



EXHIBIT C
GUARANTEED MAXIMUM PRICE
TO THE CONTINUING CONTRACT FOR
CONSTRUCTION MANAGEMENT SERVICES/RFQ #22-500-Q-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

W & J CONSTRUCTION CORPORATION

FOR THE CONSTRUCTION OF:

SCHOOL: Endeavour Elementary School

PROJECT: Front Office Access Control

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 Two Thousand, Two Hundred Seventeen Dollars and Ten Cents (\$102,217.02) 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, LLC, titled Endeavour Elementary School Front Office Access Control and dated February 20, 2023.
 - 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 shall be achieved by July 31, 2023.
- 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 shall be achieved by August 31, 2023.
- 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 Eleven Thousand, Nine Hundred Sixty-Four Dollars and Ninety-One Cents (\$11,964.91). **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 Twenty-Five Thousand, Six Hundred Two Dollars and Forty-Eight Cents (\$25,602.48). General Conditions costs shall be reimbursed at actual cost. **General Condition 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 Endeavour Elementary School Front Office Access Control and dated April 11, 2023. 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 (\$500.00) 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 (\$250.00) 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:

Christopher Gerber, 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:

Chad Laston, 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: _____
Matthew Susin, Chairman
Date Approved: _____

**W&J CONSTRUCTION CORPORATION
(Consultant)**

By: est
Print Name: Frik Costin
Title: Vice President
Date: 04/11/2023

ATTEST (WITNESS): By: _____
Susan Hann, P.E.
Acting Superintendent

ATTEST (WITNESS):
By: Shelley Sutherland
Print Name: Shelley Sutherland
Title: Corp. Secretary

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: _____
Russell Cheatham, CIO
Assistant Superintendent/Educational Technology
As Designee for Susan Hann, P.E.
Acting Superintendent
Date Approved: _____

(Consultant)

By: _____
Print Name: _____
Title: _____
Date: _____

ATTEST (WITNESS):

By: _____

ATTEST (WITNESS):

By: _____
Print Name: _____
Title: _____

END OF EXHIBIT C



April 11, 2023

Chris Gerber
Brevard Public Schools

Via email: Gerber.Christopher@Brevardschools.org

RE: Endeavour Elementary Front Office Access Control

Dear Mr. Gerber,

W+J Construction Corporation is pleased to provide the GMP proposal of **One Hundred Two Thousand, Two Hundred Seventeen Dollars and Ten Cents (\$102,217.10)** for the Front Office Access Control project, located at 905 Pineda St., Cocoa, Florida per the Tsark Architecture, LLC Architectural plans dated 02/20/2023, the Tsark Architecture, LLC and TLC Engineering Solutions Electrical plans dated 03/06/2023 and the Tsark Architecture, LLC and TLC Engineering Solutions Mechanical plans dated 02/20/2023; List of Drawings, cost breakdown, general requirements and general conditions are attached.

Scope with Clarifications and Exclusions:

- 1) Utility company fees are excluded.
- 2) Permit and fees are excluded.
- 3) All work to be completed during the summer of 2023.
- 4) [REDACTED]
- 5) Bond is excluded.
- 6) [REDACTED]

W+J Construction Corp Team List:

- Rick Cofer, General Superintendent/Safety
- Chad Laston, Project Manager
- TBDi, Superintendent
- Joanie Sottoriva, Project Engineer

We appreciate this opportunity to provide this GMP. If you have any questions or require further information, please do not hesitate to contact me at 321.632.7660 or at steve@wjconstruction.com .

Sincerely,

W+J Construction Corp.
A Florida Corporation



Steve Carlyle
Chief Estimator

GMP:04/11/23
 Arch: Tsark
 W+J Construction Corp

Endeavor Elementary GMP
 Front Office Access Control
 Viera, FL

Item	Div	Description			Amount	Notes/Subs
1 General Conditions						
1		General Conditions	0	0	18,355.48	W&J
1a		General Requirements	0	0	7,247.00	W&J
6 Woods and Plastics						
2		Counter Tops	0	0	11,140.00	Kkraft
8 Openings						
3		Door Hardware	0	0	0.00	In Line 10
4		Glass	0	0	15,450.00	East Coast Glass
4a		-Norcon	0	0	0.00	In Line 10
9 Finishes						
5		Framing and Drywall	0	0	7,882.19	East Coast Framing
5a		Acoustic Ceiling Repair	0	0	900.00	W&J
6		Painting	0	0	2,500.00	Dave Goodman
HVAC						
7		Distribution Mods	0	0	1,950.00	COD
26 Electrical						
8		Electrical	0	0	7,489.00	COD
27 Communication						
9			0	0	0.00	In Line 8
10			0	0	12,550.00	IFSS
Subtotals					85,463.67	
Labor Burden (<i>Included in Rates</i>)					0.00	
					0.00	
Sub Total					85,463.67	
Building Permit and Impact Fees					0.00	By Owner
Cost of the Work					85,463.67	
Construction Manager Fee 14.00%					11,964.91	
Total Cost of Construction					97,428.58	
Contingency 0.04					3,897.14	
Bond 0.00%					0.00	Excluded Per School Board
General Liability 0.0017					165.63	
Professional Liability 0.00000					0.00	Excluded
Builders Risk 0.0071					725.74	
Total GMP					102,217.10	

General Requirements
Project: Endeavour Lobby

Description	No.	Calculation	Qty	Unit	U.P.	
					Mat'l	Material
Project Manager Phone		Chad Laston	0.40	mon	70	28
General Superintendent Phone		Rick Cofer	0.2	mon	70	14
Superintendent Phone			1	mon	70	70
Project Manager Vehicle			0.40	mon	800.00	320
Project Superintendent Vehicle			1.0	mon	800.00	800
Project General Super Vehicle		Rick Cofer	0.2	mon	800.00	160
Project Software			1	mon	150.00	150
Project Office Equipment			1	mon	250	250
Project Office Supplies			1	mon	80	80
Monthly Power Costs		By District	0	mon	0	0
Final Power		By District	0	mon	0	0
Close Out Documents			1	ls	1,500	1,500
Toilets			1	mon	320	320
Daily Clean Up			20	wd	80	1,600
Final Clean Up			800	sf	0.50	400
Dump Fees			1	loads	500	500
Safety/First Aid			1	ls	200	200
Barricades			1	mon	280	280
Fire Protection/Extinguishers			1	ea	75	75
Misc Small Tools			1	ls	500	500

		TOTAL				7,247

General Conditions

Front Office Access Control

Project: Endeavor Elementary

Description	No.	Employee	Qty	Unit	U.P. Mat'l	Material	U.P. Labor	Labor
Project Manager		Chad Laston	60	hrs	0	0	66.31	3,978.60
Chief Estimator		Steve Carlyle	24	hrs	0	0	72.16	1,731.84
Project Engineer		Joanie Sottoriva	24	hrs	0	0	38.68	928.32
General Superintendent/Safety		Rick Cofer	20	hrs	0	0	71.16	1,423.20
Superintendent		TBD	160	hrs	0	0	53.86	8,617.60
Project Accountant		Sheryl Derosia	24	hrs	0	0	69.83	1,675.92
TOTAL:						-----	-----	-----
						0		18,355

**Endeavour Elementary Front Office Access Control
Milestone Schedule**

Board Approval	4/25/2023
Notice to Proceed	4/26/2023
Start Date	5/30/2023
Substantial Completion Date	7/31/2023
Final Completion Date	8/31/2023



W+J Construction Corp

1005 Viera Blvd., Suite 202 Rockledge, FL
32955

CGC34068

Phone #: (321) 632-7660

Fax #: (321) 632-5927

Drawing List

Endeavour Elementary Front Office Access Control
905 Pineda Street
Cocoa, FL 32922

Drawings

Drawings

G101 COVER SHEET.pdf	Tsark Architecture, LLC	02/20/2023
G102 GENERAL REQUIREMENTS.pdf	Tsark Architecture, LLC	02/20/2023
G103 ARCHITECTURAL SPECIFICATIONS.pdf	Tsark Architecture, LLC	02/20/2023
A201 FLOOR PLANS.pdf	Tsark Architecture, LLC	02/20/2023
A701 INTERIOR ELEVATIONS AND DETAILS.pdf	Tsark Architecture, LLC	02/20/2023
M001 MECHANICAL SYMBOLS, LEGEND, NOTES AND INDEX.pdf	TLC Engineering Solutions	02/20/2023
M100 MECHANICAL FLOOR PLAN.pdf	TLC Engineering Solutions	02/20/2023
E001 ELECTRICAL SYMBOLS, LEGEND, NOTES AND INDEX.pdf	TLC Engineering Solutions	03/06/2023
E101 ELECTRICAL FLOOR PLAN.pdf	TLC Engineering Solutions	03/06/2023
E501 ELECTRICAL DETAILS.pdf	TLC Engineering Solutions	03/06/2023
E502 ELECTRICAL DETAILS.pdf	TLC Engineering Solutions	03/06/2023