



**EXHIBIT C
GUARANTEED MAXIMUM PRICE
TO THE CONTINUING CONTRACT FOR**

RFQ #22-500-Q-KR/CONSTRUCTION MANAGEMENT

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: Melbourne High School

PROJECT: Partial Roof 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 One Million, Three Hundred Thirty-Eight Thousand, Nine Hundred Twenty-Two Dollars and Eighty-Six Cents (\$1,338,922.86) 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 ARC Associates, Inc., titled Melbourne High School Partial Roof Replacement and dated April 24, 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 August 3, 2024.
- 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 9, 2024.
- 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-Nine Thousand, Three Hundred Sixty-Seven Dollars and Thirty-Four Cents (\$59,367.34). **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 One Hundred Forty Thousand, Eight Hundred Nine Dollars (\$140,809.00). 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 Partial Roof Replacement at Melbourne High School and dated August 22, 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 (\$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:

Bradley Wyrick, 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: Erik Costin
Title: Vice President
Date: 08/23/2023

ATTEST (WITNESS): By: _____
Mark J. Rendell, Ed.D.
Superintendent

ATTEST (WITNESS):
By: Shelley Sutherland
Print Name: Shelley Sutherland
Title: _____
Corporate 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.
Assistant Superintendent, Facilities Services
As Designee for Mark J. Rendell, Ed.D.
Superintendent
Date Approved: _____

(Consultant)

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

ATTEST (WITNESS):
By: _____

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

END OF EXHIBIT C



August 22, 2023

Chris Gerber
Brevard Public Schools

Via email: Gerber.Christopher@Brevardschools.org

RE: Partial Roof Replacement at Melbourne High School

Dear Mr. Gerber,

W+J Construction Corporation is pleased to provide the GMP proposal of **One Million, Three Hundred Thirty-Eight Thousand, Nine Hundred Twenty-Two Dollars and Eighty-Six Cents (\$1,338,922.86)** for the Partial Roof Replacement project, located at 74 Bulldog Blvd., Melbourne Florida per the A/R/C Associates Incorporated plans dated 04/24/2023, project manual dated April 24th, 2023, Addendum No. 1 dated June 8, 2023, and Master Library RFI's 001 - 011; List of Drawings, cost breakdown, general requirements and general conditions are attached.

Scope with Clarifications and Exclusions:

- 1) Utility company fees and Permit and fees are excluded.
- 2) All work to be completed during the summer of 2024 and additional time as required
- 3) Builder's Risk and Bond are included.
- 4) Stucco repair is per detail B04.6 on building 8.
- 5) Stucco allowance is for unidentified roof drain tie in on building 8.

W+J Construction Corp Team List:

- Rick Cofer, General Superintendent/Safety
- Bradley Wyrick, Project Manager
- TBD, 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

W+J CONSTRUCTION CORP.

GENERAL CONTRACTORS

CGC 34068

1005 VIERA BLVD., SUITE 202, ROCKLEDGE, FLORIDA 32955 • PHONE: 321.632.7660 • WWW.WJCONSTRUCTION.COM

Item	Div	Description			Amount	Notes/Subs
1 General Conditions						
1		General Conditions	0	0	83,268	W&J
1a		General Requirements	0	0	40,135	W&J
Misc Demo						
2		Coring and Stucco for Plumbing	0	0	10,000	W&J
7 Thermal and Moisture						
3		Roofing	0	0	962,044	Hamilton
3a		-Deck Infill	0	0	0	In Line 3
3b		-Downspouts	0	0	0	In Line 3
3c		-Splash Blocks	0	0	0	In Line 3
3d		-Roof Blocking	0	0	0	In Line 3
3e		-Densdeck Roof and Wall keynote 20	0	0	0	In Line 3
3f		-Misc Sawcuts at Scuppers	0	0	0	In Line 3
3g		-Demo and Haul Off	0	0	0	In Line 3
3h		-Nightly Weather Protection	0	0	0	In Line 3
9 Finishes						
4		Stucco Repair 93'x8" Roof 8D/ B04.6	0	0	4,650	Extreme Stucco
4a		Stucco Repair Allowance for Plumbing	0	0	10,000	Allowance/Scope Undefined
5		Paint Touch Up	0	0	6,500	Dave Goodman
22 Plumbing						
6		Roof Drain Rework	0	0	34,500.00	Drain Mechanics
23 HVAC						
7		Misc HVAC Modifications	0	0	29,300.00	DSI Air and Heat
8		-Power Vent	0	0	0	In Line 7
26 Lightning Protection						
9		Lightning Protection Modifications On Building 8 Only	0	0	6,950.00	Triangle
Subtotals					1,187,346.70	
Labor Burden (<i>Included in Rates</i>)					0.00	
					0.00	
Sub Total					1,187,346.70	
Building Permit and Impact Fees					0.00	By Owner
Cost of the Work					1,187,346.70	
Construction Manager Fee 5.00%					59,367.34	
Total Cost of Construction					1,246,714.04	
Contingency 0.05					62,335.70	
Bond 1.30%					17,406.00	
General Liability 0.0034					4,036.97	
Professional Liability 0.00000					0.00	Excluded
Builders Risk 0.0071					8,430.16	
Total GMP					1,338,922.86	

General Conditions
Project: Melbourne High

Melbourne High Partial Roof Replace
Summer 2024

Description	No.	Employee	Qty	Unit	U.P. Mat'l	Material	U.P. Labor	Labor
Project Manager		Bradley Wyrick	340	hrs	0	0	47.35	16,099.00
Project Engineer		Joanie Sottoriva	170	hrs	0	0	38.68	6,575.60
General Superintendent/Safety		Rick Cofer	170	hrs	0	0	71.16	12,097.20
Superintendent		TBD	680	hrs	0	0	53.86	36,624.80
Project Accountant		Sheryl Derosia	170	hrs	0	0	69.83	11,871.10
						-----		-----
TOTAL						0		83,268

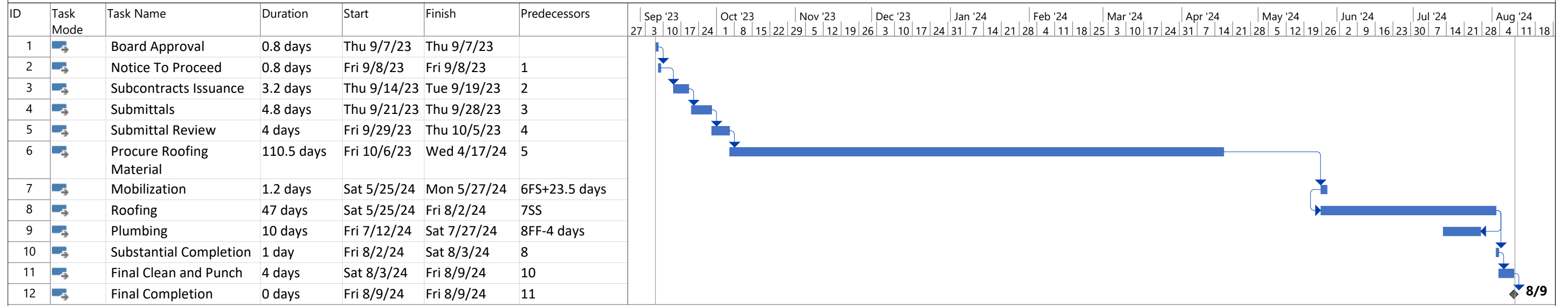
General Requirements
Project: Melbourne High

Partial Roof Replacement
Summer 2024

Description	No.	Calculation	Qty	Unit	U.P. Mat'l	Material
Project Manager Phone			2.0	mon	70	140
General Superintendent Phone		Rick Cofer	1.0	mon	70	70
Superintendent Phone			4	mon	70	280
Project Manager Vehicle			2.0	mon	800	1,600
Project Superintendent Vehicle			4	mon	800	3,200
Project General Super Vehicle		Rick Cofer	1	mon	800	800
Project Software			4	mon	250	1,000
Project Office Conex			4	mon	1,250	5,000
Project Office Equipment			4	mon	300	1,200
Project Office Supplies			4	mon	100	400
Monthly Power Costs		By District	0	mon	0	0
Final Power		By District	0	mon	0	0
Close Out Documents			1	ls	2,000	2,000
Toilets			4	mon	380	1,520
Daily Clean Up			85	wd	85	7,225
Final Clean Up			1	ls	3,000	3,000
Dump Fees			1	loads	500	500
Safety/First Aid			1	ls	1,200	1,200
Barricades			4	mon	2,400	9,600
Fire Protection/Extinguishers			1	ea	200	200
Misc Small Tools			1	ls	1,200	1,200

TOTAL						40,135

SBBC Melbourne High School
Roof Renewal Project



Date: Tue 8/22/23

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



Drawing List

Melbourne High School Partial Roof Replacement
74 Bulldog Boulevard
Melbourne, FL 32901

Drawings

Drawings

C01 COVER SHEET, SITE VICINITY MAP AND DRAWING INDEX .pdf	A/R/C.	04/24/2023
A01 OVERALL CAMPUS PLAN, PHYSICAL CHARACTERISTICS, GENERAL NOTES AND FLORIDA BUILDING CODE DATA.pdf	A/R/C.	04/24/2023
A02 ROOF PLAN – BUILDING 3, SYMBOLS LEGEND AND SPECIFIC NOTES.pdf	A/R/C.	04/24/2023
A03 ROOF PLAN – BUILDING 1 AND 4, SYMBOLS LEGEND AND SPECIFIC NOTES.pdf	A/R/C.	04/24/2023
A04 ROOF PLAN – BUILDING 2, AND 8, SYMBOLS LEGEND AND SPECIFIC NOTES.pdf	A/R/C.	04/24/2023
A05 ROOF PLAN – BUILDING 14, SYMBOLS LEGEND AND SPECIFIC NOTES.pdf	A/R/C.	04/24/2023
B01 GENERAL ROOFING NOTES, ABBREVIATIONS AND FASTENING SCHEDULE.pdf	A/R/C.	04/24/2023
B02 ROOFEDGE AND BASE FLASHING DETAILS.pdf	A/R/C.	04/24/2023
B03 PARAPET, EDGE, AND BASE FLASHING DETAIL.pdf	A/R/C.	04/24/2023
B04 BASE FLASHING WITH COUNTERFLASHING DETAILS.pdf	A/R/C.	04/24/2023
B05 COUNTERFLASHING FABRICATION DETAILS.pdf	A/R/C.	04/24/2023
B06 SILL FLASHING AND EDGE METAL FABRICATIONDETAILS.pdf	A/R/C.	04/24/2023
B07 EDGE METAL FABRICATION DETAILS.pdf	A/R/C.	04/24/2023
B08 EDGE METAL AND TRANSITION FABRICATION DETAILS.pdf	A/R/C.	04/24/2023
B09 COPING FABRICATION AND TRANSITION DETAILS.pdf	A/R/C.	04/24/2023
B10 COPING TRANSITION FABRICATIONS AND MECHANICAL FLASHING DETAILS.pdf	A/R/C.	04/24/2023
B11 MECHANICAL FLASHING AND FABRICATION DETAILS.pdf	A/R/C.	04/24/2023
B12 PENETRATION AND DRAINAGE FLASHING DETAILS.pdf	A/R/C.	04/24/2023
B13 SCUPPER FLASHING AND FABRICATION DETAILS.pdf	A/R/C.	04/24/2023
B14 GUTTER AND DOWNSPOUT FABRICATION AND SECTIONS.pdf	A/R/C.	04/24/2023
B15 LIGHTNING PROTECTION AND MISCELLANEOUS DETAILS.pdf	A/R/C.	04/24/2023