



**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: Freedom 7 Elementary School

PROJECT: HVAC Renewal

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 Million, Eleven Thousand, Four Hundred Ninety-Seven Dollars (\$1,011,497.00) 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 DDC Engineering, Inc., titled HVAC Facility Renewal at Freedom 7 Elementary School and dated September 7, 2022 and Addendum No. 1 dated September 30, 2022.
 - 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 27, 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 2, 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 Fifty-Four Thousand, Twenty-Three Dollars (\$54,023.00).
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 Fifty-Eight Thousand, Eight Hundred Twenty-Two Dollars (\$58,822.00). 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 HVAC Facility Renewal at Freedom 7 Elementary School and dated October 11, 2022. 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:

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: _____
Misty Belford, Chairperson
Date Approved: _____

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

By: 
Print Name: Erik Costin
Title: Vice President
Date: 10/11/2022

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

ATTEST (WITNESS):
By: 
Print Name: Shelby 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: _____
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



October 11, 2022

The School Board of Brevard County

Chris Gerber

Project Manager

2700 Judge Fran Jamieson Way

Viera, FL 32940

Via email: Gerber.Christopher@Brevardschools.org

RE: HVAC Facility Renewal at Freedom 7 Elementary School

Dear Mr. Gerber,

W+J Construction Corporation is pleased to provide a base bid estimate of **One Million, Eleven Thousand, Four Hundred Ninety Seven Dollars (\$1,011,497.00)** for the Remove all AC Units as indicated on plans (except in rooms 305 & 702). Disconnect all electrical wiring and controls. Install new AC Units as shown on plans. Provide all new DDC Controls. Provide Test and Balance Reports for the project located at 400 S Fourth St., Cocoa Beach, Florida per the ddc engineering inc. plans dated September 7, 2022, with Addendum 1 plans M-3, M-4, M-7, E-2, and E-3 dated 9/30/22; List of Drawings, cost breakdown, general requirements and general conditions are attached.

Scope with Clarifications and Exclusions:

- 1) Demo & remove (27) Marv-Air units.
- 2) Provide & install (27) Modine units.
- 3) Provide & install (1) ductless split system.
- 4) Provide & install (27) drywells.
- 5) Provide DDC controls (performed by ALC).
- 6) Provide & install t-stats.
- 7) Disconnect & reconnect drain piping.
- 8) Provide start-up of Modine units.
- 9) Certified test & balance.

W+J Construction Corp Team List:

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



We appreciate the opportunity to work with Brevard Public Schools on this project and are available to immediately commence with these services upon acceptance of this proposal. Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Steve Carlyle'.

Steve Carlyle
Chief Estimator



W+J Construction Corp

1005 Viera Blvd., Suite 202 Rockledge, FL
32955

CGC34068

Phone #: (321) 632-7660

Fax #: (321) 632-5927

Drawing List

HVAC Facility Renewal at Freedom 7 Elementary School
400 S Fourth Street
Cocoa Beach, FL 32931

Drawings

Drawings

G-1 COVER SHEET.pdf	ddc engineering inc.	09/07/2022
M-1 MECHANICAL LEGEND, ABBREV. & NOTES.pdf	ddc engineering inc.	09/07/2022
M-2 MECHANICAL PLAN (SCOPE).pdf	ddc engineering inc.	09/07/2022
M-3 MECHANICAL SITE DEMO PLAN.pdf	ddc engineering inc.	09/30/2022
M-4 MECHANICAL SITE PLAN.pdf	ddc engineering inc.	09/30/2022
M-5 ENLARGED MECHANICAL PLANS - TYP CLASSROOM.pdf	ddc engineering inc.	09/07/2022
M-6 MECHANICAL CONTROLS.pdf	ddc engineering inc.	09/07/2022
M-7 MECHANICAL SCHEDULES AND DETAILS.pdf	ddc engineering inc.	09/30/2022
MS-1 MECHANICAL SPECS	ddc engineering inc.	09/07/2022
E-1 ELECTRICAL LEGEND, ABBREV. & NOTES.pdf	ddc engineering inc.	09/07/2022
E-2 ELECTRICAL SITE DEMO PLAN.pdf	ddc engineering inc.	09/30/2022
E-3 ELECTRICAL SITE PLAN.pdf	ddc engineering inc.	09/30/2022
E-4 ELECTRICAL PANEL SCHEDULES.pdf	ddc engineering inc.	09/07/2022

GMP:10/11/22
 ENG: DDC
 W+J Construction Corp

Freedom 7 HVAC Facility Renewal
 Cocoa Beach,FL
 GMP

Item	Div	Description		Amount	Notes/Subs
1 General Conditions					
1		General Conditions		34,727	W&J
1a		General Requirements		13,980	W&J
9 Finishes					
2		Acoustic Ceiling Patch		2,700	W&J
3		Carpet Patch in one Classroom		600	W&J
4		Painting of Louvers and Surround Panel		3,500	RG&Co
23 HVAC					
5		Modine Units		816,772	Reliable Services
6		-T&B		0	In Line 5
7		-Controls		0	In Line 5
26 Electrical					
8		Building Electrical		28,100	Low Electric
		Subtotals		900,379	
		Labor Burden <i>(Included in Rates)</i>		0	
				0	
		Sub Total		900,379	
		Building Permit and Impact Fees		0	By Owner
		Cost of the Work		900,379	
		Construction Manager Fee	6.00%	54,023	
		Total Cost of Construction		954,402	
		Contingency	0.04	38,176	
		Bond	1.00%	10,115	
		General Liability	0.0017	1,622	
		Professional Liability	0.00000	0	Excluded
		Builders Risk	0.0071	7,182	
		Total GMP		1,011,497	

General Conditions

Field Work Summer 2023

Project: Freedom 7 HVAC

Description	No.	Employee	Qty	Unit	U.P.		U.P.	
					Mat'l	Material	Labor	Labor
Project Manager		Chad Laston	120	hrs	0	0	66.31	7,957.20
Project Engineer		Joanie Sottoriva	45	hrs	0	0	38.68	1,740.60
General Superintendent/Safety		Rick Cofer	40	hrs	0	0	71.16	2,846.40
Superintendent		TBD	360	hrs	0	0	53.86	19,389.60
Project Accountant		Sheryl Derosia	40	hrs	0	0	69.83	2,793.20
TOTAL							0	34,727

General Requirements

Field Work Summer 2023

Project: Freedom 7 HVAC

Description	No.	Calculation	Qty	Unit	U.P.	
					Mat'l	Material
Project Manager Phone			0.8	mon	70	53
General Superintendent Phone	Rick Cofer		0.5	mon	70	35
Superintendent Phone			2	mon	70	140
Project Manager Vehicle			0.75	mon	800.00	600
Project Superintendent Vehicle			2.0	mon	800.00	1,600
Project General Super Vehicle	Rick Cofer		0.5	mon	35.25	18
Project Software			2	mon	150.00	300
Project Office Equipment			2	mon	250	500
Project Office Supplies			2	mon	80	160
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			2	mon	320	640
Daily Clean Up			45	wd	80	3,600
Final Clean Up			10,000	sf	0.20	2,000
Dump Fees			2	loads	500	1,000
Safety/First Aid			1	ls	400	400
Barricades			2	mon	280	560
Fire Protection/Extinguishers			1	ea	75	75
Misc Small Tools			1	ls	800	800
TOTAL						13,980