



**W.G. MILLS, INC.**  
**CONSTRUCTION MANAGERS**  
**GENERAL CONTRACTORS**

Sarasota

Fort Myers

Clearwater

Jacksonville

Palm Beach

CGC010194

December 4, 2006

The School District of Palm Beach County  
3300 Forest Hill Blvd C-331  
West Palm Beach, Florida 33406-5813

Attn: Mr. Al Jones

**RE: Westward Elementary School Phase 1A De-Mucking**  
**Project # SDPBC PN 0351-7509**  
**Guaranteed Maximum Price (GMP) Proposal**

Dear Mr. Jones:

W. G. Mills, Inc. is pleased to submit our Guaranteed Maximum Price proposal for the construction of the Westward Elementary School Phase 1A De-Mucking in the amount of \$833,579.00. We have thoroughly enjoyed working with you, the School District staff and MPA Architects, Inc. through the preconstruction process and are genuinely excited about continuing our commitment to excellence in this construction phase of the project.

We have included herewith, a complete GMP package for your review including a list of qualifications and clarifications, a construction schedule, and a list of the documents that are the basis of this GMP.

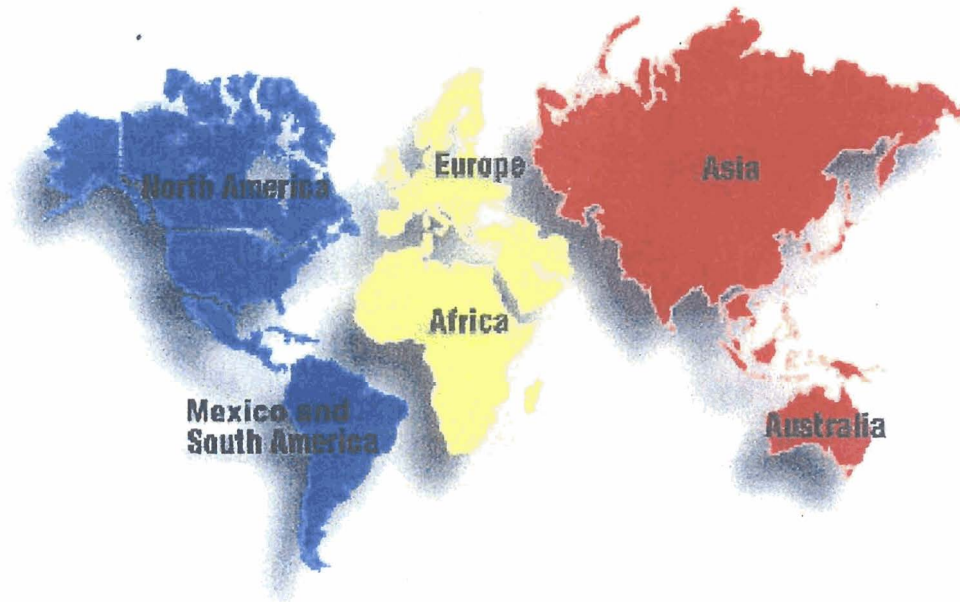
We know how important it is for you to have the confidence that this GMP is thorough, cost effective and complete. You can be confident we have the best team, a thorough knowledge of the project and the assurance that we will turn over to you a quality project within your schedule.

We look forward to meeting with you and presenting this GMP in further detail.

Sincerely,  
W. G. Mills, Inc.

F. J. Hoffman, Jr.  
Vice President of Construction

# Westward Elementary School



**Guaranteed Maximum Price**

**For Project # SDPBC PN 0351-7509 Phase 1A**

for

**The School District of Palm  
Beach County**



prepared by



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**W.G. MILLS, INC.**  
CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS  
CC0018194

## PROJECT DATA

Construction Budget: N/A  
Scheduled Start: January 25, 2007  
Scheduled Finish: March 20, 2007  
Architect: [REDACTED] Architects, Inc.  
Project Delivery: CM @ Risk  
New Construction:  
Student Capacity:  
    Current: N/A  
    New: N/A

## W.G. MILLS INC. PROJECT TEAM

Tim Hensey	Project Executive
Marty Strype	Director of Preconstruction
Jay Hoffman	Project Director
Doreen Langford	Senior Project Manager
Randy Wampler	Project Manager

## EXECUTIVE SUMMARY

Phase 1A of the project located at 1101 Golf Ave, West Palm Beach, FL, consists of removing a portion of the existing parent drop off loop, The demolition of (7) seven portables, installation of the temporary limerock parent drop off loop with car bumper blocks, de-mucking the building pad to 5' outside building footprint, export of unsuitable soils and import of suitable soils, excavation of the first phase of the retention pond, installation of the construction safety fence.

This is the first phase of a multi-phased project enabling the existing school to operate during construction. Students, staff and faculty will remain on site and the school will be in continuous operation during construction.

This Guaranteed Maximum Price estimate provides details and information for the Westward Elementary School project. It includes project and team information, a document list from which this GMP estimate is based upon, an organizational chart, subcontractor information, qualifications and clarifications, and a preliminary schedule.

The current preliminary schedule proposed includes a Construction start date of January 25, 2007 and a Final completion date of March 20, 2007.

The Guaranteed Maximum Price for the site preparation is \$746,540.00. The total GMP includes an additional amount of \$37,327.00 for construction contingency. Contingency, bonds, insurances and overhead and profit total \$87,039.00. The total Guaranteed Maximum Price for the project, along with the contingency is \$833,579.00.

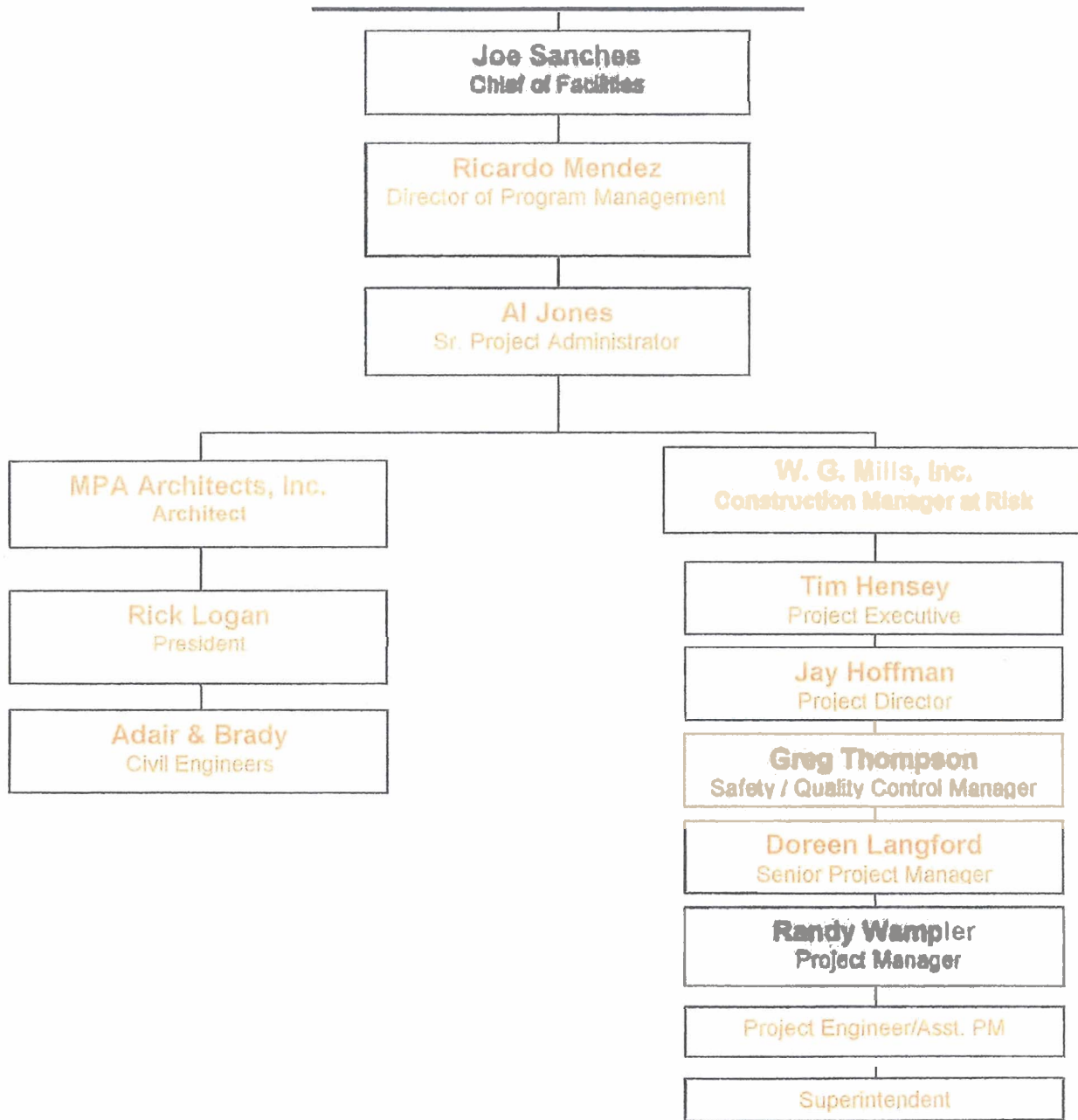
W.G. Mills, Inc.  
8895 North Military Trail, Suite 102 E  
Palm Beach Gardens, Florida 33410  
(561) 691-0060 Phone  
(561) 691-0055 Fax  
[www.wgmills.com](http://www.wgmills.com)  
[doreen@wgmills.com](mailto:doreen@wgmills.com)  
[rwampler@wgmills.com](mailto:rwampler@wgmills.com)

## Westward Elementary School Phase 1A - Site Preparation



# Organizational Chart

## School Board of Palm Beach County Owner





Summary Log, Grouped by Type and Discipline

**Current Drawing List**

Westward Elementary Modernization/Replacement  
 1101 Golf Avenue, West Palm Beach, FL 33401  
 Project # 20529 Tel: 561-691-0060  
 W.G. Mills, Inc. Fax: 561-691-0055

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RfIs
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**Drawing**

D-1	0	Demolition Plan	11/29/2006		100	GMP Set			
DM-1	0	Phase 1A Demucking Plan	11/29/2006		100	GMP Set			
SP-1A	0	Phase 1A Site Plan	11/29/2006		100	GMP Set			

**Specification**

01010	0	Summary of Work	11/29/2006		100	GMP Set			
01027	0	Applications for Payment	11/29/2006		100	GMP Set			
01028	0	Modification Requirements	11/29/2006		100	GMP Set			
01039	0	Coordination & Meetings	11/29/2006		100	GMP Set			
01045	0	Cutting & Patching	11/29/2006		100	GMP Set			
01060	0	Regulatory Requirements	11/29/2006		100	GMP Set			
01120	0	Alteration Project Procedures	11/29/2006		100	GMP Set			
01300	0	Submittals	11/29/2006		100	GMP Set			
01311	0	Network Analysis Schedules	11/29/2006		100	GMP Set			
01400	0	Quality Control	11/29/2006		100	GMP Set			
01410	0	Testing Laboratory Services	11/29/2006		100	GMP Set			
01500	0	Construction Facilities & Temp. Controls	11/29/2006		100	GMP Set			
01540	0	Security	11/29/2006		100	GMP Set			
01700	0	Contract Close-Out	11/29/2006		100	GMP Set			
01740	0	Warranties	11/29/2006		100	GMP Set			

Projog Manager

Printed on: 12/4/2006

WGMI DATABASE - ACTIVE



Current Drawing List  
Summary Log, Grouped by Type and Discipline

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
02070	0	Selective Demolition	11/29/2006		100	GMP Set			
02110	0	Site Clearing	11/29/2006		100	GMP Set			
02200	0	Earthwork	11/29/2006		100	GMP Set			
02580	0	Pavement Marking	11/29/2006		100	GMP Set			
02831	0	Chain Link Fencing	11/29/2006		100	GMP Set			

## Westward Elementary School

Palm Beach County School District

Date: December 4, 2006  
 Owner: The School District of Palm Beach County  
 Architect: MPA Architects, Inc.

### Bidder List

Section	Contractor	Responsive
02000	Site Work	
	Hughes Construction Industries, Inc.	Yes
	3500 Fairlane Farms Road	
	Suite 5	
	Wellington, Florida 33414	
	Rio-Bak Corporation	Yes
	12773 Forest Hill Blvd.	
	Suite 217	
	Wellington, Florida 33414	
	Devland Site Development	No
	1302 Wingfield St.	
	Lakeworth, Florida 33460	



# Westward Elementary School

Palm Beach County School District

Date: December 4, 2006

Owner: The School District of Palm Beach County  
 Architect: MPA Architects, Inc.

Total Area (GSF): 86,735

## GMP

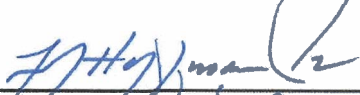
Section	Description	MCSD Budget	Guaranteed Max Price
<b>01000</b>	<b>General Conditions</b>		
	Project Facilities		\$84,980
	Mobilization/Safety/Security		C-Facilities
	Construction Staffing Fee		\$56,560
<b>02000</b>	<b>Site Work</b>		
	Sitework		\$605,000
	Portable Classroom Demolition		C-Sitework
	Clear and Grub		C-Sitework
	Pavement removal		C-Sitework
	Temporary Construction fencing and gates		C-Facilities
	Bus Loop Limerock		C-Sitework
	Bus Loop car bumper blocks		C-Sitework
	Temporary silt fencing		C-Sitework
	Excavation / Fill		C-Sitework
	Engineering Layout		C-Sitework
	Testing		By Owner
	<b>Subtotal</b>		<b>\$746,540</b>
	<b>Construction Contingency</b>		<b>\$37,327</b>
	<b>Subtotal</b>		<b>\$783,867</b>
	<b>Performance and Payment Bond- CM</b>		<b>\$ 7,721</b>
	<b>Builder's Risk Insurance By Owner</b>		<b>\$ -</b>
	<b>Liability Insurance By Owner</b>		<b>\$ -</b>
	<b>MICCS &amp; Data Processing</b>		<b>\$ 2,798</b>
	<b>Subtotal</b>		<b>\$794,386</b>
	<b>Overhead and Profit</b>		<b>\$39,193</b>
	<b>Total-Lump Sum Amount</b>		<b>\$833,579</b>

**EXHIBIT B  
SITE PREPARATION PHASE 1A  
GUARANTEED MAXIMUM PRICE SUMMARY**

**PROJECT NAME: WESTWARD ELEMENTARY MODERNIZATION/REPLACEMENT  
PROJECT NO.: 0351-7509**

DIVISION 1 – GENERAL REQUIREMENTS (Direct Cost Items Related to Site).....	<u>\$ 84,980.00</u>
DIVISION 2 – SITE CONSTRUCTION.....	<u>\$ 605,000.00</u>
DIVISION 3 – CONCRETE.....	<u>\$ 0.00</u>
DIVISION 4 – MASONRY.....	<u>\$ 0.00</u>
DIVISION 5 – STEEL.....	<u>\$ 0.00</u>
DIVISION 6 – CARPENTRY.....	<u>\$ 0.00</u>
DIVISION 7 – THERMAL/MOISTURE.....	<u>\$ 0.00</u>
DIVISION 8 – WINDOWS AND DOORS.....	<u>\$ 0.00</u>
DIVISION 9 – FINISHES.....	<u>\$ 0.00</u>
DIVISION 10 – SPECIALTIES.....	<u>\$ 0.00</u>
DIVISION 11 – EQUIPMENT.....	<u>\$ 0.00</u>
DIVISION 12 – FURNISHINGS.....	<u>\$ 0.00</u>
DIVISION 13 – SPECIAL CONSTRUCTION.....	<u>\$ 0.00</u>
DIVISION 14 – ELEVATOR.....	<u>\$ 0.00</u>
DIVISION 15 – MECHANICAL.....	<u>\$ 0.00</u>
DIVISION 16 – ELECTRICAL.....	<u>\$ 0.00</u>
 TOTAL (divisions 1-16 including accepted value engineered items)	 <u>\$689,980.00</u>
 BONDS AND INSURANCE.....	 <u>\$ 10,519.00</u>
CONSTRUCTION PHASE FEE (On Site Staff).....	<u>\$ 56,560.00</u>
GENERAL CONDITIONS (Direct Cost Items Related to Field Staff).....	<u>\$ 2,798.50</u>
CONSTRUCTION MANAGER FEE (Overhead & Profit).....	<u>\$ 39,193.00</u>
CONSTRUCTION CONTINGENCY.....	<u>\$ 37,327.00</u>
ALLOWANCE (Extraordinary Costs).....	<u>\$ 0.00</u>
 DEDUCT: SALES TAX RECOVERY (Guaranteed).....	 <u>\$ 0.00</u>
 TOTAL GUARANTEED MAXIMUM PRICE.....	 <u>\$ 833,579.00</u>
 PRECONSTRUCTION PHASE FEE.....	 <u>\$ 153,435.00</u>
 TOTAL CONSTRUCTION COST (Preconstruction Fee + GMP PH 1A).....	 <u>\$987,014.00</u>

Certified True and Correct by:

  
 NAME / TITLE J. H. [unclear] Vice Pres of Construction

12/05/06  
 DATE

W. G. MILLS, INC.  
WESTWARD ELEMENTARY SCHOOL

SDPBC PROJECT NO: 0351-7509  
WGM #20529

FEE PROPOSAL

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**CONSTRUCTION PHASE - Based on 8 week duration**

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Description Staffing	% Utilization	Quantity	Unit	Total
<b>MANAGEMENT AND SUPERVISION</b>				
Safety/QC Director, W. G. Mills	10%	8 wks	\$3,000	\$2,400
Superintendent, W. G. Mills	100%	8 wks	\$3,750	\$30,000
Field Asst, Mims Construction	100%	8 wks	\$2,600	\$20,800
Vehicle Gas and Oil	2.1	8 wks	\$200	\$3,360
<b>TOTAL CONSTRUCTION PHASE FEE</b>				<b>\$56,560</b>

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W. G. MILLS, INC.  
 WESTWARD ELEMENTARY SCHOOL  
 ESTIMATE OF GENERAL CONDITIONS COST

BASED ON 2 MONTH CONSTRUCTION PHASE 1A

DESCRIPTION/ FACILITIES

	QTY	MATERIAL		LABOR		EQUIPMENT		TOTAL
		UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	
FIELD OFFICE/ SUPPLIES	2	250	500	0	0	500	1,000	1,500
OWNER FIELD OFFICE	0	125	0	0	0	375	0	0
FIELD OFFICE (S) FF&E	0	0	0	0	0	5,000	0	0
MOBILIZATIONS	1	10,000	10,000	0	0	0	0	10,000
STORAGE TRAILER	0	200	0	0	0	0	0	0
TOOLS/EQUIPMENT	2	250	500	0	0	0	0	500
INSTRUMENT	1	0	0	0	0	2,500	2,500	2,500
WATER	2	100	200	0	0	0	0	200
POWER	2	600	1,200	0	0	0	0	1,200
PHONE/ FAX	2	300	600	0	0	0	0	600
CELLPHONES/ PAGERS	2	300	600	0	0	0	0	600
TEMP TOILETS	2	200	400	0	0	400	800	1,200
BOTTLED WATER/ICE/CUPS	2	50	100	0	0	0	0	100
SECURITY	1	20,000	20,000	0	0	0	0	20,000
LIFT TRUCK (FORKLIFT/LULL)	0	0	0	0	0	2,000	0	0
CRANE RENTAL (BY TRADES)	0	0	0	0	0	0	0	0
SAFETY REQUIREMENTS	2	500	1,000	0	0	0	0	1,000
SAFETY RAIL (BY TRADES)	0	0	0	0	0	0	0	0
DUMPSTER	2	0	0	0	0	2,400	4,800	4,800
LABOR FOR HOUSEKEEPING	2	0	0	2,165	4,330	0	0	4,330
FINAL INTERIOR CLEAN	0	2,500	0	0	0	0	0	0
FINAL EXTERIOR CLEAN	0	2,000	0	0	0	0	0	0
SPECIAL TEMP POWER (LS)	0	2,500	0	0	0	0	0	0
SPECIAL TEMP WATER (LS)	0	1,250	0	0	0	0	0	0
MISC RENTAL	0	1,000	0	0	0	0	0	0
TEMP CHAIN LINK FENCE/ GATES	1	15,000	15,000	0	0	0	0	15,000
TEMP ROADS/ ACCESS (LS)	1	12,000	12,000	0	0	0	0	12,000
TEMP BARRICADES/ PROTECT'N (LS)	1	1,200	1,200	0	0	0	0	1,200
PLAN COST (LS)	1	2,500	2,500	0	0	0	0	2,500
PROJECT SIGNS (LS)	1	2,000	2,000	0	0	0	0	2,000
POSTAGE	2	250	500	0	0	0	0	500
ASBUILTS (LS)	1	2,500	2,500	0	0	0	0	2,500
PHOTOS	2	125	250	0	0	0	0	250
FIELD EXPENSE/ MISC	2	250	500	0	0	0	0	500
<b>TOTAL/ FACILITIES</b>			<b>\$71,550</b>		<b>\$4,330</b>		<b>\$9,100</b>	<b>\$84,980</b>

## Qualifications & Clarifications

### Division 1: General Requirements

The GMP includes all costs associated with General Conditions, Construction Phase Fees, Insurances and Bonds.

The following are clarifications & qualifications pertaining to Division 01:

1. Our Guaranteed Maximum Price is submitted as a bottom line total and is not a single line-by-line GMP, except where allowances, if any, are described.
2. Retainage will NOT be held on the following:
  - a. Construction Phase Fee
  - b. General Conditions
  - c. Construction Manager's Bonds, Insurance, etc.
3. The GMP is based on W. G. Mills, Inc. having the opportunity to work seven days per week and shall have unrestricted use of the Project Area. Inspections must occur as required in order to meet the project schedule.
4. This GMP for the project is based on the plans and specifications provided by MPA Architects, Inc. (see Document List in Section 3), as further clarified herein.
5. The GMP assumes that General Liability Insurance will be provided and paid for by the Owner.
6. All permits, permit fees, impact fees, usage fees, easements, rights-of-way and other governmental fees are paid for and obtained by the Owner.
7. The GMP does not include the cost of any special inspections required by the Architect/Engineer, Owner or other Government agencies having jurisdiction over the work.
8. The GMP includes coordination with the Owner's consultants and the Owner's separate contractors but it does not include supervising the work of the Owner's consultants or contractors.
9. The GMP does not include any cost for work necessitated by the actions or inactions of the Owner's consultants or separate contractors.
10. Florida State sales tax on materials and goods is included in accordance with State Statutes.
11. All allowances include labor, material and equipment.
12. We have included the cost for Performance and Payment Bonds for W. G. Mills, Inc., and the cost of Subcontractor Bonds have been included within the cost of the subcontractor work.
13. General condition costs are included for the project for a 2 month duration.
14. No testing and inspection services are included within this GMP. All materials testing and inspections are to be paid for and performed by the Owner. Any re-testing as a result of non-compliance with the contract documents shall be paid by the contractor.
15. Provisions for environmental contaminates, protected wildlife and/or archaeological finds are not included.
16. There are no addenda included in the GMP.

### Division 2: Site Construction

Sitework: Due to the extreme time constraint for bidding, pricing from three site contractors was requested with two responses. Hughes Construction Industries, Inc. and Rio-Bak Corporation submitted their bids on Monday, December 4, 2006. Devland Site Development was non responsive.

Temporary Chain Link Fencing & Gates: Unit pricing was obtained and is included herein as a lump sum bid for all temporary fencing and gates as shown on the construction documents.

The following are clarifications & qualifications pertaining to Division 02:

1. Division 02 scope of work includes the following: Demolition of (7) seven portable classrooms, Clearing & Grubbing; De-Mucking, Structural fill import and placement, Parent drop off pavement removal, Lime rock temporary parent drop off w/car bumper blocks, and Temporary Fencing and Gates as per the construction documents.
2. The SDPBC is responsible for the relocation of 2 GE portable classrooms, the removal of (4) portable classrooms, and the abatement of (7) portable classrooms.
3. All surveying, staking & grading is included.
4. All selective demolition necessary to provide a completed scope of work in full accordance with the plans and specifications and to meet all local, state & national codes and ordinances is included in the GMP.
5. Installation, maintenance and removal of all erosion control systems as required are included. Dust control of the project site is also included for the duration of this phase of the project.
6. Unforeseen sub-surface conditions are not included.
7. Clean fill at the new building pad is included. No granular fill included.
8. Disposal of unsuitable soils is included. Any off-site disposal of materials will be done in full compliance with all applicable laws and regulations.
9. All dewatering as necessary to perform this scope of work is included within the GMP.
10. All site underground utility relocations, re-connections and new tie-ins to existing buildings are not included in the GMP.

**Division 3: Concrete**

1. No work included

**Division 4: Masonry**

1. No work included

**Division 5: Steel**

1. No work included

**Division 6: Wood and Plastics**

1. No work included

**Division 7: Thermal and Moisture Protection**

1. No work included

**Division 8: Openings**

1. No work included

**Division 9: Finishes**

1. No work included

**Division 10: Specialties**

1. No work included

**Division 11: Equipment**

1. No work included

**Division 12: Furnishings**

1. No work included

**Division 15: Mechanical**

1. No work included

**Division 16: Electrical**

1. No work included

**Division 3: Concrete**

1. No work included

**Division 4: Masonry**

1. No work included

**Division 5: Steel**

1. No work included

**Division 6: Wood and Plastics**

1. No work included

**Division 7: Thermal and Moisture Protection**

1. No work included

**Division 8: Openings**

1. No work included

**Division 9: Finishes**

1. No work included

**Division 10: Specialties**

1. No work included

**Division 11: Equipment**

1. No work included

**Division 12: Furnishings**

1. No work included

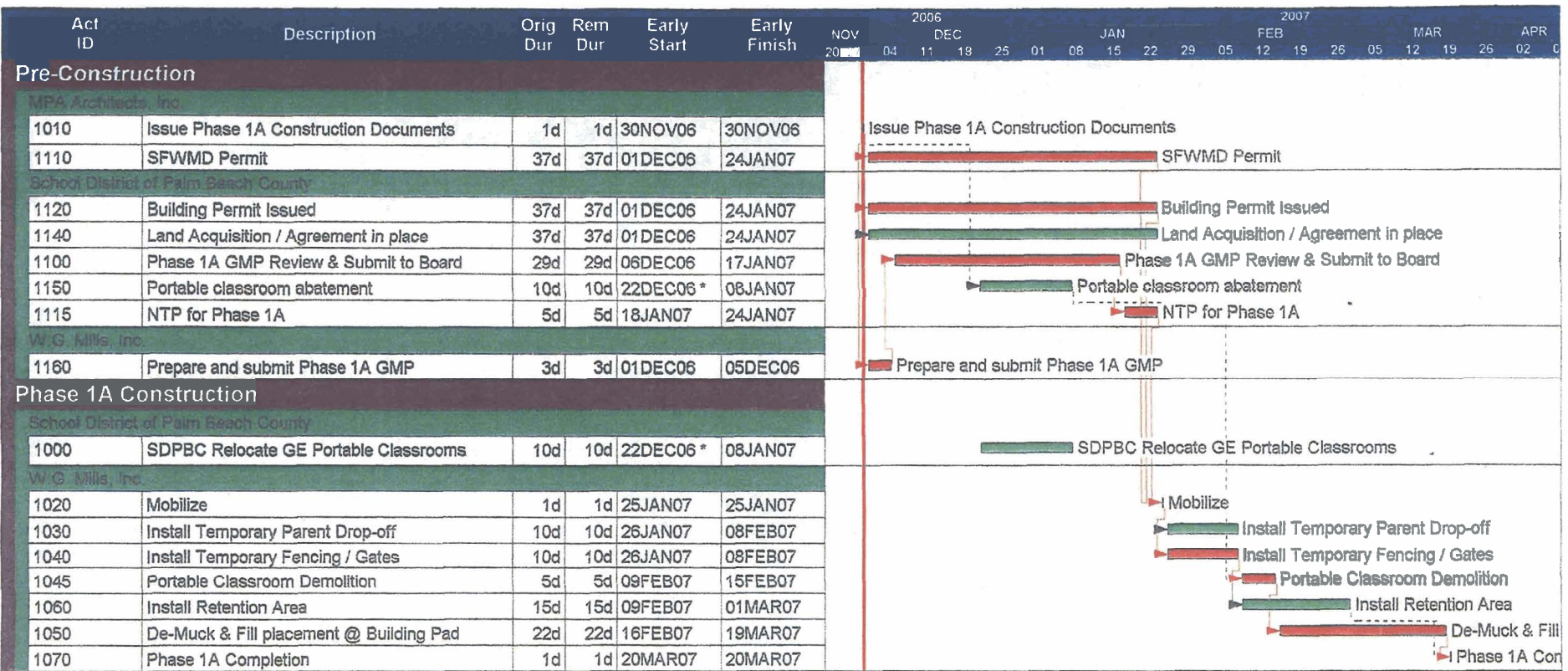
**Division 15: Mechanical**

1. No work included

**Division 16: Electrical**

1. No work included





Start date 30NOV06  
 Finish date 20MAR07  
 Data date 30NOV06  
 Run date 04DEC06  
 Page number 1A  
 © Primavera Systems, Inc.

**W.G. Mills, Inc.**  
**Westward Elementary School Phase 1A**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

Westward Elementary School



8895 N. Military Trail

Suite 102 E

Palm Beach Gardens, FL 33410

561-691-0060 Phone

561-691-0055 Fax

[www.wgmills.com](http://www.wgmills.com)