

# **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

## **ALLAMANDA ELEMENTARY SCHOOL MODERNIZATION SDPBC Project #0101-8227 Phase I Guaranteed Maximum Price (GMP) Proposal**

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April 20, 2007

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

Attn: Glen Armbruster

Re: Allamanda ES Modernization  
Project No: 0101-8227  
**Guaranteed Maximum Price (GMP) – Phase 1 Demolition**

Dear Glen

James B. Pirtle Construction Co., Inc., Construction Manager (CM), is pleased to propose a Guaranteed Maximum Price (GMP) of \$1,132,513.00 for the Phase I Demolition portion of this project, based on the current Contract Documents submitted for review to the SDPBC Building Department for permit. The Contract Documents are identified as 100% Construction Documents and clarified by this proposal. In accordance with the project agreement, this price includes the costs to complete all demolition of the existing school, to facilitate the construction of the project in accordance with the current Plans and Specifications.

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

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



Gary Pirtle  
Assistant Vice President

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## **ALLAMANDA ES MODERNIZATION SDPBC Project #0101-8227**

### **BACKGROUND (Executive Summary)**

This Guaranteed Maximum Price (GMP) is an initial Phase I proposal that will allow demolition to begin, in anticipation of construction starting in July 2007, and completion for the educational facilities in June 2008. Included in this Phase I GMP is securing the site, silt and tree protection, and demolition of existing facilities for the entire project. In addition, allowances for tree relocation, utility disconnects and underground utility demolition, temporary irrigation and general conditions funds to support the above are included. The costs of work are listed as allowances. The actual bidding of demolition will be accomplished within the next two weeks pending further review and concurrence with the Building Department.

On going design review and permitting is in process. James B. Pirtle Construction Co., Inc.(JBP) is currently analysing the documents and developing a 100% Construction Document (C.D.) cost estimate. In this process, the cost estimate will establish recommendations to the Architect, design consultants, and the owner to establish and ensure the project budget and constructibility is ensured. The project schedule is critical due to the fact that this project must be completed in the June/July 2008 timeframe in order for Allamanda Elementary to be re-opened that calendar year.

After the above review process is completed and approval of the final Construction Documents by the School District of Palm Beach Building Department the remainder of the project scope, JBP will formally bid and develop the final GMP. The costs associated with this initial GMP will be included in the final GMP.

#### **Minority Participation:**

Although this Phase I GMP proposal is based on estimates, we anticipate initial awards of the work included to be performed by pre-qualified subcontractors, and a major portion of the work to be accomplished by certified M/WBE subcontractors. Based on previous projects we anticipate that minority participation will exceed 15% of the overall project value.

**EXHIBIT B  
GUARANTEED MAXIMUM PRICE SUMMARY**

**ALLAMANDA ELEMENTARY SCHOOL MODERNIZATION  
SDPBC Project #0101-8227**

**GUARANTEED MAXIMUM PRICE SUMMARY**

DIVISION 1 - GENERAL REQUIREMENTS	\$	-
DIVISION 2 - SITE CONSTRUCTION	\$	655,000
DIVISION 3 - CONCRETE	\$	-
DIVISION 4 - MASONRY	\$	-
DIVISION 5 - STEEL	\$	-
DIVISION 6 - CARPENTRY	\$	-
DIVISION 7 - THERMAL/MOISTURE	\$	-
DIVISION 8 - WINDOWS AND DOORS	\$	-
DIVISION 9 - FINISHES	\$	-
DIVISION 10 - SPECIALTIES	\$	-
DIVISION 11 - EQUIPMENT	\$	-
DIVISION 12 - FURNISHINGS	\$	-
DIVISION 13 - SPECIAL CONSTRUCTION	\$	-
DIVISION 14 - ELEVATOR	\$	-
DIVISION 15 - MECHANICAL	\$	-
DIVISION 16 - ELECTRICAL	\$	-
TOTAL (divisions 1 - 16 including accepted value engineered items)	\$	655,000
BONDS AND INSURANCE	\$	6,966
CONSTRUCTION PHASE FEE (On Site Staff)	\$	96,110
GENERAL CONDITIONS (Direct Cost Items Related to Field Staff)	\$	70,608
CONSTRUCTION MANAGER FEE (Overhead & Profit)	\$	46,434
CONSTRUCTION CONTIGENCY	\$	100,000
DEDUCT: SALES TAX RECOVERY (Guaranteed)	\$	-
TOTAL GUARANTEED MAXIMUM PRICE	\$	975,118
PRECONSTRUCTION PHASE FEE	\$	157,395
TOTAL CONSTRUCTION COST (Preconstruction Fee + GMP)	\$	1,132,513

Certified True and Correct by:



Gary Pirtle, Assistant Vice President

4/20/2007

Date

**ALLAMANDA ELEMENTARY SCHOOL MODERNIZATION  
SDPBC Project #0101-8227**

**GENERAL CONDITIONS**

<b>Description</b>	<b>Quantity</b>	<b>Unit \$</b>	<b>Total</b>
Field Office Setup	1 LS	10,000.00	10,000.00
Temporary Storage Containers	2 MO	200.00	400.00
Postage & Courier	9 WEEK	230.00	2,070.00
Blueprints & Copies	1 LS	2,500.00	2,500.00
Misc. Expenses	1 LS	1,000.00	1,000.00
Progress Photos (Ground & Aerial)	2 MO	173.00	346.00
Daily Clean Up	3 WEEK	1,289.00	3,867.00
Trash Dumpsters & Fees	5 LOAD	518.00	2,590.00
Survey & Layout	1 LS	5,000.00	5,000.00
Job Signs	1 LS	1,500.00	1,500.00
Safety Supplies	2 MO	92.00	184.00
First Aid Supplies	2 MO	92.00	184.00
Safety Inspections	2 MO	575.00	1,150.00
Water, Ice & Cups	9 WEEK	119.00	1,071.00
Tree Protection	1 LS	3,500.00	3,500.00
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
Cellular Phones (Super, PM)	2 MO	483.00	966.00
Electric Charges	3 MO	1,000.00	3,000.00
Water Charges (Monthly)	3 MO	230.00	690.00
Portable Toilets (4 each)	2 MO	600.00	1,200.00
General Purpose Labor	5 WEEK	1,289.00	6,445.00
General Purpose Carpenter	5 WEEK	1,989.00	9,945.00
<b>General Conditions Subtotal</b>			<b>70,608.00</b>

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## EXHIBIT D

**PROJECT NAME: ALLAMANDA ES MODERNIZATION  
PROJECT NO: 0101-8227**

### 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.	9 wks	50%	\$ 3,000.00	\$ 13,500.00
Rhondia Siano	Project Manager	9 wks	100%	\$ 2,500.00	\$ 22,500.00
Tony Sicignano	Project Super.	9 wks	100%	\$ 3,000.00	\$ 27,000.00
TBD	Project Coordinator	9 wks	100%	\$ 1,500.00	\$ 13,500.00
				Staff Subtotal	\$ 76,500.00

#### Other Construction Phase Fee:

Office Supplies	\$1,000.00
Vehicle Expenses (PM)	\$1,725.00
Vehicle Expenses (Super)	\$2,300.00
Travel Expenses (Tolls)	\$500.00
Computer System/Expense	\$3,200.00
M/WBE Coordinator	\$2,760.00
Telephone	\$3,125.00
Warranty (1/4 of 1% GMP)	\$5,000.00
Subtotal	\$19,610.00

**Construction Phase Fee Total ..... \$96,110.00**

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## EXHIBIT E

**PROJECT NAME: ALLAMANDA ES MODERNIZATION  
PROJECT NO: 0101-8227**

### 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>
\$96,110.00	63	\$1,525.56

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## ALLAMANDA ES MODERNIZATION SDPBC Project #0101-8227

### BASIS OF COSTS, QUALIFICATIONS and CLARIFICATIONS

The scope of this GMP Proposal is based on 100% Construction Documents issued by the Architect, as submitted for permit to the SDPBC Building Department. The CM administered an estimate format to establish most of the pricing of this Phase I GMP Proposal. Allowances have been established within the GMP, and 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 100% Construction Documents but currently not approved for construction, but in review with the Building Department and JBP.
4. The General Conditions as proposed in the Phase I GMP will allow for mobilization, construction administrative services, survey and layout, site perimeter security, barricades, and tree protection.
5. Current plans are to initiate construction office set up in one of the existing portables. Provisions have been made in the general conditions to relocate the portable, and connect temporary utilities.

#### Division 2 – Site Work

1. This proposal includes pricing to remove all structures and site improvements shown on the demolition drawings.
2. An allowance of \$80,000 is included for High Voltage Relocation.
3. This proposal includes a budget of \$200,000 to relocate trees marked to remain onsite.
4. An Allowance of \$130,000 is included for utility disconnects, underground utilities demolition including but not limited to abandoning the existing well, and grease trap removal.
5. An allowance of \$20,000 is included for temporary drainage.

#### Division 3 – Concrete

No qualifications or clarifications pertain to this division.



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## **Division 4 – Masonry**

No qualifications or clarifications pertain to this division.

## **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**

No qualifications or clarifications pertain to this division.

## **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:**

No qualifications or clarifications pertain to this division.

## **Division 16 – Electrical Systems**

No qualifications or clarifications pertain to this division.

# INDEX OF DRAWINGS & SPECIFICATIONS

## Allamanda Elementary School Modernization School District of Palm Beach County Project #0101-8227

Drawing #	Drawing Title	Original Drawing Date	Latest Revision #	Latest Revision Date
A0.01	Index Sheet Volume 1	4/11/2007	0	
<b>Survey</b>				
	Boundary and Topographic Survey - Sheet 1 of 2	4/11/2007	0	
	Boundary and Topographic Survey - Sheet 2 of 2	4/11/2007	0	
<b>Civil Drawings</b>				
C-0	Cover Sheet	4/11/2007	0	
C-1.00	General Notes and Specifications	4/11/2007	0	
C-1.08	Pollution and Erosion Control Plan	4/11/2007	0	
<b>Landscape Drawings</b>				
L1.0	Tree Disposition Plan	4/11/2007	0	
L1.1	Planting Plan	4/11/2007	0	
L1.2	Planting Notes & Details	4/11/2007	0	
L2.1	Irrigation Plan	4/11/2007	0	
L2.2	Irrigation Notes & Details	4/11/2007	0	
<b>Architectural Drawings</b>				
DA.00	Overall Site Demolition Plan	4/11/2007	0	
A1.00	Overall Site Plan	4/11/2007	0	
A1.00A	Horizontal Control Plan	4/11/2007	0	

Division #	Specifications Specification Title	Orig. Date	Latest Rev. #	Rev. Date
<b>1</b>	<b>General Requirements</b>			
00001	PRELIMINARY GEOTECHNICAL INFORMATION	4/11/2007	0	
01010	SUMMARY OF WORK	4/11/2007	0	
01027	APPLICATIONS FOR PAYMENT	4/11/2007	0	
01028	MODIFICATION REQUIREMENTS	4/11/2007	0	
01039	COORDINATION AND MEETINGS	4/11/2007	0	
01045	CUTTING AND PATCHING	4/11/2007	0	
01060	REGULATORY REQUIREMENTS	4/11/2007	0	
01120	ALTERATION PROJECT PROCEDURES	4/11/2007	0	
01300	SUBMITTALS	4/11/2007	0	
01311	NETWORK ANALYSIS SCHEDULES	4/11/2007	0	
01400	QUALITY CONTROL	4/11/2007	0	
01410	TESTING LABORATORY SERVICES	4/11/2007	0	
01500	CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS	4/11/2007	0	
01540	SECURITY	4/11/2007	0	
01560	TEMPORARY CONTROLS	4/11/2007	0	
<b>2</b>	<b>Site Construction</b>			
02060	BUILDING DEMOLITION	4/11/2007	0	
02070	SELECTIVE DEMOLITION	4/11/2007	0	
02110	SITE CLEARING	4/11/2007	0	
02200	EARTHWORK	4/11/2007	0	
02950	TREES, PLANTS, AND GROUND COVER	4/11/2007	0	

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## ALLAMANDA ES MODERNIZATION SDPBC Project #0101-8227

### PROJECT CONTACT LIST

**Owner:** **School Board of Palm Beach County** **Glen Armbruster**  
3320 Forest Hill Blvd., C-331 **Robert Shaffer**  
West Palm Beach, FL 33406  
Phone: 561-434-8564  
Fax: 561-434-8884

**Architect:** **Pierce, Goodwind, Alexander & Linville, Inc.** **Kari Botek, RA**  
791 Park of Commerce Blvd, Suite 400  
Boca Raton, FL 33487  
Phone: 561-988-4002  
Fax: 561-988-3002

**Civil Engineer:** **Botek Thurlow Engineering, Inc** **Clinton Thurlow, PE**  
3409 Northwest 9<sup>th</sup> Ave. Suite 1102  
Ft. Lauderdale, FL 33309  
Phone: 954-568-0888  
Fax: 954-568-0757

**Landscape Architect:** **Curtis & Rogers Design Studio, Inc.**  
3250 Mary Street, Suite 301  
Coconut Grove, FL 33133  
Phone: 305-442-1774  
Fax: 305-445-9488

**MEP Engineers:** **Johnson, Levinson, Raglan, Davila, Inc**  
  
1450 Centerpark Blvd. Suite 350  
West Palm Beach, FL 33401  
Phone: 561-689-2303  
Fax: 561-689-2302

**Construction Mgr:** **James B. Pirtle Construction Company** **Gary Pirtle**  
4740 Davie Road **Rhondia Siano**  
Davie, FL 33314  
Phone: 954-797-0410  
Fax: 954-797-6330

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Gantt Chart																											
						[Gantt Chart Grid with Day Labels: J, J, A, S, O, N, D, J, F, M, A, M, J, J, A, S]																											
A1000	Notification of Asbestos Abatement	10	10	22-May-...	05-Jun-07	[Red bar: Notification of Asbestos Abatement]																											
A1010	Notification of Demolition	10	10	25-May-...	08-Jun-07	[Red bar: Notification of Demolition]																											
A1030	Last Day of School	1	1	01-Jun-07	01-Jun-07*	[Vertical line: Last Day of School]																											
A1020	Site Mobilization	5	5	04-Jun-07*	08-Jun-07	[Red bar: Site Mobilization]																											
A1040	Move Existing School to 03-X	3	3	04-Jun-07*	06-Jun-07	[Red bar: Move Existing School to 03-X]																											
A1050	M&PO Salvage - Bldg's 7, 2, 1, 6, 4, & 5	2	2	04-Jun-07*	05-Jun-07	[Red bar: M&PO Salvage - Bldg's 7, 2, 1, 6, 4, & 5]																											
A1110	Utility Shutdowns and Disconnects	8	8	04-Jun-07*	13-Jun-07	[Red bar: Utility Shutdowns and Disconnects]																											
A1120	Connect Temp. Utilities	5	5	04-Jun-07*	08-Jun-07	[Green bar: Connect Temp. Utilities]																											
A1060	M&PO Salvage - Remaining Buildings	2	2	05-Jun-07*	06-Jun-07	[Red bar: M&PO Salvage - Remaining Buildings]																											
A1070	Disconnect Phone Service	1	1	05-Jun-07*	05-Jun-07	[Vertical line: Disconnect Phone Service]																											
A1080	Asbestos Abatement Bldg. 7	1	1	06-Jun-07*	06-Jun-07	[Vertical line: Asbestos Abatement Bldg. 7]																											
A1090	Asbestos Abatement Bldg. 2	1	1	07-Jun-07*	07-Jun-07	[Vertical line: Asbestos Abatement Bldg. 2]																											
A1100	Asbestos Abatement Bldg. 1	1	1	08-Jun-07*	08-Jun-07	[Vertical line: Asbestos Abatement Bldg. 1]																											
A1150	Demolition Phase	45	45	11-Jun-07*	13-Aug-07	[Red bar: Demolition Phase]																											
A1210	Asbestos Abatement Bldg. 6	1	1	11-Jun-07*	11-Jun-07	[Vertical line: Asbestos Abatement Bldg. 6]																											
A1130	Asbestos Abatement Bldg. 4	1	1	12-Jun-07*	12-Jun-07	[Vertical line: Asbestos Abatement Bldg. 4]																											
A1140	Asbestos Abatement Bldg. 5	1	1	13-Jun-07*	13-Jun-07	[Vertical line: Asbestos Abatement Bldg. 5]																											
A1160	Construction Phase	230	230	23-Jul-07*	13-Jun-08	[Red bar: Construction Phase]																											
A1190	Final Inspections	10	10	02-Jun-08*	13-Jun-08	[Red bar: Final Inspections]																											
A1170	Substantial Completion	1	1	16-Jun-08	16-Jun-08*	[Vertical line: Substantial Completion]																											
A1200	Punchlist	35	35	17-Jun-08*	04-Aug-08	[Red bar: Punchlist]																											
A1220	Closeout	40	40	21-Jul-08*	12-Sep-08	[Red bar: Closeout]																											
A1180	Final Completion	1	1	15-Sep-...	15-Sep-08	[Vertical line: Final Completion]																											

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