



**EXHIBIT C**  
**GUARANTEED MAXIMUM PRICE**  
**TO THE CONTINUING CONTRACT FOR**  
**CONSTRUCTION MANAGEMENT SERVICES/RFQ #18-Q-091-DR**

**BY AND BETWEEN**

**THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA**

2700 Judge Fran Jamieson Way

Viera, Florida 32940-6601

Phone: (321) 631-1911

Fax: (321) 633-4646

**AND**

**HEARD CONSTRUCTION, INC.**

**FOR THE CONSTRUCTION OF:**

**SCHOOL: Eau Gallie High School**

**PROJECT: Locker Room ADA Modifications**

**ARTICLE 1. GUARANTEED MAXIMUM PRICE (GMP)**

- 1.1.1 Guaranteed Maximum Price (GMP): Construction Manager guarantees that it shall not exceed a Guaranteed Maximum Price (GMP) of **One Hundred Forty-Five Thousand Seventy Dollars and Eighty-Three Cents (\$145,070.83)** for the identified Sub-Project.
- 1.2 Basis of the GMP:
- 1.2.1 Construction Documents: The Scope of Work for the GMP shall be as defined in the Construction Documents, prepared by Tsark Architecture/CEG Engineering, titled **Eau Gallie High School Building-27 Restroom ADA Renovations** and dated May 7, 2021.
- 1.2.2 List of Contract Documents attached as Exhibit C-1.
- 1.2.3 Exceptions, Clarifications and Exclusions: The Scope of Work defined in the Contract Documents shall be modified and/or clarified as shown in attached Exhibit C-2.
- 1.2.4 Truth-In-Negotiation: The Construction Manager certifies that the wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of execution of each Sub-Project of which this certificate is a part. The original price and any additions thereto shall be adjusted to exclude any significant sums by which the Owner determines the Sub-Project amount was increased due to inaccurate, incomplete or non-current wage rates and other factual unit costs and that such original Sub-Project adjustments shall be made within one year following the end of the Agreement.

**ARTICLE 2. PROJECT TIME**

- 2.1 Substantial Completion Date: Substantial Completion of the Work as defined in Article 6.1.2 of the General Conditions to the Continuing Contract for Construction Management Services shall be achieved by August 22, 2021.
- 2.2 Final Completion Date: Final Completion for the Work as defined in Article 6.1.3 of the General Conditions to the Continuing Contract for Construction Management Services shall be achieved by November 21, 2021.
- 2.3 Project Schedule: Attached to this Amendment will be a schedule identifying the above noted completion times and intermediate milestone dates estimated for the Project. The proposed schedule shall be integrated into the Construction Manager's CPM Schedule upon approval of its Guaranteed Maximum Price Amendment.

**ARTICLE 3. CONSTRUCTION MANAGEMENT FEE**

- 3.1 Construction Management Fee: The Construction Management Fee for the Project shall be either a  Lump Sum or  Not-To-Exceed Fee of **Sixteen Thousand Five Hundred Fifty-Eight Dollars and Sixty Cents (\$16,558.60)**. **NOTE: Allowances will be on a Not-To-Exceed basis. All unused funds will be returned to the School District at the time of construction closeout. Fee will be paid only on cost of work for these items.**

**ARTICLE 4. REIMBURSABLE GENERAL CONDITIONS COSTS**

4.1 General Conditions: General Conditions costs for the Project shall not exceed **Thirty-Two Thousand Four Hundred Thirty-Eight Dollars and Sixty-Eight Cents (\$32,438.68)**. General Conditions costs shall be reimbursed at actual cost. **General Conditions costs shall be in compliance with the General Conditions to the Construction Management Contract (Exhibit A) and are identified in the attached document, prepared by the Construction Manager titled BPS EGHS ADA Locker Room Restroom Improvements and dated May 7, 2021. NOTE: The School District accepts proposed rates subject to rate verification by the School District's construction auditor. The School District will only pay actual verified rates.**

**ARTICLE 5. LIQUIDATED DAMAGES**

- 5.1 Substantial Completion: Construction Manager shall pay Owner One Thousand Dollars (\$1,000.00) as liquidated damages for each day that Substantial Completion extends beyond the Substantial Completion Date.
- 5.2 Final Completion: Construction Manager shall pay Owner Five Hundred Dollars (\$500.00) as liquidated damages for each day that Final Completion extends beyond the Final Completion Date.

**ARTICLE 6. PROJECT REPRESENTATIVES**

6.1 Owner's Representative: Owner designates the individual listed below as its Owner's Representative to provide direct interface with Construction Manager with respect to Owner's responsibilities:

**Dave Martin, Owner's Project Manager.**

6.2 Construction Manager's Representative: Construction Manager designates the individual listed below as its Construction Manager's Representative to provide direct interface with Owner with respect to Construction Manager's responsibilities:

**Brianna Burton, Construction Manager's Project Manager.**

**(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)**


**SIGNATURES (FOR PROJECTS OVER \$50,000)**

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

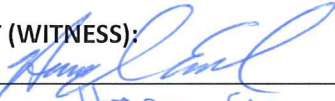
**THE SCHOOL BOARD OF  
BREVARD COUNTY, FLORIDA:**

By: \_\_\_\_\_  
Misty Belford, Chairperson  
Date Approved: \_\_\_\_\_

**HEARD CONSTRUCTION, INC.  
(Consultant)**

By:  \_\_\_\_\_  
Print Name: ANDREW DAY  
Title: PRESIDENT  
Date: 6/2/21

**ATTEST (WITNESS):** By: \_\_\_\_\_  
Mark W. Mullins, Ed.D., Superintendent

**ATTEST (WITNESS):**  
By:  \_\_\_\_\_  
Print Name: HARRY EARL  
Title: VICE - PRESIDENT

**SIGNATURES (FOR PROJECTS UNDER \$50,000)**

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

**THE SCHOOL BOARD OF  
BREVARD COUNTY, FLORIDA:**

By: \_\_\_\_\_  
Susan Hann, P.E., AICP  
Assistant Superintendent/Facilities Services  
As Designee for Mark W. Mullins, Ed.D., Sup.  
Date Approved: \_\_\_\_\_

**(Consultant)**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**ATTEST (WITNESS):**

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

**ATTEST (WITNESS):**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**END OF EXHIBIT C**



Heard Construction, Inc.

95 East Hall Road (32953)  
PO Box 540218  
Merritt Island, FL 32954  
Ph 321-452-5494 Fax 321-452-6946

May 27, 2021

School Board of Brevard County  
2725 Judge Fran Jamieson Way  
Viera, FL 32940-6699

HCI Project 2104641200

PO#

BPS EGHS ADA Locker Room Restroom  
Improvements

Attn: Dave Martin

Subject: CM GMP Proposal for EGHS ADA Locker Room Restroom Improvements

Dear Dave,

At your request we are providing our proposal for Construction Management Services for the subject project. All work will be subject to terms and conditions as stipulated in the Continuing Contract for Construction Management Services between Heard Construction Inc. and the School Board of Brevard County and Tsark Architecture /CEG Engineering Drawings dated 5/7/2021 outlining the following scope of work:

1. Demolition of existing toilet fixtures, accessories, partitions, floors, walls and ceilings per Plan.
2. Provide and install new toilet fixtures, accessories and partitions per Plan.
3. Provide and install new floor and wall tile per Plan. Includes Add Alternate for additional floor tile.
4. Patch & paint ceilings and walls above floor tile per Plan.
5. Relocate ceiling access door.
6. Provide new partition walls per Plan.
7. Complete new Plumbing work per Plan and Specifications. Includes installation of 16 Owner supplied Faucets, installation of 16 SS braided supply lines, replacement of 16 P traps & 16 grid drains, installation of 32 Owner Supplied cock hole cover plates, replacement of 16 angle stops and installation of 16 escutcheons.
8. Provide Electrical demolition, power and lighting per Plan and Specifications.

HCI's GMP to provide Construction Management Services is **\$145,070.83**. We have enclosed our "SBBC GMP Estimate" detailing the costs for the project. We have included supervision for the duration of the project. A \$10,000.00 Project Contingency Allowance without fee markup is included. Brianna Burton will be HCI's Project Manager and HCI's full time on-site Superintendent is Randy Branson..

There are no Owner Direct Purchases (ODP's), included in this Project.

This work will begin on receipt of your "Authorization to Proceed" and will be substantially completed by 8/22/21. The Preliminary Project Schedule is as follows:

Board approval: 6/22/2021  
Notice To Proceed issued - 6/23/2021  
Start Construction - 6/23/2021  
Substantial Completion - 8/22/21  
Final Completion - 11/21/2021

We acknowledge that if Substantial Completion is not attained before 8/22/2021 Liquidated Damages in the amount of \$1000.00 per day will be imposed. If HCI fails to attain Substantial Completion the Final Completion Date shall be reset to the ninetieth (90th) day after the date of actual Substantial Completion and Liquidated Damaged will be imposed at \$500.00 per day.

#### QUALIFICATIONS, CLARIFICATIONS AND EXCLUSIONS

1. Any Building Official requirements not specifically included in this proposal are excluded.
2. Only work described in the above scope of work is included in this project.
3. All costs associated with the removal of hazardous materials, if encountered, is excluded.
4. A&E Fees are excluded.

We thank you for this opportunity and look forward to your approval to proceed with this project.

If you have any questions please give me a call at (321) 537-2116 at your earliest convenience.

Sincerely,

Harry Earl  
Heard Construction, Inc.

CC:



**Project No 2104641200**  
**BPS EGHS ADA Locker Room Restroom Improvements**

Estimate Type: 60% Design      Estimate Status: In Process  
5/27/2021

<b>Item Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Extended Amount</b>
<b>0</b>				
<u>CSI Division 0 - General Conditions</u>				
Project Manager	80	hrs	70.92	5,673.60
Project Manager Vehicle	.5	month(s)	375.00	187.50
Project Manager Phone	.5	month(s)	55.00	27.50
Project Superintendent	348	hrs	58.74	20,441.52
Project Superintendent Vehicle	2	month(s)	375.00	750.00
Project Superintendent Phone	2	month(s)	55.00	110.00
Project Accountant	16	hrs	52.99	847.84
Project Clerk	16	hrs	23.17	370.72
Document Reproduction	1	ls	250.00	250.00
<b>CSI Division 0 - General Conditions Total</b>				<b>28,658.68</b>
<u>CSI Division 1 - General Requirements</u>				
Dumpster	2	each	450.00	900.00
Temp Barriers & Enclosures	1	allowance	1,800.00	1,800.00
Final Cleaning	24	hrs	45.00	1,080.00
<b>CSI Division 1 - General Requirements Total</b>				<b>3,780.00</b>
<u>CSI Division 2 - Existing Conditions</u>				
Demolition Subcontractor Partitions, fixtures, accessories, ceilings, mirrors, floor tile, etc.	1	ls	9,675.00	9,675.00
Demolition Subcontractor Saw cut floors for new U.G.Plumbing	1	ls	1,675.00	1,675.00
<b>CSI Division 2 - Existing Conditions Total</b>				<b>11,350.00</b>
<u>CSI Division 3 - Concrete</u>				
Cast-in-Place Concrete Subcontractor Pour back concrete floors	1	allowance	3,900.00	3,900.00
<b>CSI Division 3 - Concrete Total</b>				<b>3,900.00</b>
<u>CSI Division 9 - Finishes</u>				
Plaster and Gypsum Board Subcontractor New partition walls with Denshield and MR Borad for tile with plastic under walls	1	ls	7,357.00	7,357.00

Item Description	Qty	Unit	Unit Price	Extended Amount
Tile Subcontractor New ceramic tile walls to 7' with accent tile per plan & new quarry floor tile per Plan	1	ls	13,700.00	13,700.00
Painting and Coatings Subcontractor New paint ceilings, and walls above 7' height	1	ls	3,200.00	3,200.00
<b>CSI Division 9 - Finishes Total</b>				<b>24,257.00</b>

CSI Division 10 - Specialties

Compartments and Cubicles (Toilet Partitions, Toilet Partitions (5 toilet compartments & 1 urinal screen) installed	1	ls	6,870.00	6,870.00
Toilet, Bath, and Laundry Accessories 2each 36" grab bars. 2 each 42" grab bars, 2 each mirrors (toilet tissue, soap and paper towel dispensers by Owner installed by Subcontractor.	1	ls	1,430.00	1,430.00
<b>CSI Division 10 - Specialties Total</b>				<b>8,300.00</b>

CSI Division 22 - Plumbing

Plumbing Subcontractor Plumbing System per Plans and Specs. includes 16 Owner supplied faucet, P traps, etc.	1	ls	25,100.00	25,100.00
<b>CSI Division 22 - Plumbing Total</b>				<b>25,100.00</b>

CSI Division 23 - HVAC

HVAC Subcontractor Duct modification above ceiling allowance,, if required	1	allowance	750.00	750.00
<b>CSI Division 23 - HVAC Total</b>				<b>750.00</b>

CSI Division 26 - Electrical

Electrical Subcontractor New power and LED lighting	1	ls	7,250.00	7,250.00
<b>CSI Division 26 - Electrical Total</b>				<b>7,250.00</b>

CSI Division 31 - Earthwork

Soil Treatment Subcontractor Termite treatment @ new concrete floor patches	300	sf	0.60	180.00
<b>CSI Division 31 - Earthwork Total</b>				<b>180.00</b>

**Subtotal 113,525.68**

**1 Complete floor quarry tile**

CSI Division 9 - Finishes

Complete floor quarry tile and base Add for total floor area in Restroom area	1	ls	4,750.00	4,750.00
<b>CSI Division 9 - Finishes Total</b>				<b>4,750.00</b>

**1 Complete floor quarry tile Subtotal 4,750.00**

Estimated Cost Subtotal	118,275.68
Overhead @ 0.00%	<u>0.00</u>
Subtotal	118,275.68
Fee @ 14.00%	<u>16,558.60</u>



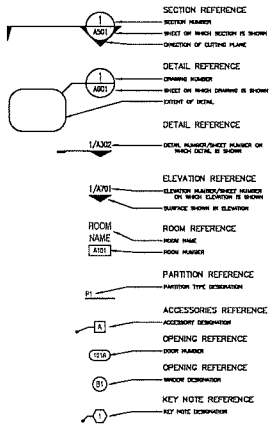
**Item Description****Qty Unit****Unit Price Extended Amount**

		Subtotal	134,834.28
		Contingency	10,000.00
		Pre-construction/Design	0.00
		General Liability @ 0.20%	236.55
		Professional Liability @ 0.00%	0.00
		Builders Risk Insurance	0.00
		Subcontractor Bonds	<u>0.00</u>
		Subtotal	145,070.83
		Bond @ 0.00%	<u>0.00</u>
		Total	145,070.83

# Eau Gallie High School Building 27 Restroom Renovation

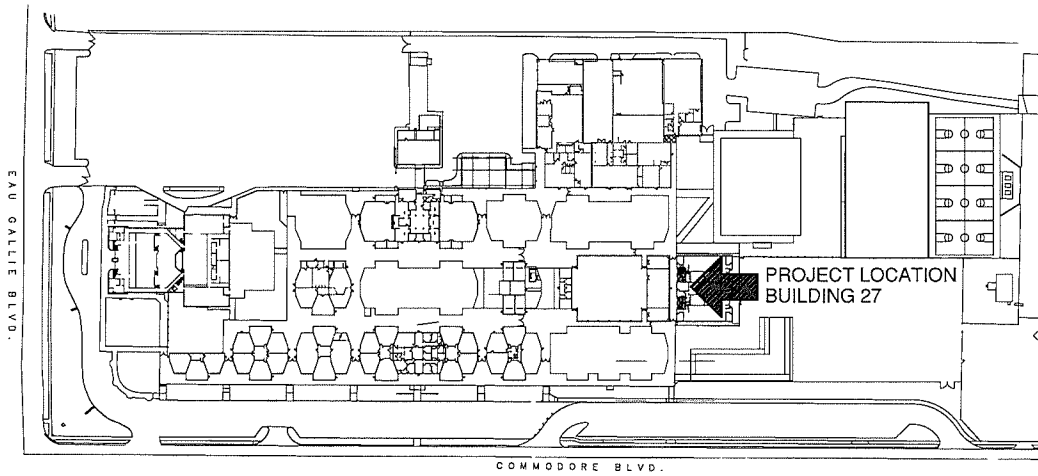


## GRAPHIC SYMBOLS



## ABBREVIATIONS

A/C	AIR CONDITIONING	MAX	MAXIMUM
ADMIN	ADMINISTRATION	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	MZZ	MEZZANINE
ALT	ALTERNATE	MFG	MANUFACTURING
ALUM	ALUMINUM	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
AV	AUDIOVISUAL	MR	MOISTURE RESISTANT
BLDG	BUILDING	MTO	MOUNTING
BD	BOTTOM OF	N	NORTH
CLG	CEILING	NC	NOT IN CONTRACT
CLG HT	CEILING HEIGHT	NON	NOMINATING
CLO	CLOSET	NTS	NOT TO SCALE
CLR	CLEARANCE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OPT	OPTIONAL
COL	COLUMN	PLM	PLASTIC LAMINATE
COND	CONDENSATE	PLF	POUNDS PER LINEAR FOOT
CONF	CONFERENCE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PREAB	PREFABRICATED
CONDO	CONDOMINIUM	PREFN	PREFINISHED
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIAM	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIA	DIAGONAL	QTY	QUANTITY
DIV	DIVISION	RCP	REFLECTED CEILING PLAN
E	EAST	RD	ROOF DRAIN
EACH	EACH	REF	REFERENCED, REFERENCE
ELEV	ELEVATION	REQD	REQUIRED
ELEC	ELECTRIC	ROA	ROOM
ELEV	ELEVATION	RO	ROUGH OPENING
EQ	EQUAL	S	SOUTH
EQUP	EQUIPMENT	SC	SOLID CORE
EW	ELECTRIC WATER COOLER	SD	STORM DRAIN
EXT	EXISTING	SECT	SECTION
EXT	EXTENSOR	SM	SQUARE FEET
FE	FIRE EXTINGUISHER	SHLR	SHALL
FIC	FIRE EXTINGUISHER CABINET	SPEC	SPECIFICATION
FIN	FINISHED FLOOR	SQ	SQUARE
FLR	FLOOR	SS	STAINLESS STEEL
FT	FOOT, FEET	STD	STANDARD
FURN	FURNITURE	STR	STORAGE
GA	GAUGE	SUSP	SUSPENDED
GALV	GALVANIZED	SYS	SYSTEM
GC	GENERAL CONTRACTOR	TEL	TELEPHONE
GRP	GROUP	TEMP	TEMPORARY
HS	HANDICAP	THRU	THROUGH
HW	HARDWOOD	TOP	TOP OF
HDR	HARDWARE	TPT	TREATED
HIM	HOLLOW METAL	TYP	TYPICAL
HORIZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VERT	VERTICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VEST	VESTIBULE
INCL	INCLUDED, (ING)	VF	VELOCITY IN FIELD
INFO	INFORMATION	W	WEST, WIDE
INSUL	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
KIT	KITCHEN	WO	WOOD
LAB	LABORATORY	WT	WEIGHT
LAV	LAVATORY		
LFT	LINER FEET		
MANT	MAINTENANCE		
MATL	MATERIAL		



## PROJECT INFORMATION

**PROJECT SCOPE**  
 LEVEL 2 ALTERATION (RIS-EXISTING); NO CHANGES TO OCCUPANCY CLASSIFICATION OR BUILDING HEIGHT OR AREA, AND NO CHANGES TO OCCUPANT COUNT OR EGRESS PATTERNS.

**PROJECT ADDRESS**  
 EAU GALLIE HIGH SCHOOL, BUILDING 27  
 1400 COMMODORE BLVD.  
 MELBOURNE, FLORIDA 32930

**OWNER**  
 BREVARD COUNTY PUBLIC SCHOOLS

**ARCHITECT**  
 GREGORY TSARK, AA  
 TSARK ARCHITECTURE, LLC  
 1800 W. NEW HAVEN AVE., SUITE 308  
 MELBOURNE, FL 32904  
 321-241-6378

**PROJECT CONSULTANTS**

**PROJECT DATA**  
 OCCUPANCY CLASSIFICATION: GROUP E - EDUCATION  
 CONSTRUCTION CLASS: TYPE II-B, SPRINKLERED  
 BUILDING AREA (SQ. FT.):  
 BUILDING AREA: 548,609  
 FLOOR AREA: 124,843  
 PROJECT AREA: 1,105

**GOVERNING AGENCY JURISDICTION:**  
 BREVARD COUNTY PUBLIC SCHOOLS

**APPLICABLE CODES:**  
 FLORIDA BUILDING CODE (FBC) 2020, 7th EDITION  
 FLORIDA PLUMBING CODE (FPC) 2020, 7th EDITION  
 NFPA 101 LIFE SAFETY CODE (LSC) 2013  
 NFPA 1 FIRE CODE (FC) 2013  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
 PUBLIC LAW 101-538 (AMERICANS WITH DISABILITIES ACT OF 1990)  
 NATIONAL ELECTRIC CODE 2014

## DRAWING INDEX

NO.	SHEET DESCRIPTION	LATEST REVISION
<b>ARCHITECTURAL</b>		
G1	COVER SHEET	
G2	GENERAL REQUIREMENTS AND SPECIFICATIONS	
A1	ENLARGED PLANS	
<b>PLUMBING</b>		
P1	PLUMBING SPECIFICATIONS, SCHEDULES, AND DETAILS	
P2	PLUMBING PLANS	
P3	PLUMBING ISOMETRICS	
<b>ELECTRICAL</b>		
E1	ELECTRICAL SPECIFICATIONS	
E2	ELECTRICAL PLANS	

Building 27 Restroom Renovations  
 Eau Gallie High School  
 1400 Commodore Blvd., Melbourne, Florida 32935  
 Project No.: 21245

**SHEET TITLE:**  
 COVER SHEET

**DATE:** 5/7/2021  
**DRAWN BY:** SLT  
**REVISION:**  
 ISSUE FOR PERMIT

