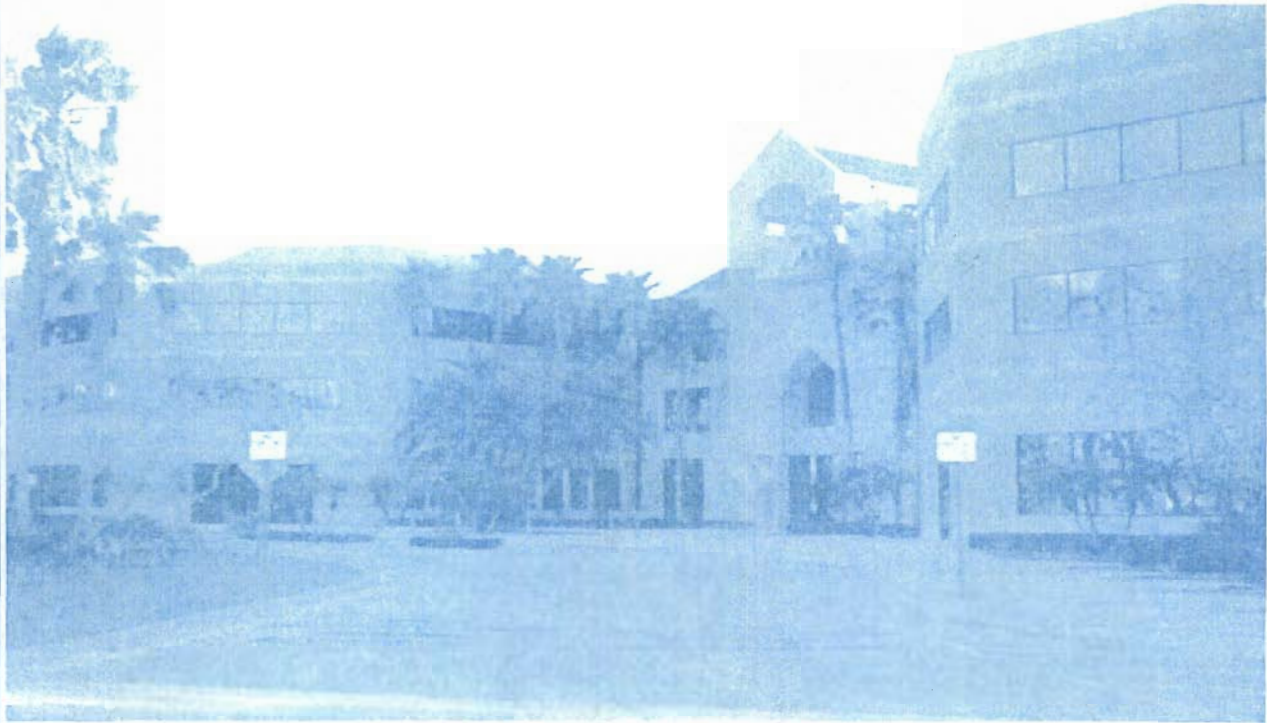


Window Replacement at Fulton-Holland Educational Services Building



Guaranteed Maximum Price

Project # 1881-9603



The School District of Palm Beach County



JAY AMMON ARCHITECT, INC.
WATERPROOFING AND ROOFING CONSULTING SERVICES

June 18, 2007





June 18, 2007

Mr. Jim Kunard
Asst. Director – Program Management
The School District of Palm Beach County
3300 Forest Hill Boulevard, C-331
West Palm Beach, FL 33406

**RE: Window Replacement Project at Fulton-Holland Educational Services Center
SDPBC Project #1881-9603**

Dear Jim:

Urban Building Systems, Inc. is pleased to submit our review of the Phase 3 Bid Documents prepared by Jay Ammon Architect, Inc. dated February 23, 2007 for the above referenced project.

The attached booklet includes our Guaranteed Maximum Price, proposed construction schedule and other pertinent information relating to this project.

We are excited to be again working with The School District of Palm Beach County and look forward to a pleasurable and long-lasting relationship.

Please feel free to contact us should you or any of your staff have any questions regarding this proposal.

Sincerely,
Urban Building Systems, Inc.

A handwritten signature in black ink, appearing to read "Rick Bell", is written over the typed name. To the right of the signature, the initials "V.P." are written.

Rick Bell
Vice President

/adl

Guaranteed Maximum Price

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PROJECT OVERVIEW

PROJECT DESCRIPTION

The Fulton-Holland Window Replacement project located at 3300 Forest Hill Boulevard, West Palm Beach, FL includes the removal of all existing exterior windows and doors, including shutters over the center wing of the facility; installation of new aluminum curtain walls, windows and entrance doors with large missile impact resistant glazing; replacement of damaged drywall and brick; and painting of new drywall. Also included is the replacement of all exterior sealants at brick control joints and around wall-mounted equipment and replacement of all exterior fixed metal wall louvers.

The construction shall incorporate all of the requirements set forth in the State Requirements for Educational Facilities, District Master Specifications, Florida Building Code, and all other applicable specifications.

Staff will remain on site and the facility will be in continuous operation during construction. An M/WBE participation requirement of 15% is specified.

PROJECT TEAM

OWNER: The School District of Palm Beach County Jim Kunard – Assistant Director, Prog Mgmt
3300 Forest Hill Boulevard
West Palm Beach, FL 33406

ARCHITECT: Jay Ammon Architect, Inc. Jay Ammon – Architect
3246 Lakeview Oaks Drive
Longwood, FL 32779

**CONSTRUCTION
MANAGER:** Urban Building Systems, Inc. Mike Reich – Sr. Project Manager
1516 SW Mapp Road Doreen Langford – Project Manager
Palm City, FL 34990

EXECUTIVE SUMMARY

Urban Building Systems, Inc. is the Construction Manager contracted with the School District of Palm Beach County for the Window Replacement Project at Fulton-Holland Educational Services Building project. The Construction Management at Risk Contract is for the total construction project, which includes preconstruction administration and coordination, design review and analysis, outreaching to local Subcontractors, bidding and complete construction through Owner occupancy and closeout. The Architect, Jay Ammon Architect, Inc. and their consultants are contracted separately with the School District of Palm Beach County.

The project requires that construction proceed while the facility remains in full operation. The constraints of the jobsite will necessitate the construction to proceed without interrupting existing services to the facility while maintaining a safe environment for staff.

Also included within this Guaranteed Maximum Price are the Construction Manager's Administrative Fee and General Conditions for the duration of construction. The General Conditions submitted include certain one-time charges associated with mobilizing to the jobsite.



Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
ADMINISTRATIVE						
1000	Meeting with SDPBC & Urban	1	0	19DEC06 A	19DEC06 A	100
1015	Building Dept Review of Phase III	30	0	01MAR07 A	30MAR07 A	100
1020	Construction Documents to UBSI	1	0	07MAR07 A	07MAR07 A	100
1006	Prepare Bid Packages	7	0	19MAR07 A	26MAR07 A	100
1005	Board Approval of Pre-Construction Fee	1	0	21MAR07 A	21MAR07 A	100
1010	Advertisement for Bids	17	0	26MAR07 A	09APR07 A	100
1016	Prepare Project Manual for Review	7	0	26MAR07 A	02APR07 A	100
1025	Building Permit Issued	0	0		02APR07 A	100
1040	Pre-Bid Meeting	1	0	10APR07 A	10APR07 A	100
1050	Questions/RFI's to be submitted	1	0	17APR07 A	17APR07 A	100
1070	Bids Due to Urban	1	0	24APR07 A	27APR07 A	100
1080	GMP Prepared and Submitted to Staff	7	0	30APR07 A	10MAY07 A	100
1090	GMP to Board for Approval	66	30	13MAY07 A	18JUL07	55
1100	Notice to Proceed Issued	1	1	01AUG07	01AUG07	0
PRE-CONSTRUCTION						
1110	Field Measure	11	11	01AUG07	11AUG07	0
1120	Prepare Shop Drawings/Engineering	40	40	11AUG07	19SEP07	0
1130	A/E & Bldg Dept Review of Shop Drawings	21	21	20SEP07	10OCT07	0
1140	Fabrication	145	145	11OCT07	05MAR08	0
1150	Mock-up "Water Test"	21	21	31OCT07	20NOV07	0
1170	Preconstruction Meeting	1	1	01MAR08	01MAR08	0
1160	Material Delivery	21	21	06MAR08	26MAR08	0
CONSTRUCTION PHASE 1 (TYPICAL)						
1180	Occupant Relocation by SDPBC	2	2	06MAR08	07MAR08	0
1190	Erection of Dust Partitions	2	2	08MAR08	09MAR08	0
1200	Existing Window Removal	14	14	10MAR08	23MAR08	0
1210	New Window Replacement	15	15	11MAR08	25MAR08	0
1220	Interior Finishes	14	14	16MAR08	29MAR08	0
1215	Testing of installed windows	1	1	26MAR08	26MAR08	0
1240	Re-Roofing of 2nd & 3rd Floor Balconies	22	22	26MAR08	16APR08	0
1225	Building Dept Inspections, Punch list work	5	5	27MAR08	02APR08	0
1230	Occupant Return by SDPBC	2	2	03APR08	04APR08	0
CONSTRUCTION PHASE 2 - 12						
1250	Construction of Phases 2 - 12 (same as	300	300	05APR08	01FEB09	0
POST CONSTRUCTION						
1260	Substantial Completion	0	0		01FEB09	0
1270	Final Completion	0	0		23FEB09	0

Meeting with SDPBC & Urban

- Building Dept Review of Phase III Documents
- Construction Documents to UBSI
- Prepare Bid Packages
- Board Approval of Pre-Construction Fee
- Advertisement for Bids
- Prepare Project Manual for Review
- Building Permit Issued
- Pre-Bid Meeting
- Questions/RFI's to be submitted
- Bids Due to Urban
- GMP Prepared and Submitted to Staff
- GMP to Board for Approval
- Notice to Proceed Issued

Field Measure

- Prepare Shop Drawings/Engineering
- A/E & Bldg Dept Review of Shop Drawings
- Fabrication
- Mock-up "Water Test"
- Preconstruction Meeting
- Material Delivery

Occupant Relocation by SDPBC

- Erection of Dust Partitions
- Existing Window Removal
- New Window Replacement
- Interior Finishes
- Testing of installed windows
- Re-Roofing of 2nd & 3rd Floor Balconies
- Building Dept Inspections, Punch list work
- Occupant Return by SDPBC

Construction of Phases 2 - 12 (same as Phase 1)

- Substantial Completion
- Final Completion

Urban Building Systems, Inc.
Window Replacement @ Fulton-Holland
SDPBC #1881-9603



Drawing Packages

Detailed, Grouped by Package Number with Drawings

Window Replacement at Fulton-Holland
 3300 Forest Hill Boulevard
 West Palm Beach, FL 33406

Project # 3730
 Tel: Fax:

Urban Building Systems, Inc.

Number: 001 **GMP**

Status	Importance	% Complete	Author Package #	Closed
In Progress		0.00		No

Author Notes: **General Notes:**
 Drawings Stamped: URBAN CONSTRUCTION March 6, 2007

Number	Revision	Title	Rev Date	Discipline	Bulletin	Category
00001	0	Table of Contents	2/23/2007	Specifications	Original	Construction Set
01010	0	Summary of Work	2/23/2007	Specifications	Original	Construction Set
01027	0	Applications for Payment	2/23/2007	Specifications	Original	Construction Set
01028	0	Modification Requirements	2/23/2007	Specifications	Original	Construction Set
01039	0	Coordination and Meetings	2/23/2007	Specifications	Original	Construction Set
01045	0	Cutting and Patching	2/23/2007	Specifications	Original	Construction Set
01060	0	Regulatory Requirements	2/23/2007	Specifications	Original	Construction Set
01120	0	Alteration Project Procedures	2/23/2007	Specifications	Original	Construction Set
01300	0	Submittals	2/23/2007	Specifications	Original	Construction Set
01311	0	Network Analysis Schedules	2/23/2007	Specifications	Original	Construction Set
01400	0	Quality Control	2/23/2007	Specifications	Original	Construction Set
01500	0	Construction Facilities and Temporary Controls	2/23/2007	Specifications	Original	Construction Set
01540	0	Security	2/23/2007	Specifications	Original	Construction Set
01560	0	Temporary Controls	2/23/2007	Specifications	Original	Construction Set
01600	0	Material Equipment and Approved Equals	2/23/2007	Specifications	Original	Construction Set
01650	0	Starting of Systems	2/23/2007	Specifications	Original	Construction Set
01700	0	Contract Closeout	2/23/2007	Specifications	Original	Construction Set
01740	0	Warranties	2/23/2007	Specifications	Original	Construction Set
02070	0	Selective Demolition	2/23/2007	Specifications	Original	Construction Set
03300	0	Cast-in-Place Concrete	2/23/2007	Specifications	Original	Construction Set
04100	0	Mortar and Grout	2/23/2007	Specifications	Original	Construction Set
04300	0	Unit Masonry System	2/23/2007	Specifications	Original	Construction Set
07213	0	Batt Insulation	2/23/2007	Specifications	Original	Construction Set
07536	0	Modified Bitumen Roofing System	2/23/2007	Specifications	Original	Construction Set
07565	0	Preparation for Re-Roofing	2/23/2007	Specifications	Original	Construction Set
07620	0	Sheet Flashing and Trim	2/23/2007	Specifications	Original	Construction Set
07900	0	Joint Sealants	2/23/2007	Specifications	Original	Construction Set
08411	0	Aluminum Framed Entrance Doors	2/23/2007	Specifications	Original	Construction Set
08520	0	Aluminum Windows	2/23/2007	Specifications	Original	Construction Set
08800	0	Glazing	2/23/2007	Specifications	Original	Construction Set
08911	0	Glazed Aluminum Curtain Walls	2/23/2007	Specifications	Original	Construction Set
09111	0	Metal Stud Framing System	2/23/2007	Specifications	Original	Construction Set



Drawing Packages
Detailed, Grouped by Package Number with Drawings

09250	0	Gypsum Board Systems	2/23/2007	Specifications	Original	Construction Set
09511	0	Suspended Acoustical Ceiling System	2/23/2007	Specifications	Original	Construction Set
09650	0	Resilient Flooring	2/23/2007	Specifications	Original	Construction Set
09900	0	Painting	2/23/2007	Specifications	Original	Construction Set
10211	0	Fixed Metal Wall Louvers	2/23/2007	Specifications	Original	Construction Set
16010	0	Basic Electrical Requirements	2/23/2007	Specifications	Original	Construction Set
A1.1	0	Site Plan	2/23/2007	Architectural	Original	Construction Set
A1.2	0	Existing First Floor Plan	2/23/2007	Architectural	Original	Construction Set
A1.3	0	Existing Second Floor Plan	2/23/2007	Architectural	Original	Construction Set
A1.4	0	Existing Third Floor Plan	2/23/2007	Architectural	Original	Construction Set
A2.1	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.2	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.3	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.4	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.5	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.6	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.7	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A2.8	0	Existing Building Elevations	2/23/2007	Architectural	Original	Construction Set
A3.1	0	New Window Elevations	2/23/2007	Architectural	Original	Construction Set
A3.2	0	New Window Elevations	2/23/2007	Architectural	Original	Construction Set
A3.3	0	New Window Elevations	2/23/2007	Architectural	Original	Construction Set
A4.1	0	Window and Door Details	2/23/2007	Architectural	Original	Construction Set
A4.1.1	0	Sill Pan Flashing Details	2/23/2007	Architectural	Original	Construction Set
A4.2	0	Window and Door Details	2/23/2007	Architectural	Original	Construction Set
A4.3	0	Window and Door Details	2/23/2007	Architectural	Original	Construction Set
A4.4	0	Window and Door Details	2/23/2007	Architectural	Original	Construction Set
A4.5	0	Window and Door Details	2/23/2007	Architectural	Original	Construction Set
A4.6	0	Louver Details	2/23/2007	Architectural	Original	Construction Set
A5.0	0	Roof Plan	2/23/2007	Architectural	Original	Construction Set
A5.1	0	Roof Details	2/23/2007	Architectural	Original	Construction Set
C1.0	0	Cover Sheet	2/23/2007	Architectural	Original	Construction Set



Bidders Recap Report

By Trade

Window Replacement at Fulton-Holland **Project # 3730** **Urban Building Systems, Inc.**
 3300 Forest Hill Boulevard Tel: Fax:
 West Palm Beach, FL 33406

Number	Vendor	Prequal Date	W/M/B/E	SBE	Bidding	Plans	Bid Rec'd
SELECTIVE DEMOLITION							
001	All Phase Services Inc.	3/27/2007	Yes	Yes	Yes	02060	No
003	Lebolo Construction Management	3/27/2007	Yes	Yes	Yes		No
001	P. W. Hearn, Inc.		No	No	No		No
CONCRETE & MASONRY							
002	All Phase, Inc.		No	No	?	03000	No
002	Craig Sargent		No	No	?		No
007	Cramer & Breen Building, Corp.	4/12/2007	No	No	Yes	Yes	No
003	East Coast Masonry, Inc.		No	No	No	No	No
004	Ferguson Masonry, Inc.	11/6/2006	No	No	?	No	No
006	Grey Construction		No	No	?	No	No
005	Southern State Masonry, Inc.		No	No	No	No	No
FRAMING, DRYWALL & INSULATION							
003	Applegate Interiors		No	No	?	09200	No
005	D & D Quality Constructors		No	No	?	No	No
007	Davidson Insulation	4/20/2007	No	No	?	No	No
001	DBK Construction, Inc.	3/5/2007	No	No	?	No	No
003	K & S Interiors, Inc.	3/27/2007	No	No	Yes	Yes	Yes
004	Ralph Della-Pietra, Inc.		No	No	No	No	No
006	Sumaj Building Corporation	3/28/2007	No	No	Yes	Yes	Yes



Bidders Recap Report
By Trade

Number	Vendor	Prequal Date	W/MBE	SBE	Bidding	Plans	Bid Rec'd
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004 ROOFING & SHEET METAL 07500

011	Academy Roofing		No	No	Yes	Yes	Yes
001	Coastal Roofing		No	No	?	No	No
002	Dobson Roofing, Inc.		No	No	?	No	No
010	Independence Construction, LLC		No	No	Yes	Yes	Yes
009	L & W Roofing	4/4/2007	No	No	Yes	Yes	No
003	Murton Roofing	3/29/2007	No	No	Yes	Yes	Yes
004	Ray Roofing Company, Inc.		No	No	?	No	No
005	Roofing Systems Incorporated of Palm Beach	3/28/2007	No	No	Yes	Yes	No
008	Sun Sky Roofing	4/3/2007	No	No	Yes	Yes	Yes
006	Therma Seal Roof Systems, Inc.	4/4/2007	No	No	Yes	Yes	Yes
007	Weiss & Woolrich Southern Enterprises	11/6/2006	No	No	?	No	No

005 CAULKING/WATERPROOFING 07900

001	CoMan Caulking & Waterproofing		No	No	?	No	No
004	Division 7		No	No	?	No	No
002	General Caulking & Coatings	3/30/3007	No	No	Yes	Yes	Yes
003	Metro Caulking & Waterproofing		No	No	?	No	No
005	Miller Caulking		No	No	?	No	No
006	Ouellette Waterproofing		No	No	?	No	No

006 WINDOW & CURTAIN WALL ASSEMBLIES 08400

013	All Phase Services Inc.	3/27/2007	Yes	Yes	?	Yes	Yes
008	Alumiglass	4/3/2007	No	No	Yes	Yes	Yes
014	CDC News		No	No	?	Yes	No
001	Coastal Window & Doors, Inc.	11/6/2006	No	No	?	No	No
009	Consolidated Window Services	3/26/2006	No	No	?	No	No
012	Harmon, Inc.		No	No	Yes	Yes	No



Bidders Recap Report
By Trade

Number	Vendor	Prequal Date	W/MBE	SBE	Bidding	Plans	Bid Rec'd
011	McGraw-Hill Construction Dodge	3/26/2007	No	No	?	Yes	No
002	NAD Specialty Contractors	11/17/2006	No	No	No	No	No
003	NR Windows		No	No	?	No	No
004	Palm Beach Glass Specialties, Inc.		No	No	?	No	No
005	Sunrise Construction Services, Inc.	4/12/2007	No	No	Yes	Yes	Yes
006	Total Window and Door Maintenance		No	No	?	No	No
007	Trainer Glass		No	No	?	No	No
007	ACOUSTICAL CEILINGS						
001	Acousti Engineering of Florida	11/6/2006	No	No	No	No	No
002	Custom Ceilings of Palm Beach		No	No	?	No	No
003	Lotspeich Co. of Florida	3/5/2007	No	No	No	No	No
004	Superior Interior Systems, Inc.		No	No	No	No	No
008	RESILIENT FLOORING						
001	Flooring America		No	No	?	No	No
002	Jack Walsh Carpets and Rugs, Inc.		No	No	No	No	No
009	PAINTING						
001	A-1 Paint, Inc. of Palm Beach	11/6/2006	No	No	?	No	No
002	Advanced Painting Contractors (APC)		No	No	?	No	No
003	Signature Painting, Inc.		No	No	No	No	No
004	Sun Art Painting Corporation	3/6/2007	No	No	?	No	No
005	Talbot Painting Inc.		No	No	No	No	No
006	Tubito Painting Inc.		No	No	?	No	No
010	LOUVERS						
001	B2 Technology	3/6/2007	No	No	?	Yes	No
002	Cors-Air		No	No	?	Yes	No



Bidders Recap Report
By Trade

Number	Vendor	Prequal Date	W/MBE		SBE		Bidding		Plans		Bid Rec'd	
			Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
003	Lebolo Construction Management	3/27/2007										
005	P. W. Hearn, Inc.		No		No		No		No		No	No
006	Savannah Trims, Inc.	4/24/2007	Yes		Yes		?		Yes		No	No
004	Tricor Enterprises, Inc.		No		No		No		Yes		No	No
011	ELECTRICAL								16000			
001	B K Electric, Inc.		No		No		?		No		No	No
002	Current Connections		No		No		?		No		No	No
003	Davco Electrical		No		No		No		No		No	No
004	Fastrac Electric Corporation	5/7/2007	No		No		No		No		No	No
005	Phoenix Electric Company, Inc.		No		No		?		No		No	No
006	RAO Electric	11/17/2006	No		No		?		No		No	No
007	Stratton Electric, Inc.		No		No		?		No		No	No
008	United Electrical Sales		No		No		No		No		No	No

Window Replacement Project at Fulton-Holland Educational Services Building

Bid Package: 1-004				1, 2, 3		0		
Roofing & Sheet Metal BIDDER'S NAME	BASE BID (no bond included)	COST OF BONDS	Total Bid Price	ADDENDA #'s	BID FORMS RET'D?	Alternates	Is Sub an MWBE?	
Academy Roofing	265,000	0.00	265,000.00	None	No	None	No	
Coastal Roofing	No Bid		0.00				No	
Dobson Roofing	No Bid		0.00				No	
Independence Roofing	515,531.14	0.00	515,531.14	None	Proposal form only	None	No	
L & W Roof Systems	No Bid		0.00				No	
Murton Roofing	281,869.00	3,382.00	285,251.00	1, 2, 3	Proposal & Bid Pkg	None	No	
Ray Roofing Company	No Bid		0.00				No	
Roofing Systems Inc. of PB	No Bid		0.00				No	
Sun Sky Roofing	365,045.00	4,900.00	369,945.00	1, 2, 3	Proposal form only	None	No	
Therma Seal Roof Systems	120,000.00	3,600.00	123,600.00	None	Proposal & Bid Pkg	None	No	Incomplete Scope
Weiss & Woolrich	No Bid		0.00				No	

Summary

Window Replacement Project at Fulton-Holland Educational Services Building #1881-9603

Date: June 18, 2007

Owner: The School District of Palm Beach County
 Architect: Jay Ammon Architect, Inc.

52,000
 SF of Windows

Guaranteed Maximum Price

Section	Description	Estimated Quantity	Unit	GMP	\$/SF Windows
01000	General Conditions	1	ls	\$ 174,483	\$3.36
02000	Site Work	1	ls	\$ 85,000	\$1.63
03000	Concrete	1	ls	\$ 8,300	\$0.16
04000	Masonry	1	ls	\$ 25,000	\$0.48
05000	Structural Metals	1	ls	\$ -	\$0.00
06000	Carpentry	1	ls	\$ -	\$0.00
07000	Moisture/Damproofing	1	ls	\$ 414,550	\$7.97
08000	Window Assemblies	1	ls	\$ 4,526,630	\$87.05
09000	Finishes	1	ls	\$ 535,398	\$10.30
10000	Specialties	1	ls	\$ 6,000	\$0.12
11000	Equipment	1	ls	\$ -	\$0.00
12000	Furnishings	1	ls	\$ -	\$0.00
13000	Special Construction	1	ls	\$ -	\$0.00
14000	Conveying Systems	1	ls	\$ -	\$0.00
15000	Mechanical Systems	1	ls	\$ -	\$0.00
16000	Electrical Systems	1	ls	\$ 15,000	\$0.29
	Subtotal			\$ 5,790,362	\$111.35
	Guaranteed Sales Tax Recovery	1	ls	\$ (125,430)	(\$2.41)
	Materials Testing	1	ls	By Owner	\$0.00
	Construction Contingency	3	%	\$ 173,711	\$3.34
	Building Permit	1	ls	By Owner	\$0.00
	Performance & Payment Bonds	1	ls	\$ 45,000	\$0.87
	Liability Insurance	1	ls	\$ 26,838	\$0.52
	Builder's Risk Insurance	1	ls	By Owner	\$0.00
	Construction Manager's Staffing	1	ls	\$ 559,513	\$10.76
	Overhead & Profit	5.5	%	\$ 318,470	\$6.12
	Total-Lump Sum Amount			\$ 6,788,464	\$130.55

Detail Summary

Window Replacement Project at Fulton-Holland Educational Services Building #1881-9603

Date: June 18, 2007

Owner: The School District of Palm Beach County

Architect: Jay Ammon Architect, Inc.

52,000

SF of Windows

Guaranteed Maximum Price

Section	Description	Estimated Quantity	Unit	GMP	\$/SF Windows	\$/Unit Actual
01000	General Conditions	17	mo	\$ 174,483.36	\$ 3.36	\$ 10,263.73
02000	Site Work					
	Selective Demolition	1	ls	\$ 25,000.00	\$ 0.48	\$ 25,000.00
	Maintenance of Traffic	1	ls	\$ 30,000.00	\$ 0.58	\$ 30,000.00
	Landscape/Irrigation (allowance)	1	ls	\$ 30,000.00	\$ 0.58	\$ 30,000.00
03000	Concrete					
	Concrete Curb	1	ls	\$ 8,300.00	\$ 0.16	\$ 8,300.00
	Reinforcing Steel	1	ls	In Above	\$ -	\$ -
04000	Masonry					
	New Brick (allowance)	1	ls	\$ 15,000.00	\$ 0.29	\$ 15,000.00
	Brick Repairs (allowance)	1	ls	\$ 10,000.00	\$ 0.19	\$ 10,000.00
05000	Steel			\$ -		\$ -
06000	Millwork			\$ -		\$ -
07000	Moisture/Damproofing					
	Removal & reinstallation of caulking at brick control joints, and around existing wall mounted equipment.	1	ls	\$ 143,550.00	\$ 2.76	\$ 143,550.00
	Roofing & Sheet Metal	1	ls	\$ 271,000.00	\$ 5.21	\$ 271,000.00
08000	Doors and Windows					
	Remove & dispose of existing Alum Framed Entrance Doors	1	ls	\$ 268,100.00	\$ 5.16	\$ 268,100.00
	Aluminum Windows	1	ls	\$ 305,300.00	\$ 5.87	\$ 305,300.00
	Glazed Aluminum Curtain Walls	1	ls	\$ 2,913,650.00	\$ 56.03	\$ 2,913,650.00
	Glazing	1	ls	In above	\$ -	\$ -
	Entrance Door Hardware	1	ls	In above	\$ -	\$ -
09000	Finishes					
	Temporary Partitions	1	ls	In Framing	\$ -	\$ -
	Upgrade to Demountable Partitions (allowance)	1	ls	\$ 35,000.00	\$ 0.67	\$ 35,000.00
	Demolition of existing drywall	1	ls	\$ 133,950.00	\$ 2.58	\$ 133,950.00
	Framing & GWB	1	ls	\$ 308,640.00	\$ 5.94	\$ 308,640.00
	Batt insulation & vapor retarder	1	ls	In Framing	\$ -	\$ -
	Blocking	1	ls	In Framing	\$ -	\$ -
	Skim coat & sand finish	1	ls	In Framing	\$ -	\$ -
	Ceramic Tile (allowance)	1	ls	\$ 5,000.00	\$ 0.10	\$ 5,000.00
	Acoustical Ceilings (allowance)	1	ls	\$ 3,500.00	\$ 0.07	\$ 3,500.00
	Carpeting (allowance)	1	ls	\$ 3,000.00	\$ 0.06	\$ 3,000.00
	Painting	1	ls	\$ 46,308.22	\$ 0.89	\$ 46,308.22
10000	Miscellaneous Specialties					
	Louvers	10	ea	\$ 6,000.00	\$ 0.12	\$ 600.00
11000	Equipment			\$ -		\$ -
12000	Furnishings			\$ -		\$ -
13000	Special Construction			\$ -		\$ -
14000	Conveying Systems			\$ -		\$ -
15000	Mechanical Systems			\$ -		\$ -
16000	Electrical Systems					
	Electrical (allowance)	1	ls	\$ 15,000.00	\$ 0.29	\$ 15,000.00
	Subtotal			\$ 5,790,361.58	\$ 111.35	

Detail Summary

Window Replacement Project at Fulton-Holland Educational Services Building #1881-9603

Date: **June 18, 2007**

Owner: **The School District of Palm Beach County**

Architect: **Jay Ammon Architect, Inc.**

52,000

SF of Windows

Guaranteed Maximum Price

Section	Description	Estimated Quantity	Unit	GMP	\$/SF Windows	\$/Unit Actual
	Guaranteed Sales Tax Recovery	1	ls	\$ (125,430.00)	\$ (2.41)	\$ (125,430.00)
	Materials Testing	1	ls	By Owner		
	Construction Contingency	3	%	\$ 173,710.85	\$ 3.34	\$ 57,903.62
	Building Permit	1	ls	By Owner		
	Performance & Payment Bonds	1	ls	\$ 45,000.00	\$ 0.87	\$ 45,000.00
	Liability Insurance	1	ls	\$ 26,838.33	\$ 0.52	\$ 26,838.33
	Builder's Risk Insurance	1	ls	By Owner		
	Construction Manager's Staffing Fee	1	ls	\$ 559,513.31	\$ 10.76	\$ 559,513.31
	Overhead & Profit	5.5	%	\$ 318,469.89	\$ 6.12	\$ 57,903.62
	Total-Lump Sum Amount			\$ 6,788,463.95	\$ 130.55	

Detail of Construction Administration General Conditions Costs

Window Replacement Project at Fulton-Holland Educational Services Building #1881-9603

Date: **June 18, 2007**
 Owner: **The School District of Palm Beach County**
 Architect: **Jay Ammon Architect, Inc.**

52,000
SF of Windows

Duration of Project: 07/19/07 - 1/19/09/09 SC; 4/10/08 - 2/10/09 FC

Item Code	Description	Qty	Units	Labor	Material	Equip.	Sub.	Other	Item Total
CONSTRUCTION ADMINISTRATION									
	Sr. Project Manager GMP to Construction (10%)	41	wks	2,310.00					9,504.00
	Sr. Project Manager Construction Phase (20%)	51	wks	2,310.00					23,364.00
	Project Manager GMP to Construction (30%)	41	wks	1,923.00					23,735.31
	Project Manager Construction Phase (60%)	51	wks	1,923.00					58,349.31
	Superintendent (100%)	51	wks	1,635.00					82,684.29
	Assistant Superintendent (100%)	51	wks	1,500.00					75,857.14
	Carpenters (2) (20%)	51	wks	975.00					19,722.86
	Laborers (4) (20%)	51	wks	780.00					31,556.57
	Project Administrator (20%)	92	wks	1,000.00					18,342.86
	Project Accountant (10%)	92	wks	1,200.00					11,005.71
	Labor Burden	58	%						205,391.25
	TOTAL								\$ 559,513.31

GENERAL CONDITIONS									
	Mobilization/Demobilization	2	ea					1,500.00	3,000.00
	Scheduling - Set up/ Updates	17	mos					250.00	4,250.00
	Temporary Job Fencing	750	lf			5.85			4,388.00
	Relocation of Temp Job Fencing	302	lf			3.65			1,102.00
	Job Signs								0.00
	Field Office Rental	12	mos					400.00	4,800.00
	Field Office Janitorial	12	mos					100.00	1,200.00
	Field Office Furniture & Equipment	1	ls					4,000.00	4,000.00
	Field Office Security	12	mos					150.00	1,800.00
	Office Supplies	12	mos					100.00	1,200.00
	Temporary Storage Containers (2)	10	mos					250.00	2,500.00
	Temporary Electric (Monthly)	12	mos					200.00	2,400.00
	Temporary Electric Hook-up	1	ls					500.00	500.00
	Temporary Water (Monthly)	12	mos					30.00	360.00
	Water Hook-up	1	ls					500.00	500.00
	Portable Toilets (2)								0.00
	Holding Tank (Trailer)								0.00
	Dumpsters (1 load/week)	12	mos			350.00			16,800.00
	Daily Clean-up (2 days/wk)	12	mos					935.28	11,223.36
	Final Cleaning	12	ea					1,000.00	12,000.00
	Telephone (including fax)	12	mos			400.00			4,800.00
	Cellular Phones/Radios	17	mos			300.00			5,100.00
	Reproduction/Plans/Blueprints	1	ls					2,500.00	2,500.00
	Postage & Courier	12	mos					100.00	1,200.00
	Progress Photos	12	mos					75.00	900.00
	Safety Inspections								0.00
	First Aid/Safety Supplies	12	mos					80.00	960.00
	Temporary Protection / Barricades	12	ea					500.00	6,000.00
	Temporary Walkway Covers	12	mos					3,500.00	42,000.00
	Relocation of Temp Walkway Covers	10	ea					500.00	5,000.00
	Bottled Water, Ice & Cups	12	mos			10.00		25.00	420.00
	Fire Extinguishers (Temporary)	12	mos			15.00			180.00
	Small Tools & Supplies	12	mos			200.00			2,400.00
	Rental Equipment (Lull)	12	mos			2,500.00			30,000.00
	Punch List								0.00
	Record Documents	1	ls					1,000.00	1,000.00
	TOTAL								\$ 174,483.36

TOTAL ESTIMATED COSTS **\$ 733,996.66**

QUALIFICATIONS, CLARIFICATIONS & ASSUMPTIONS

The pricing of this proposal is based on the drawings and specifications as listed in Section 3. Addendum 1, dated 4/9/07 and Addendum 2, dated 4/20/07, are included within this GMP.

The following list indicates inclusions, exclusions and assumptions that constitute the scope of this Guaranteed Maximum Price.

Division 1 – General Requirements

- Owner to remove and replace all office furniture and miscellaneous items in areas of work.
- Work hours are 24 hours/day, 7 days/week. Owner to provide advanced notice of any changes. CM will also notify the Owner should work not occur during off-hours.

Division 2 – Site Work

- Demolition of existing drywall around windows is under Division 9.
- Temporary dust-proof partitions are under Division 9.
- Removal of storefronts is included in Division 8.
- Removal of brick, as necessary, is included in Division 4.
- Selective Demolition includes: removal & reinstallation of existing window treatments; removal, modifications as necessary and reinstallation of handrails at existing interior storefronts; removal & reinstallation of bird guards; removal of existing storm shutters; repair of all interior & exterior finishes as a result of selective demolition.

Division 4 – Masonry

- The Contract Agreement states that **all** brick mortar joints which exhibit cracks or voids are to be repointed. Contract Documents do not reflect this, therefore brick repointing is included only at locations where brick is damaged and/or replaced due to work done under this GMP.

Division 8 – Openings

- The Contract Agreement states that all new exterior doors are to have hurricane resistant aluminum roll-down doors installed. Roll-down doors are not shown in the Construction Documents and are NOT included in the GMP.
- Alternate #1 – Insulated glazing is NOT included within this GMP.

Division 9 – Finishes

- The Contract Agreement states that 24" high knee walls are to be installed below **all** full height openings. The Contract Documents show knee walls only at 2nd & 3rd floor balcony locations which is what is included in the GMP.

Division 10 – Louvers

- Louvers within window assemblies are included in Division 8.



Window Replacement at Fulton-Holland
Educational Services Building



1516 SW Mapp Road

Palm City, FL 34990

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EXHIBIT S
SUBCONTRACTORS PARTICIPATION
DIVISIONS 1 - 16

PROJECT NAME: Fulton Holland Educational Services Center Exterior Window and Door Replacement Project

PROJECT NO. 1881-9603

APPROVED GMP AMOUNT: \$6,788,464

Subject to Agreement with the Construction Manager, the Subcontractor firms listed below will participate in this project for the Contract (Trade) items and the dollar amounts shown.

ITEM #	DESCRIPTION	COST (ACTUAL)	BUDGET (EST. COST)	SUBCONTRACTOR NAME	M/WBE (YES OR NO)	\$ AMOUNT	%
BP 1-001	Selective Demolition		\$ 85,000	TBD			
BP 1-002	Concrete & Masonry		\$ 33,300	TBD			
BP 1-003	Framing, Drywall & Insulation		\$ 442,590	K & S Interiors, Inc.	No	\$ 442,590	7.64%
BP 1-004	Roofing & Sheet Metal Roof Drains		\$ 271,000	Academy Roofing	No	\$ 271,000	4.68%
BP 1-005	Caulking / Waterproofing		\$ 143,550	Nat'l Roof Drainage	Yes	TBD	
BP 1-006	Window & Curtainwall Assemblies		\$ 4,526,630	General Caulking	No	\$ 143,550	2.48%
BP 1-007	Caulking of Windows		\$ 4,526,630	Alumiglass	No	\$ 4,031,450	69.62%
BP 1-008	Acoustical Ceilings		\$ 3,500	BBR Caulking	Yes	\$ 495,180	8.55%
BP 1-009	Flooring		\$ 8,000	TBD			
BP 1-010	Painting		\$ 46,308	TBD			
BP 1-011	Louvers		\$ 6,000	TBD			
	Electrical		\$ 15,000	TBD			

Subcontractors represented as MWBE Certified are according to requirements established in the Proposal Documents. Attach a copy of the Certification for each Subcontractor listed.

Contractor's Firm Name: Urban Building Systems, Inc. Total MWBE Subcontractor Participation \$ 495,180

Name and Position (type or print): Doreen Langford, Project Mgr Percentage of Total Bid (Base & Alternates) 9%

SIGNATURE: Doreen Langford DATE: 6/18/07

