



**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**

**FOR THE CONSTRUCTION OF:**

**SCHOOL: Hoover Middle School**

**PROJECT: Intercom 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 Two Hundred Fifty Thousand, Four Hundred Ninety-Six Dollars and Seventy-Two Cents (\$250,496.72) 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 for Architecture, Inc., titled Hoover Middle School Intercom Replacement and dated September 6, 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 March 30, 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 April 12, 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 Twenty-Three Thousand, Three Hundred Fifty-One Dollars and Twenty-Nine Cents (\$23,351.29). **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 Forty-Eight Thousand, Nineteen Dollars and Forty-Six Cents (\$48,019.46). 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 Hoover Middle School Intercom Replacement and dated October 27, 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:

**Camille Gordon-Taylor, 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:**

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

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

By: est  
Print Name: Erik Costin

Date Approved: \_\_\_\_\_

Title: Vice President  
Date: 11/03/2022

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

**(Consultant)**

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

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

**ATTEST (WITNESS):**

**ATTEST (WITNESS):**

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

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

**END OF EXHIBIT C**



October 27, 2022

Camille Gordon-Taylor  
Brevard Public Schools

Via email: [GordonTaylor-Camille@brevardschools.org](mailto:GordonTaylor-Camille@brevardschools.org)

**RE: Hoover Middle School Intercom Replacement**

Dear Ms. Gordon-Taylor,

W+J Construction Corporation is pleased to provide the GMP proposal of **Two Hundred Fifty Thousand, Four Hundred Ninety-Six Dollars and Seventy-Two Cents (\$250,496.72)** for Replacement of the Intercom for Hoover Middle School, located at 2000 Hawk Haven Dr., Indialantic, Florida per the TLC Engineering Solutions, Inc. plans dated 09/06/22 and the TLC Engineering Solutions, Inc., RFI 00001; 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) We exclude a repaint of the cafeteria ceiling, we will just be doing a touch-up only.
- 4) All work to be completed during nighttime hours.

**W+J Construction Corp Team List:**

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

**Milestone Schedule:**

- Board Approval: 11/22/22
- NTP Issued: 11/23/22
- Start Construction: 1/18/23
- Substantial Completion: 3/30/23
- Final Completion: 4/12/23

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](mailto:steve@wjconstruction.com).

Sincerely,

W+J Construction Corp.  
A Florida Corporation

A handwritten signature in blue ink that reads "Steve Carlyle". The signature is fluid and cursive, with the first name "Steve" and last name "Carlyle" clearly legible.

Steve Carlyle  
Chief Estimator

GMP:10/27/22  
 ENG: TLC  
 W+J Construction Corp

Hoover Middle School GMP  
 Intercom Replacement  
 Indialantic, Fl

Item	Div	Description	Amount	Notes/Subs
<b>1</b> <i>General Conditions</i>				
1		General Conditions	32,740	W&J
1a		General Requirements	12,023	W&J
<b>9</b> <i>Finishes</i>				
2		Patch and Paint old speaker locations	2,496	East Coast Framing
<b>27</b> <i>Communications</i>				
3		Intercom Replacement	165,025.72	Bazon Cox
Subtotals			212,284.44	
Labor Burden <i>(Included in Rates)</i>			0.00	
			0.00	
Sub Total			212,284.44	
Building Permit and Impact Fees			0.00	<b>By Owner</b>
Cost of the Work			212,284.44	
Construction Manager Fee 11.00%			23,351.29	
<b>Total Cost of Construction</b>			<b>235,635.73</b>	
Contingency 0.04			9,425.43	
Bond 1.30%			3,256.46	
General Liability 0.0017			400.58	
Professional Liability 0.00000			0.00	<b>Excluded</b>
Builders Risk 0.0071			1,778.53	
<b>Total GMP</b>			<b>250,496.72</b>	

**General Requirements**  
**Project: Hoover Middle**

**Intercom Replacement**  
**Night Work**

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	800.00	400
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		Use School Facilities	0	mon	320	0
Daily Clean Up			40	wd	80	3,200
Final Clean Up			10,000	sf	0.20	2,000
Dump Fees		By BACO	0	loads	500	0
Safety/First Aid			1	ls	300	300
Barricades			2	mon	280	560
Fire Protection/Extinguishers			1	ea	75	75
Misc Small Tools			1	ls	600	600
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		<b>TOTAL</b>				12,023



**General Conditions**  
**Project: Hoover Middle**

**Intercom Replacement**  
**Night Work**

Description	No.	Employee	Qty	Unit	U.P. Mat'l	Material	U.P. Labor	Labor
Project Manager			120	hrs	0	0	66.31	7,957.20
Chief Estimator		Steve Carlyle	12	hrs	0	0	72.16	865.92
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	320	hrs	0	0	53.86	17,235.20
Project Accountant		Sheryl Derosia	30	hrs	0	0	69.83	2,094.90
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<b>TOTAL</b>						0		32,740



## Drawing List

Hoover Middle School Intercom Replacement  
2000 Hawk Haven Dr.  
Indialantic, FL 32903

### Drawings

### Drawings

C-001 COVER SHEET.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-001 TECHNOLOGY LEGEND & NOTES.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-100 TECHNOLOGY OVERALL PLAN.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-101 TECHNOLOGY PLAN – BUILDING 1 SOUTH.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-102 TECHNOLOGY PLAN – BUILDING 1 NORTH.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-500 TECHNOLOGY DETAILS.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-501 TECHNOLOGY DETAILS.pdf	TLC Engineering Solutions, Inc.	09/06/22
T-502 TECNNOLOGY DETAILS.pdf	TLC Engineering Solutions, Inc.	09/06/22