



**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: Educational Services Facility

PROJECT: Door Replacement

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 Five Hundred Sixty-Five Thousand, Four Hundred Three Dollars and Sixty-Two Cents (\$565,403.62) 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 TLC Engineering Solutions, Inc., titled Educational Services Facility Door Replacement and dated October 18, 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 April 8, 2022.
- 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 June 10, 2022.
- 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 Twenty-Nine Thousand, Seven Hundred Thirty-Three Dollars and Twenty Cents (\$29,733.20). **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-Five Thousand, Three Hundred Twenty-Three Dollars and Seven Cents (\$35,323.07). 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 Educational Services Facility Storefront, Wood Doors and Operators, Revision 1 and dated October 29, 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:

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:

Sue Vingris, 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: Amy Day
Title: President
Date: 11/16/21

ATTEST (WITNESS): By: _____
Mark W. Mullins, Ed.D., Superintendent

ATTEST (WITNESS):
By: _____
Print Name: HARRY ERWIN
Title: VP

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.

PO BOX 540218
MERRITT ISLAND, FL 32954
PH 321-452-5494

10/29/2021

Brevard Public Schools
2700 Judge Fran Jamieson Way
Viera, FL 32940

Attn: Chris Gerber, Project Manager

Subject: GMP Proposal for ESF Storefront, Wood Doors and Operators, Revision 1

Chris,

Please find attached Revision 1 to our Guaranteed Maximum Price (GMP) Proposal for ESF Storefront, Wood Doors and Operators in the amount of Five Hundred Sixty Five Thousand Four Hundred Three Dollars and Sixty Two Cents (\$565,403.62). Our Proposal is being submitted for your review and approval. The GMP is based on and includes the following:

- Exhibit A - GMP Estimate
- Exhibit B - Allowances, Alternates, Value Engineering Options and Owner Direct Purchases
- Exhibit C - Summary, Qualifications and Assumptions, and Exclusions
- Exhibit D - Schedule Milestone Dates
- Exhibit E - Drawing List
- Exhibit F - Specification List

Heard Construction Project Team members currently assigned to the project are:

- Project Executive - Harry Earl
- Project Manager - Sue Vingris
- Project Superintendent - Randy Branson
- Project Superintendent's Assistant - Jake Hartline
- Project Accountant - Melissa Warren

We appreciate this opportunity and look forward to working with the Brevard Public Schools team on this project.

Should you have any questions, please contact the undersigned.

Sincerely,

Sam Heard, CEO
Heard Construction, Inc.



Exhibit A

ESF Storefront, Wood Doors and Operators Estimate
10/29/2021 - Revision 1

	Qty	Unit	Unit Cost	Extended Cost
CSI Division 0 - Procurement and Contracting				
Assistant Superintendent	360	hour(s)	\$40.58	\$14,608.80
Project Accountant	6	hour(s)	\$52.99	\$317.94
Project Clerk	40	hour(s)	\$23.17	\$926.80
Project Executive	6	hour(s)	\$93.21	\$559.26
Project Manager	56	hour(s)	\$49.07	\$2,747.92
Superintendent	45	hour(s)	\$58.74	\$2,643.30
CSI Division 0 - Procurement and Contracting Summary				\$21,804.02
CSI Division 1 - General Requirements				
Dumpster	2	hauls	\$500.00	\$1,000.00
Temporary Barricades	1	allowance	\$3,000.00	\$3,000.00
CSI Division 1 - General Requirements Summary				\$4,000.00
CSI Division 8 - Openings				
Entrances, Storefront/Curtain Wall Subcontractor	1	lump sum	\$331,062.00	\$331,062.00
Replace existing Storefront doors and Operators (17 "A" and 1 "K")				
Doors, Frames and Hardware - Supply	1	lump sum	\$77,649.00	\$77,649.00
Supply Hollow Metal Frames/HM Doors & Wood Doors				
Doors, Frames and Hardware - Install	1	lump sum	\$14,300.00	\$14,300.00
Install Hollow Metal Frames/HM Doors & Wood Doors				
CSI Division 8 - Openings Summary				\$423,011.00
CSI Division 9 - Finishes				
Painting Contractor	1	lump sum	\$6,650.00	\$6,650.00
Patching & painting at new door installations				
General Works	1	allowance	\$6,000.00	\$6,000.00
General work required for the installation of 3 new automatic door openers.				
CSI Division 9 - Finishes Summary				\$12,650.00
CSI Division 26 - Electrical				
Electrical Contractor	1	lump sum	\$10,088.00	\$10,088.00
Install Electrical for existing automatic door installations & Access Control and 3 new door operators				
CSI Division 26 - Electrical Summary				\$10,088.00
CSI Division 28 - Electronic Safety and Security				
Access Control Subcontractor	1	allowance	\$24,000.00	\$24,000.00
Access Control				



Exhibit A

ESF Storefront, Wood Doors and Operators Estimate
10/29/2021 - Revision 1

Qty	Unit	Unit Cost	Extended Cost
CSI Division 28 - Electronic Safety and Security Summary			\$24,000.00
Item Cost Summary			\$495,553.02
Subcontractor Bonds (1% of \$392,100.00)			\$3,921.00
General Liability @ 0.26%			\$1,288.43
Fee @ 6%			<u>\$29,733.20</u>
Subtotal			\$530,495.65
Contingency @ 5%			<u>\$26,524.79</u>
Subtotal			\$557,020.44
Builder's Risk @ 0.50%			<u>\$2,785.13</u>
Subtotal			\$559,805.57
Performance and Payment Bonds @ 1.00%			<u>\$5,598.05</u>
Total			\$565,403.62



Exhibit B

Allowances, Alternates, Value Engineering (VE) Options and Owner Direct Purchases (ODPs)
10/29/2021- Revision 1

Allowances			
Access Control		\$24,000.00	
	Allowance's Total	\$24,000.00	

Alternates			
There are no alternates		\$0.00	
	Alternate's Total	\$0.00	

VE Options			
There are no Value Engineering Options		\$0.00	
	VE Option's Total	\$0.00	

ODPs			
Estimated Owner Direct Purchases		\$195,000.00	\$11,750.00
	ODP's Total	\$195,000.00	\$11,750.00



Exhibit C

Summary, Qualifications and Assumptions, and Exclusions
10/29/2021- Revision 1

Summary

The project consists of alterations to various areas at Brevard Public School's Educational Services Facility to replace selected existing storefront doors, metal door and wood doors. ADA operators and Access Controls are included where shown on the drawings.

Qualifications and Assumptions

Work will be accomplished during normal 1st shift working hours.

Exclusions

Hazardous material abatement.

Overtime or weekend work.



Exhibit D

Schedule Milestone Dates
10/29/2021- Revision 1

	Start Date	Completion Date
Pre-Construction		
GMP Submittal	10/27/2021	10/27/2021
GMP Approval	10/27/2021	11/16/2021
Construction		
NTP Construction	11/17/2021	11/17/2021
Permitting	11/17/2021	12/3/2021
Long Lead	11/17/2021	2/4/2022
Construction	2/7/2022	4/8/2022
Substantial Completion	4/8/2022	4/8/2022
Final Completion	4/8/2022	6/10/2022



Exhibit E

Drawing List
10/29/2021- Revision 1

		Drawing Date	Revision Date	Revision
G-001	TITLE SHEET	10/18/21		
A1	GENERAL REQUIREMENTS	10/18/21		
A2	DOOR REPLACEMENT PLAN	10/18/21		
A3	DOOR REPLACEMENT OPENINGS	10/18/21		
E001	ELECTRICAL SYMBOLS AND NOTES	10/18/21		
E100	ELECTRICAL PLAN - OVERALL	10/18/21		
E101	ELECTRICAL PLAN - POD #1	10/18/21		
E102	ELECTRICAL PLAN - POD #2	10/18/21		
E103	ELECTRICAL PLAN - POD #3	10/18/21		
E104	ELECTRICAL PLAN - POD #4	10/18/21		
E105	ELECTRICAL PLAN - POD #5	10/18/21		
E106	ELECTRICAL PLAN - POD #6	10/18/21		
E107	ELECTRICAL PLAN - POD #7	10/18/21		
E108	ELECTRICAL PLAN - POD #8	10/18/21		
E109	ELECTRICAL PLAN - POD #9	10/18/21		
E300	INTERIOR SECURITY RENOVATION DETAILS	10/18/21		
E301	INTERIOR SECURITY RENOVATION DETAILS	10/18/21		



Exhibit F

Specification List

10/29/2021- Revision 1

Exclusions, Modifications, etc.

Date

There is not a Specification book or Project Manual not applicable