

MEADOW PARK

ELEMENTARY

SCHOOL

MODERNIZATION

PROJECT NO. 0591-8297

Phase II
Guaranteed
Maximum
Price



DRY RETENTION

ONE-STORY
BUILDING

ACADEMICS
BUILDING 1
57,464 SF. FIRST FLOOR
15,131 SF. SECOND FLOOR

TWO-STORY
BUILDING

S88'3"
200'

PLAY AREA



BASKETBALL
COURT

COVERED PLAY

ENCLOSED
BIKE RACK

DINING

DINING/MULTI-USE
BUILDING 2
18,364 SF.

ONE-STORY
BUILDING

GRASS AREA

PIRTLE

JAMES B. PIRTLE CONSTRUCTION Co., INC.

DESIGN BUILDERS • CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

4740 DAVIE ROAD • DAVIE, FLORIDA 33314 • BROWARD (954) 797-0410 • DADE (305) 944-2262 • FAX (954) 797-6330

MEADOW PARK ELEMENTARY SCHOOL PHASE 3

SDPBC Project #0591-8297

Guaranteed Maximum Price (GMP) Proposal

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April 3, 2007

OWNER*001

SCHOOL DISTRICT OF PALM BEACH COUNTY
3320 Forest Hill Blvd., C-331
West Palm Beach, FL 33406

Attn: Gene Colson

Re: MEADOW PARK ELEMENTARY SCHOOL PHASE 3
Project No: 0591-8297
Guaranteed Maximum Price (GMP)

Dear Gene,

James B. Pirtle Construction Co., Inc., Construction Manager (CM), is pleased to propose a Guaranteed Maximum Price (GMP) of \$2,010,532 for Phase III part of this project based on current Building Permit Documents (Permit #0591-8297) identified as Permit Construction Documents and clarified by this proposal. In accordance with the project agreement, this price includes all costs to construct and warrant the construction of the project in accordance with the current Permit Plans and Specifications.

We look forward to proceeding with the remainder of this project and providing a quality school for the School District Palm Beach County. Your review and approval is requested.

(Changes made to Qualifications and Clarifications on April 3, 2007, per discussions with SDPBC)

Very truly yours,
JAMES B. PIRTLE CONSTRUCTION CO., INC.



Matt Mahoney
Project Manager

MM

cc: Song + Associates, Inc.

JAMES B. PIRTLE CONSTRUCTION Co., INC.

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MEADOW PARK ELEMENTARY SCHOOL PHASE 3 SDPBC Project #0591-8297

BACKGROUND (Executive Summary)

As per the Agreement, James B. Pirtle Construction Co., Inc. is the Construction Manager (CM) At Risk, contracted with The School District of Palm Beach County (Owner). The CM contract is for Phase 3 of this project which includes Pre-Construction Administration, Bidding and Proposal Phase, and complete Construction through Turnover and Close Out. The Project Architect is Song + Associates, Inc. (A/E), contracted by separate contract with SDPBC.

The second phase of this project consists of demolishing the (old) Meadow Park Elementary School and completing the sitework. This phase also includes completing the main parking lot, installing a new bus loop, and ballfield.

This document is the CM's proposed Guaranteed Maximum Price (GMP), which includes our cost proposal for accomplishing the work based on the Permit Documents (Permit Documents are defined under the qualifications portion of this document).

Meadow Park Elementary School Phase 3

GMP SUMMARY

James B. Pirtle Construction Co., Inc.



Design Builders • Construction Managers • General Contractors

TIME TO COMPLETE:
 PROJECT NUMBER: 0591-8297
 LOCATION: West Palm Beach
 BID DATE: 19-Feb-07

BID PACKAGE	DESCRIPTION	TOTAL	SUBCONTRACTOR
CM-1	GENERAL CONDITIONS	60,285	
CM-2	CONTINGENCY	100,000	
CM-3	CONSTRUCTION ADMINISTRATION	66,136	Pirtle
02-050	DEMOLITION	202,500	Omega
02-200	EARTHWORK/PAVING/SIDEWALKS	926,876	Stanford & Sons
	OFFSITE PAVEMENT MARKINGS AND SIGNS	20,000	Allowance
02-600	SITE UTILITIES	96,000	Stone Circle
02-810	LANDSCAPING & IRRIGATION	132,138	Landscape Svcs.
02-830	FENCING & GATES	70,184	Stuart
02-863	PLAYCOURT & STRIPING	27,450	Papico
	MARQUEE SIGN STRUCTURE	7,500	Allowance
10-400	SIGNAGE	13,700	Gold Coast
10-532	WALKWAY COVERS	86,018	American
	BIKE RACK INSTALL	2,000	Allowance
15-000	MECHANICAL DISCONNECT	2,200	Horizon
	CHILLER COIL CLEANING	5,000	Allowance
15-400	PLUMBING SYSTEMS	7,500	Allowance
16-000	ELECTRICAL SYSTEMS	50,000	Fastrac
SUB-TOTAL:		1,875,487	
	GENERAL & PROF. LIABILITY INSURANCE	1.000%	18,755
	BOND	1.200%	22,506
	INDEMNIFICATION		10
	SUB TOTAL WITH INSURANCE & BOND		1,916,758
	CM OH & Profit	5.000%	93,774
	SUB TOTAL		2,010,532

SUB TOTAL =	2,010,532
TAX SAVINGS =	\$0
GMP =	\$2,010,532
GMP PROPOSED TOTAL=	\$2,010,532

Meadow Park Elementary School Phase 3

SUBCONTRACTOR BID EVALUATION

DEMOLITION

BID PACKAGE: 02-050
 PROJECT NUMBER: 0591-8297

James B. Pirle Construction Co., Inc.



Design Builders • Construction Managers • General Contractors

Scope of work	SUBCONTRACTOR:							
	Omega	International	Wildcat	Cushing				
	192,500	178,600	no bid	no bid				
Removal of light fixture ballasts and bulbs	Included	12,000						
Removal of fire extinguishers	Included	1,500						
Removal of thermostat mercury devices	Included	2,000						
Demo 5 portables	Included	Included						
FPL Transformer Removal	10,000	10,000						
Addenda								
Price Adjustment								
TOTALS:	202,500	204,100	0	0	0	0	0	0
BEST COMBINATION:	202,500	Omega						

SELECTED SUBCONTRACTOR: Omega

Prepared By: MPM
 Approved By:

Budget Target:

Meadow Park Elementary School Phase 3

SUBCONTRACTOR BID EVALUATION

EARTHWORK/PAVING/SIDEWALKS

BID PACKAGE: 02-200
 PROJECT NUMBER: 0591-8297

James B. Pirtle Construction Co., Inc.



Design Builders • Construction Managers • General Contractors

Scope of work	SUBCONTRACTOR:						
	Stone-Circle	Rio-Bak	B&B	Stanford & Sons			
Base Bid	1,442,400	1,300,000	593,855	851,876			
Sidewalks	Included	180,000	65,000	75,000			
Quantity Verification - Allowance			275,000				
Addenda							
Price Adjustment							
TOTALS:	1,442,400	1,480,000	933,855	926,876	0	0	0
BEST COMBINATION:	926,876 Stanford & Sons						

SELECTED SUBCONTRACTOR: Stanford & Sons

Prepared By: MPM

Approved By:

Budget Target:

Meadow Park Elementary School Phase 3

SUBCONTRACTOR BID EVALUATION

LANDSCAPING & IRRIGATION

BID PACKAGE: 02-810
 PROJECT NUMBER: 0591-8297

James B. Pirtle Construction Co., Inc.



Design Builders • Construction Managers • General Contractors

Scope of work		SUBCONTRACTOR:					
		Landscape Svcs.	Dixie				
		129,638	153,814	160,725			
Existing Sod Restoration - Allowance		2,500	2,500	2,500			
Addenda							
Price Adjustment							
TOTALS:		132,138	156,314	163,225	0	0	0
BEST COMBINATION:		132,138	Landscape Svcs.				

SELECTED SUBCONTRACTOR: Landscape Svcs.

Prepared By: MPM

Approved By:

Budget Target:

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MEADOW PARK ELEMENTARY SCHOOL PHASE 3

SDPBC Project #0591-8297

BIDDERS BREAKDOWN

Bid Package 2-050 – Demolition

Bid packages were sent to four companies with only two returning a bid proposal. On bid day the low bidder was International Salvage, but after scope review, it was determined that Omega Contracting had the lowest bid with a complete scope.

Bid Package 2-220 – Earthwork & Paving

Bid packages were sent to five companies with all returning a bid proposal. This GMP reflects the proposal amount from the second lowest bidder (Stanford & Sons) because of concerns with quantities from the lowest bidder.

Bid Package 2-600 – Site Utilities

A bid package was sent to Stone Circle Underground which returned a bid proposal. Stone Circle is the same company that completed the first phase of this project and will utilize submittals previously approved by the School District. The complexity of the underground utilities of this phase makes it difficult for other companies to submit an accurate bid. We feel confident that the proposed amount is a competitive number and includes the complete scope.

Bid Package 2-810 – Landscaping and Irrigation

Bid packages were sent to three companies with all returning a bid proposal. After scope review, it was determined that Landscaping Service Professionals had the lowest bid with a complete scope.

Bid Package 2-830 – Fencing

Bid packages were sent to two companies with all returning a bid proposal. After scope review, it was determined that Stuart Fence had the lowest bid with a complete scope.

Bid Package 2-863 – Play Court Surfacing and Stripping

A bid package was sent to Papico Construction which returned a bid proposal.

Bid Package 10-400 – Signage

Bid packages were sent to two companies with all returning a bid proposal. After scope review, it was determined that Gold Coast Signs had the lowest bid with a complete scope.

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Bid Package 10-532 – Aluminum Walkway Covers

A bid package was sent to American Walkway Covers which returned a bid proposal. American Walkway Covers is the same company that completed the first phase of this project and will utilize submittals previously approved by the School District.

Bid Package 16-000 – Electrical Systems

A bid package was sent to Fastrac Electric which returned a bid proposal. Fastrac Electric is the same company that completed the first phase of this project and will utilize submittals previously approved and materials purchased in phase 1.

**MEADOW PARK ELEMENTARY SCHOOL PHASE 3
SDPBC Project #0591-8297**

GENERAL CONDITIONS

Description	Quantity	Unit \$	Total
Postage & Courier	5 MO	230.00	1,150.00
Blueprints & Copies	1 LS	2,500.00	2,500.00
As BUILTS/Closeout Documents	1 LS	2,000.00	2,000.00
Misc. Expenses	1 LS	1,000.00	1,000.00
Progress Photos (Ground & Aerial)	5 MO	173.00	865.00
Daily Clean Up	3 WEEK	1,289.00	3,867.00
Site Final Cleaning	1 LS	4,000.00	4,000.00
Trash Dumpsters & Fees	15 LOAD	518.00	7,770.00
Final Survey & Layout	1 LS	5,000.00	5,000.00
Job Signs	1 LS	805.00	805.00
Safety Supplies	1 MO	92.00	92.00
First Aid Supplies	5 MO	92.00	460.00
Safety Inspections	3 MO	575.00	1,725.00
Water, Ice & Cups	3 WEEK	119.00	357.00
Tree Protection	2 EACH	352.00	704.00
Small Tools/Generators	1 LS	1,500.00	1,500.00
Temporary Fencing	1 LS	10,000.00	10,000.00
Barricades	1 LS	1,500.00	1,500.00
Punch List	1 LS	2,000.00	2,000.00
Cellular Phones (Super, PM)	2 MO	483.00	966.00
Water Charges (Monthly)	5 MO	230.00	1,150.00
Portable Toilets (2 each)	5 MO	208.00	1,040.00
General Purpose Labor	3 WEEK	1,289.00	3,867.00
General Purpose Carpenter	3 WEEK	1,989.00	5,967.00
School Dedication	1 LS	3,000.00	3,000.00
General Conditions Subtotal			60,285.00

**MEADOW PARK ELEMENTARY SCHOOL PHASE 3
SDPBC Project #0591-8297**

CONSTRUCTION PHASE FEE

Description	Quantity	Unit \$	Item Total
Project Executive	2 weeks	4,930.63	9,861.26
Project Manager	5 weeks	3,944.50	19,722.50
Project Superintendent	5 weeks	4,019.92	20,099.60
Project Coordinator	2 weeks	1,385.43	2,770.86
Subtotal			52,454.22
Office Supplies	1 months	304.75	304.75
Vehicle Expense (PM)	2.5 months	690.00	1,725.00
Vehicle Expense (SUPER)	2.5 months	920.00	2,300.00
Travel Expense (Tolls)	1 LS		500.00
Computer System/Expense	1 months	1,092.50	1,092.50
M/WBE Coordinator	2 wks	1380.00	2,760.00
Warranty (1/4 of 1% GMP)	1 LS		5,000.00
Subtotal			13,682.25
Estimate Total			66,136.47

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MEADOW PARK ELEMENTARY SCHOOL PHASE 3 SDPBC Project #0591-8297

BASIS OF COSTS, QUALIFICATIONS and CLARIFICATIONS

The scope of this GMP Proposal is based on Construction Documents issued by the Architect. The CM administered a public and competitive bidding format to establish most of the pricing of this GMP Proposal. Allowances are also established within the GMP, these allowances are discussed in detail in the qualifications and the clarifications listed below.

Division 1 – General Conditions

1. The CM warrants, without assuming the Project Consultant's responsibilities, that the GMP Documents are consistent, practical, feasible and constructible. The CM acknowledges that the Owner disclaims the above responsibility.
2. All permit, impact, inspection, threshold and material testing fees are to be provided and paid for by the Owner.
3. The GMP is based upon the Permit Documents (Permit #0591-8297).

Division 2 – Site Work

1. This proposal includes pricing to remove the 5 Type VI portables shown on the demolition drawings.
2. An allowance of \$10,000 is included for the removal of the FPL transformers is included.
3. This proposal assumes the use of 8" of crushed concrete at paved areas.
4. This proposal includes a budget of \$20,000 to provide additional offsite pavement markings.
5. An Allowance of \$20,000 is included for underground utilities demolition and grease trap removal is included.
6. An allowance of \$2,500 is included for some existing sod restoration.
7. Black vinyl coated fencing is included along the West property line, retention areas, and bike racks. All other fencing is include with galvanized posts and hardware and aluminized chain link fabric.
8. This proposal includes volleyball sleeves at playcourt, but excludes volleyball equipment.
9. An allowance of \$5,000 is included for miscellaneous patching and floating is included.

Division 3 – Concrete

No qualifications or clarifications pertain to this division.

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Division 4 – Masonry

1. This proposal includes a budget of \$7,500 for the masonry and foundation of the marquee sign structure.

Division 5 – Steel

No qualifications or clarifications pertain to this division.

Division 6 – Carpentry

No qualifications or clarifications pertain to this division.

Division 7 – Thermal / Moisture

No qualifications or clarifications pertain to this division.

Division 8 – Windows and Doors

No qualifications or clarifications pertain to this division.

Division 9 – Finishes

No qualifications or clarifications pertain to this division.

Division 10 – Specialties

No qualifications or clarifications pertain to this division.

Division 11 – Equipment

1. This proposal includes a budget of \$2,000 for bike rack installation. Bike rack materials have been purchased in a previous phase of this project.

Division 12 – Furnishings

No qualifications or clarifications pertain to this division.

Division 13 – Special Construction

No qualifications or clarifications pertain to this division.

Division 14 – Conveying Systems

No qualifications or clarifications pertain to this division.

Division 15 – HVAC/Mechanical/Plumbing/Fire Protection:

1. This proposal includes cost for Freon collection at all air conditioning units of the existing school.
2. An allowance of \$5,000 to clean chiller coils after construction is completed is included.
3. This proposal includes a budget of \$7,500 for ballfield hose bibs.

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Division 16 – Electrical Systems

1. This proposal includes cost to disconnect existing fire alarm tie-in to (old) Meadow Park.
2. This proposal includes the installation of light poles and light fixtures already purchased in a previous phase of the project and currently stored on site.
3. An allowance of \$5,000 to provide miscellaneous electrical fixtures is included.

INDEX OF DRAWINGS

Meadow Park Elementary School Phase 3 School District of Palm Beach County Project #0591-8297

Drawing #	Drawing Title	Original Drawing Date	Latest Revision #	Latest Revision Date
T1-1	General Information Sheet / Applicable Codes	2/13/2004	11	5/6/2005
Civil Drawings				
C-1	Horizontal Control Plan	4/7/2004	1	4/7/2004
C-1B	Interim Paving Plan	3/18/2005	0	
C-2	Paving and Drainage Plan	4/14/2004	2	4/15/2004
C-2B	Interim Paving Details	3/18/2005	0	
C-3	Paving and Drainage Plan	4/14/2004	4	8/20/2004
C-4	Paving and Drainage Plan	4/14/2004	2	4/15/2004
C-5	Paving and Drainage Plan	4/14/2004	2	4/15/2004
C-8	Paving and Drainage Details	4/7/2004	4	8/20/2004
C-9	Paving and Drainage Details	4/7/2004	1	4/7/2004
C-10	Water and Sewer Plan	6/1/2004	4	8/20/2004
C-11	Water and Sewer Details	6/1/2004	3	7/6/2004
C-12	Water and Sewer Details	6/1/2004	4	8/20/2004
C-13	Water and Sewer Details	6/1/2004	2	5/28/2004
C-14	Water and Sewer Details	6/1/2004	3	7/6/2004
C-15	Signage and Striping Plan	4/7/2004	1	4/7/2004
Landscape Drawings				
L-1	Existing Tree Disposition Plan	2/13/2004	1	4/7/2004
L-2	Site Planting Plan	2/13/2004	2	3/29/2005
L-2A	1st Phase Site Planting Plan	3/29/2005	0	
L-3	Building Planting Plan	2/13/2004	2	3/29/2005
L-4	Planting Details	2/13/2004	2	3/29/2005
I-1	Site Irrigation Plan	2/13/2004	2	3/29/2005
I-1A	1st Phase Site Irrigation Plan	3/29/2005	0	
I-2	Irrigation Details	2/13/2004	2	3/29/2005
I-3	Irrigation Details	2/13/2004	0	
Architectural Drawings				
AD0.3A	Site Demolition Phase II Plan	3/29/2005	0	
A0.1.0	Architectural Site Plan	2/17/2004	2	8/20/2004
A0.1.1	Architectural Partial Site Plan	2/13/2004	1	4/7/2004
A0.1.2	Architectural Partial Site Plan	2/13/2004	1	4/7/2004
A0.1.3	Architectural Partial Site Plan	2/13/2004	1	4/7/2004
A0.1.4	Architectural Partial Site Plan	2/13/2004	1	4/7/2004
A0.2.1	Site Details	2/13/2004	1	4/7/2004
A0.2.2	Site Details	2/13/2004	1	4/7/2004
A0.3.1	Site Details	2/13/2004	1	4/7/2004
A0.3.2	Site Details	2/13/2004	1	4/7/2004
A0.4.1	Site Details	2/13/2004	1	4/7/2004
A0.4.2	Site Details	2/13/2004	1	4/7/2004
A0.4.3	Site Details	2/13/2004	3	8/20/2004
Plumbing Drawings				
P0.00	Symbol Legend Fixture Schedule General Notes	2/13/2004	1	4/14/2004
P1.00	Site Plumbing Plan	2/13/2004	3	10/7/2004

INDEX OF DRAWINGS

**Meadow Park Elementary School Phase 3
School District of Palm Beach County
Project #0591-8297**

Drawing #	Drawing Title	Original Drawing Date	Latest Revision #	Latest Revision Date
P3.09	Partial First Floor Plan - Domestic Water Bldg 2	2/13/2004	2	5/28/2004
Fire Protection Drawings				
FP1.00	Site Plan Fire Protection	2/13/2004	2	5/7/2004
Electrical Drawings				
E0.00	Symbol Legend & Light Fixture Schedule	2/13/2004	4	2/17/2005
E1.00	Site Plan Electrical	2/13/2004	4	2/17/2005
E1.01	Photometrics Site Plan Electrical	2/13/2004	1	4/14/2004
E1.02	Site Plan Systems (Surveillance Cameras)	2/13/2004	1	4/14/2004
E1.03	Partial Fire Alarm Interconnection Plan	2/13/2004	0	
E6.01	Electrical Panelboard Schedules	2/13/2004	2	5/28/2004
E6.02	Electrical Panelboard Schedules	2/13/2004	2	5/28/2004
E6.06	Electrical Panelboard Schedules	2/13/2004	2	5/28/2004
E6.09	Electrical Panelboard Schedules	2/13/2004	2	5/28/2004
E7.00	Details Electrical	2/13/2004	2	5/28/2004
E7.01	Details Electrical	2/13/2004	2	5/28/2004

INDEX OF GMP SPECIFICATIONS

Meadow Park Elementary School Phase 3

School District of Palm Beach County

Project No. 0591-8297

Specifications Dated: February 13, 2004 (Unless noted otherwise)

Preliminary Geotechnical Engineering Services Report dated 12/5/03

Index of Drawings

Division 1 – General Requirements

Section 01010	Summary of Work
Section 01027	Application for Payment
Section 01028	Modification Requirements
Section 01039	Coordination and Meetings
Section 01045	Cutting and Patching
Section 01060	Regulatory Requirements
Section 01120	Alteration Project Procedures
Section 01300	Submittals
Section 01311	Network Analysis Schedules
Section 01400	Quality Control
Section 01410	Testing Laboratory Services
Section 01500	Temporary Facilities
Section 01540	Security
Section 01560	Temporary Controls
Section 01600	Products and Substitutions
Section 01650	Starting of Systems
Section 01700	Project Closeout
Section 01730	Operation and Maintenance Data
Section 01740	Warranties

Division 2 – Civil

Section 02070	Selective Demolition
Section 02110	Site Clearing
Section 02200	Earthwork
Section 02222	Utilities System Trenching
Section 02280	Soil Treatment for Termite Control
Section 02513	Asphalt Concrete Paving
Section 02528	Concrete Curbs and Walks
Section 02669	Exterior Water Piping
Section 02675	Disinfection of Water Distribution System
Section 02720	Storm Sewerage Systems
Section 02731	Sanitary Sewer Collection System
Section 02732	Irrigation Water Well
Section 02810	Underground Irrigation System
Section 02825	Ornamental Aluminum Fencing and Gates

Division 2 – Civil (continued)

Section 02831	Chain Link Fencing
Section 02840	Walkway, Roadway and Parking Appurtenances
Section 02874	Bicycle Rack
Section 02930	Planting
Section 02938	Grass Sodding

Division 3 – Concrete

Section 03100	Concrete Formwork
Section 03200	Concrete Reinforcement
Section 03300	Cast-In-Place Concrete
Section 03346	Concrete Floor Finishing
Section 03411	Structural Pre-Cast Concrete
Section 03470	Tilt-Up Pre-Cast Concrete
Section 03521	Insulating Concrete Fill

Division 4 – Masonry

Section 04100	Mortar and Grout
Section 04300	Unit Masonry System
Section 04340	Reinforced Masonry System

Division 5 – Metals

Section 05120	Structural Steel
Section 05400	Cold-Formed Metal Framing
Section 05510	Access Ladder System
Section 05520	Aluminum Pipe and Tube Railings
Section 05805	Expansion Joint Assemblies

Division 6 – Wood and Plastics

Section 06100	Rough Carpentry
Section 06200	Finish Carpentry

Division 7 – Thermal and Moisture Protection

Section 07010	Underwriters Laboratories Assemblies
Section 07191	Vapor Retarders
Section 07212	Extruded Polystyrene Board Insulation
Section 07213	Batt Insulation
Section 07410	Asphalt Shingle Roofing System
Section 07515	Modified Bitumen Roofing System
Section 07620	Sheet Metal Flashing and Trim

Division 7 – Thermal and Moisture Protection (continued)

Section 07724	Roof Hatches
Section 07812	Applied Fireproofing
Section 07900	Joint Sealers

Division 8 – Doors and Windows

Section 08050	Door Schedule Notes and Legend
Section 08110	Hollow Metal Doors and Frames
Section 08210	Solid Core Wood Doors
Section 08305	Access Doors
Section 08331	Rolling Service Doors
Section 08520	Aluminum Windows
Section 08585	Aluminum Decorative Shutters
Section 08710	Finish Hardware
Section 08800	Glass and Glazing

Division 9 – Finishes

Section 09010	Finish Schedule Notes and Legend
Section 09111	Metal Stud Framing System
Section 09206	Metal Furring and Lathing
Section 09210	Gypsum Veneer Plaster
Section 09220	Portland Cement Plaster
Section 09250	Gypsum Board Systems
Section 09311	Ceramic Tile
Section 09330	Quarry Tile
Section 09511	Suspended Acoustical Ceiling System
Section 09520	Acoustical Wall Panels
Section 09650	Resilient Flooring
Section 09688	Carpet-Glue Down
Section 09840	Acoustical Ceiling Panels
Section 09900	Painting
Section 09980	Exterior Coatings

Division 10 – Specialties

Section 10100	Marker Boards and Tack Boards
Section 10171	Toilet Compartments/Urinal Screens
Section 10196	Cubicle Curtains
Section 10260	Wall Protection System
Section 10350	Flag Poles
Section 10400	Identifying Devices
Section 10410	Message Boards
Section 10415	Display Cases

Division 10 – Specialties (continued)

Section 10420	Plaque
Section 10450	Library Security System
Section 10508	Metal Wardrobe Lockers
Section 10520	Fire Extinguishers and Fire Blankets
Section 10530	Aluminum Walkway Covers
Section 10605	Wire Mesh Partitions
Section 10675	Metal Shelving
Section 10800	Toilet and Bath Accessories

Division 11 – Equipment

Section 11010	Electric Kiln
Section 11062	Stage Curtains
Section 11131	Projection Screens
Section 11400	Food Service Equipment
Section 11450	Residential Appliances

Division 12 – Furnishings

Section 12480	Floor Mats
Section 12500	Window Vertical Blinds

Division 14 – Conveying Systems

Section 14245	Hydraulic Elevators – Passenger
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Division 15 – Mechanical

Section 15000	Basic Mechanical Requirements
Section 15073	Minor Mechanical Demolition
Section 15135	Liquid & Air Flow Meters, Gages and Thermometers
Section 15140	Supports, Bases and Anchors
Section 15170	Motors
Section 15190	Mechanical Identification
Section 15242	Vibration Isolation
Section 15260	Piping Insulation
Section 15290	Ductwork Insulation
Section 15411	Potable Water Systems
Section 15412	Soil and Waste Systems
Section 15413	Storm Water Systems
Section 15420	Plumbing Piping
Section 15430	Plumbing Specialties
Section 15440	Plumbing Fixtures and Accessories
Section 15450	Plumbing Equipment

Division 15 – Mechanical (continued)

Section 15500	Fire Protection
Section 15510	Hydronic Piping
Section 15515	Hydronic Specialties
Section 15535	Refrigeration Piping and Specialties
Section 15540	HVAC Pumps
Section 15671	Air Cooled Condensing Units
Section 15682	Air Cooled Water Chillers
Section 15765	Variable Frequency Drive Units
Section 15801	Water Treatment
Section 15817	Electric Resistance Duct Heaters
Section 15855	Air Handling Units
Section 15870	Power Ventilators
Section 15885	Air Filters
Section 15890	Ductwork
Section 15895	Ductwork Accessories
Section 15900	Energy Management and Control System (Automated Logic)
Section 15930	Variable Air Volume Technical Units
Section 15936	Grilles, Registers, Diffusers
Section 15990	Start-up Requirements for HVAC Systems
Section 15991	TAB of HVAC Systems
Section 15992	Tests-Piping Systems

Division 16 – Electrical

Section 16010	Basic Electrical Requirements
Section 16020	Work Included
Section 16025	Codes, Fees and Standards
Section 16050	Basic Materials and Methods
Section 16111	Conduit
Section 16117	Manholes
Section 16123	Building Wire and Cable
Section 16130	Boxes
Section 16141	Wiring Devices
Section 16160	Cabinets and Enclosures
Section 16180	Equipment Wiring Systems
Section 16190	Supporting Devices
Section 16195	Electrical Identification
Section 16420	Service Entrance
Section 16425	Switchboards
Section 16440	Disconnect Switches
Section 16450	Grounding
Section 16461	Dry Type Transformers
Section 16470	Panel Boards
Section 16476	Enclosed Circuit Breakers

Division 16 – Electrical (continued)

Section 16477	Fuses (600 Volts and Below)
Section 16480	Motor Controls
Section 16485	Contactors
Section 16495	Transfer Switch
Section 16510	Interior Luminaries
Section 16530	Site Lighting
Section 16622	Packaged Engine Generator Systems
Section 16650	EMCS
Section 16670	Lightning Protection Systems
Section 16721	Fire Alarm and Smoke Detection Systems
Section 16722	Intrusion Detection and Security Access System
Section 16723	Video Surveillance System
Section 16724	Emergency Radio Communication Systems
Section 16725	Card Access System
Section 16765	Intercom Systems
Section 16770	Public Address Systems
Section 16781	Master Television Antenna System (MTAS)
Section 16902	Electric Controls and Relays
Section 16905	Communication System (Data & Voice)
Section 16906	Ceiling Projection System

JAMES B. PIRTLE CONSTRUCTION Co., INC.

DESIGN BUILDERS • CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

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MEADOW PARK ELEMENTARY SCHOOL PHASE 3 SDPBC Project #0591-8297

PROJECT CONTACT LIST

Owner:	School Board of Palm Beach County 3320 Forest Hill Blvd., C-331 West Palm Beach, FL 33406 Phone 561-649-6812 Fax 561-357-7506	Gene Colson Rick Jones
Architect:	Song + Associates, Inc. 400 South Australian Avenue, 6 th Floor West Palm Beach, FL 33401 Phone 561-655-2423 Fax 561-655-1482	Tom Kastner, AIA Robert Finnerty
Civil Engineer:	Carney-Neuhaus, Inc. 11911 U.S. Highway 1, Suite 120 Palm Beach Gardens, FL 33408 Phone 561-622-1300 Fax 561-622-1428	Dennis Stevenson
Landscape Architect:	Neal, Smith & Associates 830 North Federal Highway Lake Worth, FL 33460 Phone 561-586-6633 Fax 561-586-7956	Bob Smith, RLA
MEP Engineers:	Louis J. Aguirre & Associates, P.A. 2600 Douglas Road, Suite #605 Coral Gables, FL 33134 Phone 305-444-1679 Fax 305-448-1405	Louis Aguirre, PE
Construction Mgr:	James B. Pirtle Construction Company 4740 Davie Road Davie, FL 33314 Phone 954-797-0410 Fax 954-797-6330	Gary Pirtle Matt Mahoney

Activity Name	Original Duration	Start	Finish	F M A M J J A S O N D J																											
				1	1	2	0	1	1	2	0	1	2	3	0	1	2	2	0	1	1	2	0	1	2	0	1	1	2	3	
Meadow Park Phase 2	166	05-Feb-07	28-Sep-07	28-Sep-07, Meadow Park P																											
Preconstruction	104	05-Feb-07	29-Jun-07	29-Jun-07, Preconstruction																											
Administration	55	05-Feb-07	20-Apr-07	20-Apr-07, Administration																											
Subcontractor Bidding	15	05-Feb-07	23-Feb-07	Subcontractor Bidding																											
Establish and Prepare GMP	12	26-Feb-07	13-Mar-07	Establish and Prepare GMP																											
Submit GMP	1	14-Mar-07	14-Mar-07	Submit GMP																											
GMP Approval at Board Meeting	0	21-Mar-07*		◆ GMP Approval at Board Meeting																											
School District Issue NTP	2	21-Mar-07	22-Mar-07	▮ School District Issue NTP																											
Subcontractor Contract Awards	5	23-Mar-07	29-Mar-07	▣ Subcontractor Contract Awards																											
Pre-Demolition Administration	16	30-Mar-07	20-Apr-07	20-Apr-07, Pre-Demolition Administration																											
School District and CM Submit 10-day Health De	5	30-Mar-07	05-Apr-07	▣ School District and CM Submit 10-day Health Department Notice																											
10-Day Health Department Waiting Period	10	06-Apr-07	19-Apr-07	▣ 10-Day Health Department Waiting Period																											
Health Department Approve Demolition	1	20-Apr-07	20-Apr-07	▮ Health Department Approve Demolition																											
Submittal Reviews	65	30-Mar-07	29-Jun-07	29-Jun-07, Submittal Reviews																											
Subcontractor	15	30-Mar-07	19-Apr-07	19-Apr-07, Subcontractor																											
Sub Submit Concrete Mix Designs	10	30-Mar-07	12-Apr-07	▣ Sub Submit Concrete Mix Designs																											
Sub Submit Marquee Sign Shop Drawings	15	30-Mar-07	19-Apr-07	▣ Sub Submit Marquee Sign Shop Drawings																											
Sub Submit Site Directional Signs Shop Drawings	15	30-Mar-07	19-Apr-07	▣ Sub Submit Site Directional Signs Shop Drawings																											
Sub Submit Athletic Equipment Product Data	15	30-Mar-07	19-Apr-07	▣ Sub Submit Athletic Equipment Product Data																											
Sub Submit Playcourt Surfacing Product Data	15	30-Mar-07	19-Apr-07	▣ Sub Submit Playcourt Surfacing Product Data																											
CM	10	13-Apr-07	26-Apr-07	26-Apr-07, CM																											
CM Review Concrete Mix Designs	5	13-Apr-07	19-Apr-07	▣ CM Review Concrete Mix Designs																											
CM Review Marquee Sign Shop Drawings	5	20-Apr-07	26-Apr-07	▣ CM Review Marquee Sign Shop Drawings																											
CM Review Site Directional Signs Shop Drawings	5	20-Apr-07	26-Apr-07	▣ CM Review Site Directional Signs Shop Drawings																											
CM Review Athletic Equipment Product Data	5	20-Apr-07	26-Apr-07	▣ CM Review Athletic Equipment Product Data																											
CM Review Playcourt Surfacing Product Data	5	20-Apr-07	26-Apr-07	▣ CM Review Playcourt Surfacing Product Data																											
A/E	15	20-Apr-07	10-May-07	10-May-07, A/E																											
A/E Review Concrete Mix Designs	10	20-Apr-07	03-May-07	▣ A/E Review Concrete Mix Designs																											
A/E Review Marquee Sign Shop Drawings	10	27-Apr-07	10-May-07	▣ A/E Review Marquee Sign Shop Drawings																											
A/E Review Site Directional Signs Shop Drawings	10	27-Apr-07	10-May-07	▣ A/E Review Site Directional Signs Shop Drawings																											
A/E Review Athletic Equipment Product Data	10	27-Apr-07	10-May-07	▣ A/E Review Athletic Equipment Product Data																											
A/E Review Playcourt Surfacing Product Data	10	27-Apr-07	10-May-07	▣ A/E Review Playcourt Surfacing Product Data																											
Building Department	5	11-May-07	17-May-07	17-May-07, Building Department																											

█ Actual Work █ Critical Remaining ...
█ Remaining Work ◆ Milestone

Meadow Park Phase 2				Classic Schedule Layout												14-Mar-07 16:09																			
Activity Name	Original Duration	Start	Finish	F	M	A	M	J	J	A	S	O	N	D	J																				
				1	1	2	0	1	1	2	0	1	2	3	0	1	2	3	0	1	2	3	0	1	2	3	0	1	2	3					
Bldg Dept Review Marquee Sign Shop Drawings	5	11-May-07	17-May-07																										█ Bldg Dept Review Marquee Sign Shop Drawings						
Bldg Dept Review Site Directional Signs Shop D	5	11-May-07	17-May-07																										█ Bldg Dept Review Site Directional Signs Shop Drawings						
Material and Equipment Lead	65	30-Mar-07	29-Jun-07	➔ 29-Jun-07, Material and Equipment Lead																															
Drainage Catch Basins Fabrication	10	30-Mar-07	12-Apr-07																										█ Drainage Catch Basins Fabrication						
Site Lighting Poles Fabrication	40	30-Mar-07	24-May-07																										█ Site Lighting Poles Fabrication						
Aluminum Canopy Fabrication	30	30-Mar-07	10-May-07																										█ Aluminum Canopy Fabrication						
Athletic Equipment Lead	15	11-May-07	01-Jun-07																										█ Athletic Equipment Lead						
Playcourt Surfacing Lead	15	11-May-07	01-Jun-07																										█ Playcourt Surfacing Lead						
Marquee Sign Fabrication	30	18-May-07	29-Jun-07																										█ Marquee Sign Fabrication						
Site Directional Signs Fabrication	30	18-May-07	29-Jun-07																										█ Site Directional Signs Fabrication						
Construction	126	02-Apr-07	28-Sep-07	➔ 28-Sep-07, Construction																															
Spring Break Begins	0	02-Apr-07*		◆ Spring Break Begins																															
Students Move-out of old Berkshire	10	02-Apr-07	13-Apr-07																										█ Students Move-out of old Berkshire						
Summer Break Begins	0	01-Jun-07*		◆ Summer Break Begins																															
Demolition	45	16-Apr-07	18-Jun-07	➔ 18-Jun-07, Demolition																															
School District Remove Hazardous Materials	10	16-Apr-07	27-Apr-07																										█ School District Remove Hazardous Materials						
MEP Related Demolition	15	23-Apr-07	11-May-07																										█ MEP Related Demolition						
Demolition of Buildings and Associated Appurtenan	25	14-May-07	18-Jun-07																										█ Demolition of Buildings and Associated Appurtenances						
Demolition of Corner Parking Lot and Surroundings	7	01-Jun-07	11-Jun-07																										█ Demolition of Corner Parking Lot and Surroundings						
Complete Demolition Around Main Parking Lot	5	01-Jun-07	07-Jun-07																										█ Complete Demolition Around Main Parking Lot						
Site Construction	76	12-Jun-07	28-Sep-07	➔ 28-Sep-07, Site Construction																															
Rough Grade Baseball Field and Surrounding	3	12-Jun-07	14-Jun-07																										█ Rough Grade Baseball Field and Surrounding						
Install Drainage Catch Basins	10	12-Jun-07	25-Jun-07																										█ Install Drainage Catch Basins						
Cut and Prepare Playcourt Subgrade	3	15-Jun-07	19-Jun-07																										█ Cut and Prepare Playcourt Subgrade						
Install Baseball Field Backstop	5	15-Jun-07	21-Jun-07																										█ Install Baseball Field Backstop						
Dig Retention Ponds and Rough Grade Site	15	19-Jun-07	10-Jul-07																										█ Dig Retention Ponds and Rough Grade Site						
Install Phase 2 Water Pipe	5	19-Jun-07	25-Jun-07																										█ Install Phase 2 Water Pipe						
Place and Compact Playcourt Rock Base	5	20-Jun-07	26-Jun-07																										█ Place and Compact Playcourt Rock Base						
Lay Playcourt Asphalt	1	27-Jun-07	27-Jun-07																										█ Lay Playcourt Asphalt						
Asphalt Cure at Playcourt Waiting Period	30	28-Jun-07	09-Aug-07																										█ Asphalt Cure at Playcourt Waiting Period						
Install Playcourt Athletic Equipment	5	28-Jun-07	05-Jul-07																										█ Install Playcourt Athletic Equipment						
Cut and Prepare Bus Loop and Driveway Subgrade	10	29-Jun-07	13-Jul-07																										█ Cut and Prepare Bus Loop and Driveway Subgrade						
Install Sidewalks	10	11-Jul-07	24-Jul-07																										█ Install Sidewalks						

█ Actual Work	█ Critical Remaining ...
█ Remaining Work	◆ Milestone

(c) Primavera Systems, Inc.

Meadow Park Phase 2		Classic Schedule Layout												14-Mar-07 16:09														
Activity Name	Original Duration	Start	Finish	F	M	A	M	J	J	A	S	O	N	D	J													
				1	2	0	1	1	2	0	0	1	2	3	0	1	2	2	0	1	1	2	0	1	1	2	3	0
Install Marquee Sign and Site Directional Signs	10	11-Jul-07	24-Jul-07																									
Cut and Prepare Main Parking Lot Subgrade	15	16-Jul-07	03-Aug-07																									
Install Site Electrical Conduit and Irrigation Sleeves	10	16-Jul-07	27-Jul-07																									
Install Aluminum Canopies	15	25-Jul-07	14-Aug-07																									
Place and Compact Bus Loop and Driveway Base f	10	30-Jul-07	10-Aug-07																									
Place and Compact Main Parking Lot Base Rock	15	06-Aug-07	24-Aug-07																									
Install Irrigation	13	06-Aug-07	22-Aug-07																									
Paint Playcourt Surfacing and Striping	10	10-Aug-07	23-Aug-07																									
Fine Grade Site for Landscaping	5	23-Aug-07	29-Aug-07																									
Lay Main Parking Asphalt	2	27-Aug-07	28-Aug-07																									
Install Site Lighting Poles	10	27-Aug-07	10-Sep-07																									
Lay Bus Loop and Driveway Asphalt	2	29-Aug-07	30-Aug-07																									
Plant Trees and Shrubs	5	30-Aug-07	06-Sep-07																									
Asphalt Striping, Parking Bumpers and Signage	5	31-Aug-07	07-Sep-07																									
Lay Sodding	5	07-Sep-07	13-Sep-07																									
Final Inspections	5	14-Sep-07	20-Sep-07																									
Complete BD Comments	5	21-Sep-07	27-Sep-07																									
Certificate of Completion	0	28-Sep-07																										

█ Actual Work █ Critical Remaining ...
█ Remaining Work ◆ Milestone

**EXHIBIT B
GUARANTEED MAXIMUM PRICE SUMMARY**

**MEADOW PARK ELEMENTARY SCHOOL PHASE 3
0591-8297**

GUARANTEED MAXIMUM PRICE SUMMARY

DIVISION 1 - GENERAL REQUIREMENTS	\$	-
DIVISION 2 - SITE CONSTRUCTION	\$	1,475,148
DIVISION 3 - CONCRETE	\$	-
DIVISION 4 - MASONRY	\$	7,500
DIVISION 5 - STEEL	\$	-
DIVISION 6 - CARPENTRY	\$	-
DIVISION 7 - THERMAL/MOISTURE	\$	-
DIVISION 8 - WINDOWS AND DOORS	\$	-
DIVISION 9 - FINISHES	\$	-
DIVISION 10 - SPECIALTIES	\$	99,718
DIVISION 11 - EQUIPMENT	\$	2,000
DIVISION 12 - FURNISHINGS	\$	-
DIVISION 13 - SPECIAL CONSTRUCTION	\$	-
DIVISION 14 - ELEVATOR	\$	-
DIVISION 15 - MECHANICAL	\$	14,700
DIVISION 16 - ELECTRICAL	\$	50,000
TOTAL (divisions 1 - 16 including accepted value engineered items)	\$	1,649,066
BONDS AND INSURANCE	\$	41,271
CONSTRUCTION PHASE FEE (On Site Staff)	\$	66,136
GENERAL CONDITIONS (Direct Cost Items Related to Field Staff)	\$	60,285
CONSTRUCTION MANAGER FEE (Overhead & Profit)	\$	93,774
CONSTRUCTION CONTIGENCY	\$	100,000
DEDUCT: SALES TAX RECOVERY (Guaranteed)	\$	-
TOTAL GUARANTEED MAXIMUM PRICE	\$	2,010,532
PRECONSTRUCTION PHASE FEE	\$	-
TOTAL CONSTRUCTION COST (Preconstruction Fee + GMP)	\$	2,010,532

Certified True and Correct by:



NAME / TITLE

3/22/2007

DATE

JAMES B. PIRTLE CONSTRUCTION CO., INC.

DESIGN BUILDERS • CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

4740 DAVIE ROAD • DAVIE, FLORIDA 33314 • BROWARD (954) 797-0410 • DADE (305) 944-2262 • FAX (954) 797-6330

EXHIBIT D

PROJECT NAME: MEADOW PARK ELEMENTARY SCHOOL PHASE 3
PROJECT NO: 0591-8297

SUMMARY OF CONSTRUCTION PHASE FEE

<u>Name</u>	<u>Title</u>	<u>Duration</u>	<u>% of Time</u>	<u>Rate</u>	<u>Total</u>
Gary Pirtle	Senior Project Mgr.	2 wks	9%	\$ 4,930.63	\$ 9,861.26
Matt Mahoney	Project Manager	5 wks	20%	\$ 3,944.50	\$ 19,722.50
TBD	Project Super.	5 wks	20%	\$ 4,019.92	\$ 20,099.60
TBD	Project Coordinator	2 wks	9%	\$ 1,385.43	\$ 2,770.86
Staff Subtotal					\$ 52,454.22

Other Construction Phase Fee:

Office Supplies	\$304.75
Vehicle Expenses (PM)	\$1,725.00
Vehicle Expenses (Super)	\$2,300.00
Travel Expenses (Tolls)	\$500.00
Computer System/Expense	\$1,092.50
M/WBE Coordinator	\$2,760.00
Warranty (1/4 of 1% GMP)	\$5,000.00
Subtotal	\$13,682.25

Construction Phase Fee Total \$66,136.47

JAMES B. PIRTLE CONSTRUCTION Co., Inc.

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EXHIBIT E

**PROJECT NAME: MEADOW PARK ELEMENTARY SCHOOL PHASE 3
PROJECT NO: 0591-8297**

CONSTRUCTION MANAGER'S PER DIEM STAFF FOR TIME EXTENSIONS

<u>Construction Phase Fee</u>	<u>Number of Construction Days</u>	<u>Per Diem Rate</u>
\$66,136.00	120	\$551.13

JAMES B. PIRTLE CONSTRUCTION CO., INC.

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EXHIBIT S

MEADOW PARK ELEMENTARY SCHOOL PHASE 3 SDPBC Project #0591-8297

M/WBE ANALYSIS

It is the intent of James B. Pirtle Construction Co., Inc. (JBP) to meet the School District of Palm Beach County M/WBE participation goals of 15%. Based on current low bidders and Project estimates the M/WBE participation is at 26% (three out of eleven companies).

JBP also encourages all Subcontractors who will receive large contracts to participate in the M/WBE program by sub-subcontracting to M/WBE approved Subcontractors.

M/WBE SUBCONTRACTORS

Subcontractor Name	Description	\$ Amount	Percentage
Omega Contracting	Demolition	\$202,500	12%
Stone Circle Underground	Underground Utilities	\$96,000	6%
Landscape Service Professionals	Landscaping and Irrigation	\$132,138	8%

**EXHIBIT S
LIST OF MAJOR SUBCONTRACTORS**

**MEADOW PARK ELEMENTARY SCHOOL PHASE 3
0591-8297**

Division of Work	Corporate Name and Address	Principal or Officer's Name	License Number
Electrical	Fastrac Electric 810 Saturn Street, Suite #25 Jupiter, FL 33477	Leo Bly	EC0002876
Sitework	TBD		
Site Utilities	Stone Circle Underground 3830 SW 30 Avenue Hollywood, FL 33312	Terry Hines	CUC1224030
Demolition	Omega Contracting Building 2, Bay 5 4341 NW 19th Avenue Pompano Beach, FL 33064	Chris Willford	
Landscaping	Landscaping Service 6115 NW 77th Way Tamarac, FL 33321	Tom Benton	