all projects with construction costs exceeding \$200,000. Mark the appropriate term in each parenthesis. Reproduce form in sufficient quantity for your use. Section 1013.37(2)(c), F.S.	

RE: \_\_\_\_\_ OEF Assigned Project Number \_\_\_\_\_

\_\_\_\_\_ (X School District ☐ Community College)

School District of Palm Beach County

\_\_\_\_\_ (X School Name ☐ Campus)

Grassy Waters Elementary School

\_\_\_\_\_ (X School ☐ College) Code Number

3351-8288

\_\_\_\_\_ Description of Project

New Elementary School

**SECTION A: BOARD'S ACCEPTANCE**

Upon the recommendation of our Project (☐ Architect ☐ Engineer) in his certification in Section B below, in accordance with Chapter 1013, F.S., THE BOARD ACCEPTED the above referenced project on \_\_\_\_\_

Name (Type or Print) \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(☐ Superintendent ☐ President)

**SECTION B: (X ARCHITECT ☐ ENGINEER) CERTIFICATION**

As PROJECT ☒ ARCHITECT ☒ ENGINEER, I have inspected this project and, in my considered professional opinion, the work required by the contract for this project has been completed in accordance with approved contract documents; Chapter 1013, Florida Statutes, SBE Rules 6-2.001, FAC, Chapter 653, FS, and the Florida Building Code.

Signature: \_\_\_\_\_

Date: November 17, 2004

Firm Name: BRPH Architects Engineers, Inc.

Address: 1630 S. Congress Avenue Suite 102  
 Street/P.O. Box

West Palm Beach  
 City

Florida  
 State

33461  
 Zip

**SECTION C: ☐ Uniform Building Code Inspector ☐ Building Official ☐ Other (Specify) Certification**

I have inspected the project and, in my considered opinion, it is complete and in accordance with applicable statutes, rules, and codes.

Name (Type or Print) \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Uniform Building Code Inspector ☐ Building Official ☐ Other Certified Inspector

**SECTION D: FACILITY INFORMATION.**

<b>1. TYPE OF PROJECT:</b> <input type="checkbox"/> New Plant <input type="checkbox"/> Addition <input type="checkbox"/> Remodeling <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> New School	<b>2. CORRECTED "SPACE INVENTORY REPORT" (land, building, room) HAS BEEN FILED WITH THE OEF:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If "No," explain: _____
<b>3. SOURCE OF FUNDS:</b> <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> _____	<b>4. ADJUSTED FINAL CONTRACT AMOUNT:</b> <u>\$ 10,835,653.00</u> <b>5. PROJECT GROSS SQUARE FOOTAGE:</b> <u>113,542 SQ. FT.</u> <b>6. COST PER GROSS SQUARE FOOT:</b> <u>\$ 95.43</u> <b>7. COST PER STUDENT STATION:</b> <u>\$ 11,056.00</u>

## CERTIFICATE OF FINAL INSPECTION (CFI)

8. BUILDING CONTRACT DATE: June 02, 2003 COMPLETION DATE: June 02, 2003

9. CHANGE ORDERS - List of each Change Order and amount:

C.O. No. _____	\$ _____	C.O. No. . _____	\$ _____
C.O. No. _____	\$ _____	C.O. No. . _____	\$ _____
C.O. No. _____	\$ _____	C.O. No. . _____	\$ _____
C.O. No. _____	\$ _____	C.O. No. . _____	\$ _____

10. Date of Occupancy: July 27, 2004

11. Additional Information:

**Net Change by Change Orders: \$2,269,323.82**

**CONSENT OF  
SURETY COMPANY  
TO FINAL PAYMENT**

Conforms with the American Institute of  
Architects, AIA Document G707

OWNER ☐  
ARCHITECT ☐  
CONTRACTOR ☐  
SURETY ☐  
OTHER ☐

Bond No SP3438

**PROJECT:**

(name, address) Okeechobee Jog Elementary School - 02T

**TO (Owner)**

☐ PALM BEACH COUNTY SCHOOL DISTRICT

3326 Forest Hill Boulevard

☐ West Palm Beach

FL 33406-5813

☐ **ARCHITECT'S PROJECT NO:**

**CONTRACT FOR:**

Okeechobee Jog Elementary School - 02T  
Project No. 3351-8288

☐ **CONTRACT DATE:**

**CONTRACTOR: JAMES B. PIRTLE CONSTRUCTION CO., INC.**

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the  
(here insert name and address of Surety Company)

ST. PAUL FIRE AND MARINE INSURANCE COMPANY

385 Washington Street

St. Paul

MN 55102

, **SURETY COMPANY**

on bond of (here insert name and address of Contractor)

JAMES B. PIRTLE CONSTRUCTION CO., INC.

4740 Davie Road

Davie

FL 33314

, **CONTRACTOR,**

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve  
the Surety Company of any of its obligations to (here insert name and address of Owner)

PALM BEACH COUNTY SCHOOL DISTRICT

3326 Forest Hill Boulevard

West Palm Beach

FL 33406-5813

, **OWNER,**

as set forth in the said Surety Company's bond.

IN WITNESS, WHEREOF,

the Surety Company has hereunto set its hand this 20th day of December, 2004

Attest: Martha Menendez  
(Seal):

ST. PAUL FIRE AND MARINE INSURANCE COMPANY

Surety Company

Signature of Authorized Representative

William L. Parker

Attorney-in-Fact

Title

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS,  
Current Edition

ONE PAGE

Seaboard Surety Company  
St. Paul Fire and Marine Insurance Company  
St. Paul Guardian Insurance Company  
St. Paul Mercury Insurance Company

United States Fidelity and Guaranty Company  
Fidelity and Guaranty Insurance Company  
Fidelity and Guaranty Insurance Underwriters, Inc.

21447

Power of Attorney No.

Certificate No. 2231972

**KNOW ALL MEN BY THESE PRESENTS:** That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, and that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, and that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, and that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (*herein collectively called the "Companies"*), and that the Companies do hereby make, constitute and appoint

**Joseph Pietrangelo, William L. Parker and Davor I. Mimica**

Miami

Florida

of the City of \_\_\_\_\_, State \_\_\_\_\_, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety to, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

30<sup>th</sup> October 2002

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Seaboard Surety Company  
St. Paul Fire and Marine Insurance Company  
St. Paul Guardian Insurance Company  
St. Paul Mercury Insurance Company

United States Fidelity and Guaranty Company  
Fidelity and Guaranty Insurance Company  
Fidelity and Guaranty Insurance Underwriters, Inc.



*[Signature of Peter W. Carman]*

PETER W. CARMAN, Vice President

*[Signature of Thomas E. Huibregtse]*

THOMAS E. HUIBREGTSE, Assistant Secretary

State of Maryland  
City of Baltimore

30<sup>th</sup> October 2002

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned officer, personally appeared Peter W. Carman and Thomas E. Huibregtse, who acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, United States Fidelity and Guaranty Company, Fidelity and Guaranty Insurance Company, and Fidelity and Guaranty Insurance Underwriters, Inc.; and that the seals affixed to the foregoing instrument are the corporate seals of said Companies; and that they, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of the corporations by themselves as duly authorized officers.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the 1st day of July, 2006.



*[Signature of Rebecca Easley-Onokala]*

REBECCA EASLEY-ONOKALA, Notary Public



This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, United States Fidelity and Guaranty Company, Fidelity and Guaranty Insurance Company, and Fidelity and Guaranty Insurance Underwriters, Inc. on September 2, 1998, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that in connection with the fidelity and surety insurance business of the Company, all bonds, undertakings, contracts and other instruments relating to said business may be signed, executed, and acknowledged by persons or entities appointed as Attorney(s)-in-Fact pursuant to a Power of Attorney issued in accordance with these resolutions. Said Power(s) of Attorney for and on behalf of the Company may and shall be executed in the name and on behalf of the Company, either by the Chairman, or the President, or any Vice President, or an Assistant Vice President, jointly with the Secretary or an Assistant Secretary, under their respective designations. The signature of such officers may be engraved, printed or lithographed. The signature of each of the foregoing officers and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Attorney(s)-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and subject to any limitations set forth therein, any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached; and

**RESOLVED FURTHER**, that Attorney(s)-in-Fact shall have the power and authority, and, in any case, subject to the terms and limitations of the Power of Attorney issued them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and other writings obligatory in the nature thereof, and any such instrument executed by such Attorney(s)-in-Fact shall be as binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary of the Company.

I, Thomas E. Huibregtse, Assistant Secretary of Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, United States Fidelity and Guaranty Company, Fidelity and Guaranty Insurance Company, and Fidelity and Guaranty Insurance Underwriters, Inc. do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I hereunto set my hand this 20th day of December, 2004.



*Thomas E. Huibregtse*

Thomas E. Huibregtse, Assistant Secretary

To verify the authenticity of this Power of Attorney, call 1-800-421-3880 and ask for the Power of Attorney clerk. Please refer to the Power of Attorney number, the above-named individuals and the details of the bond to which the power is attached.

**Palm Beach County School District**  
**Department of Program Management**

Thomas E. Johns  
Director of Program Management  
3300 Forest Hill Blvd., Suite C-331  
West Palm Beach, FL 33406  
Phone: 434-8867 Fax: 434-8461  
email: johnst@palmbeach.k12.fl.us

**M E M O R A N D U M**

**DATE:** 01/12/05  
**TO:** Joseph Sanches, Chief of Facilities Management  
**FROM:** Martin Mets, Director of Maintenance & Plant Operations  
Thomas Hogarth, Director of the Building Department  
Thomas Johns, Director of Program Management  
**SUBJECT:** Approval of Final Payment

**Project Name:** Grassy Waters Elementary (02-T) **Project No.:** 3351-8288

Please be advised that the above-referenced project has been completed. We recommend the contract be closed and final payment be made.

**Maintenance and Plant Operations:** All punch list items identified by Maintenance and Plant Operations (MP&O) staff have been completed to our satisfaction for the contract or phase of the contract for which final payment is now being sought. M&PO staff has received the necessary training and received a copy of the "as-built" drawings, warranties and operation and maintenance manuals.

Martin A. Mets  
Print Name  
Signature  
Date  
01/13/05

**Building Department:** All Building Code-related items and District Design criteria have been completed and the Building Department has issued a final Certificate of Occupancy for all permitted buildings and exterior work included in the contract or phase of the contract for which final payment is now being sought.

Thomas Hogarth  
Print Name  
Signature  
Date  
01/14/05

**Program Management:** All work including all punch list items and training have been completed and all required close-out documents including, but not limited to, "as-built" drawings, operation and maintenance manuals, testing and balancing reports, final lien waivers, warranties and the release of surety have been properly submitted for the contract or phase of the contract for which final payment is now being sought. To my knowledge there are no outstanding claims either by the contractor or the subcontractors against the School District or the School District against the contractor or his subcontractors.

Thomas E. Johns  
Print Name  
Signature  
Date  
01/20/05

**Attachments:** Certificate of Final Inspection (OEF 209)  
Certificate of Occupancy  
**Initiated By:** Danielle Varner