

**EXHIBIT C**

**GUARANTEED MAXIMUM PRICE AMENDMENT  
TO  
AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES**

BY AND BETWEEN

HEARD CONSTRUCTION, INC.

AND

SCHOOL BOARD OF BREVARD COUNTY  
2700 JUDGE FRAN JAMIESON WAY  
VIERA, FL 32940  
PHONE: (321) 633-1000  
FAX: (321) 633-4646

**FOR THE CONSTRUCTION OF:**

**SOUTH LAKE ELEMENTARY SCHOOL  
CLASSROOM ADDITION  
RFQ #22-713-Q-DR**

September 12, 2022

## ARTICLE 1. GUARANTEED MAXIMUM PRICE (GMP)

- 1.1 Guaranteed Maximum Price (GMP): Construction Manager guarantees that it shall not exceed a Guaranteed Maximum Price (GMP) of Four Million, Six Hundred Thirteen Thousand, Two Hundred Ninety-Three Dollars and Fifty Cents (\$4,613,293.50) 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 Contract Construction Documents.
  - 1.2.2 List of Construction Documents identified in Article 7 of this Guaranteed Maximum Price Amendment.
  - 1.2.3 Exceptions, Clarifications and Exclusions: The Scope of Work defined in the Construction Contract Documents and/or Design Criteria package shall be modified and/or clarified as identified in Article 8 of this Guaranteed Maximum Price Amendment.

## ARTICLE 2. PROJECT TIME

- 2.1 Substantial Completion Date: Substantial Completion of the Work shall be achieved in accordance with the CPM schedule attached hereto.
- 2.2 Final Completion Date: Final completion of the Work shall be achieved in accordance with the CPM schedule attached hereto.
- 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 Schedule upon approval of this Guaranteed Maximum Price Amendment.

## ARTICLE 3. CONSTRUCTION MANAGER FEE

- 3.1 Construction Manager Fee: The Construction Manager Fee for the Project shall be a Lump Sum of One Hundred Seventy-Nine Thousand, Two Hundred Sixteen Dollars and Eighty-Eight Cents (\$179,216.88). **Note: All allowances will be on a Not-To-Exceed basis. All unused funds will be returned to the School District at the time of construction close-out. 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 Four Hundred Thirty Thousand, One Hundred Seventeen Dollars and Sixty-Three Cents (\$430,117.63). General Conditions costs shall be reimbursed at Construction Manager's actual cost. **General Conditions costs shall be in compliance with the General Conditions to the Agreement for Construction Management Services (Exhibit A) and are identified in the attached document prepared by the Construction Manager.**  
**Note: Labor rates are subject to project audit and will be paid at Construction Manager's current rate verification.**



8.3 Material or Equipment Cost Escalation: If, during the performance of the contract, the price of material or equipment that is solely procured through the Owner Direct Purchase program, significantly increases, through no fault of the Construction Manager, the price may, at the sole discretion of the Owner, be equitably adjusted by an amount reasonably necessary to cover any such significant price increases.

Such price increases will act as a pass-through price to the Owner and shall be documented through quotes, invoices, or receipts from the manufacturer documenting the original price quoted and the difference from the original price.

Material and equipment escalation costs that may be passed through to the Owner are subject to the following:

Only material and equipment purchased for the project through the Owner Direct Purchase program may be considered for material and equipment escalation costs.

The Construction Manager shall ensure that all original subcontractor bids include the detail as to material and equipment costs. Escalation costs will not be considered by the Owner without sufficient verifiable documentation as to original material and equipment costs.

The total amount that may be approved by the Owner for material and equipment escalation costs is \$126,247.04 as outlined in the attached Heard Construction, Inc. proposal dated September 12, 2022.

Approved material and equipment escalation costs shall not contain any fee mark-up from the Construction Manager or any subcontractors.

Contingency shall not be used for material and equipment escalation costs.

The material and equipment escalation allowance shall not be used for any other project expenses.

The Construction Manager shall maintain a material and equipment escalation use log and shall create a material and equipment escalation use form for each intended use to be reviewed and signed by the Construction Manager and the Owner's Assistant Superintendent for Facilities Services or Designee before the Owner issues the material or equipment purchase order.

The material and equipment use form must be properly executed and approved by the Construction Manager and the Owner before the Owner issues the material or equipment purchase order. The Construction Manager may not request consideration of material and equipment escalation after the Owner has issued the material or equipment purchase order.

Use of the material and equipment escalation reserve shall be subject to audit by the Owner.

SIGNATURE PAGE:

**THE SCHOOL BOARD OF  
BREVARD COUNTY, FLORIDA:**

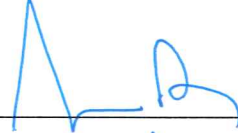
By: \_\_\_\_\_  
Misty Belford, Chairperson

**ATTEST (WITNESS):**

By: \_\_\_\_\_  
Mark W. Mullins, Ed.D.  
Superintendent

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

**CONSTRUCTION MANAGER:  
HEARD CONSTRUCTION, INC.**

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

Print Name: Andy Day

Title: President

Date: 9/12/12

**ATTEST (WITNESS):**

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

Print Name: Sam Heard

Title: CEO

**END OF EXHIBIT C**



## Heard Construction, Inc.

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

9/12/2022

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

Attn: Chris Payne, Project Manager

Subject: Proposal for BPS South Lake Classroom Addition, Revision 3

Chris,

Please find attached Revision 3 to our Proposal for BPS South Lake Classroom Addition (based on design documents prepared by Space Coast Architects, P.A.) in the amount of Four Million Six Hundred Thirteen Thousand Two Hundred Ninety Three Dollars and Fifty Cents (\$4,613,293.50). Our Proposal is being submitted for your review and approval. The proposal is based on and includes the following:

- Exhibit A - 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 - Sam Heard
- Project Manager - Brianna Burton
- Project Superintendent - Randy Branson
- Project Engineer - TBD
- Project Accountant - Andy Day

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

BPS South Lake Classroom Addition Estimate  
9/12/2022 - Revision 3

	Qty	Unit	Unit Cost	Extended Cost
<b>CSI Division 0 - General Conditions</b>				
Project Executive	160	hrs	\$88.37	\$14,139.20
Project Manager	528	hrs	\$76.04	\$40,149.12
Project Manager Vehicle	3	month(s)	\$368.00	\$1,104.00
Project Manager Phone	3	month(s)	\$60.00	\$180.00
Project Superintendent	1740	hrs	\$62.89	\$109,428.60
Project Superintendent Vehicle	10	month(s)	\$368.00	\$3,680.00
Project Superintendent Phone	10	month(s)	\$60.00	\$600.00
Assistant Project Superintendent	704	hrs	\$50.00	\$35,200.00
Assistant Project Superintendent Vehicle	4	month(s)	\$368.00	\$1,472.00
Assistant Project Superintendent Phone	4	month(s)	\$60.00	\$240.00
Project Engineer	520	hour(s)	\$53.73	\$27,939.60
Project Engineer Vehicle	3	month(s)	\$368.00	\$1,104.00
Phone Project Engineer	3	month(s)	\$60.00	\$180.00
Project Accountant	160	hrs	\$58.87	\$9,419.20
Project Clerk	352	hrs	\$25.63	\$9,021.76
General Laborer	704	hrs	\$34.00	\$23,936.00
Document Reproduction	1	ls	\$750.00	\$750.00
<b>CSI Division 0 - General Conditions Summary</b>				<b>\$278,543.48</b>
<b>CSI Division 1 - General Requirements</b>				
Project Signage	1	allowance	\$1,600.00	\$1,600.00
2 project signs				
Office Trailer	1	each	\$24,635.00	\$24,635.00
Field Office Housekeeping	1	allowance	\$1,200.00	\$1,200.00
Field Office Sanitary Tank	12	allowance	\$500.00	\$6,000.00
Field Office Utility Hookup	1	allowance	\$1,500.00	\$1,500.00
Steel Storage Containers	10	allowance	\$400.00	\$4,000.00
2 storage containers				
Portable Toilet	10	month(s)	\$400.00	\$4,000.00
Temporary Fencing	1	each	\$8,523.00	\$8,523.00
1300 feet of temporary fence with 2 double swing gate (16' wide) and 2 personnel gates \$8,123.00 +				
\$400 allowance for 2 personnel gates				
Locates	1	allowance	\$5,000.00	\$5,000.00
2 Days included				
Construction Surveying	1	allowance	\$5,000.00	\$5,000.00
Construction Layout	1	allowance	\$2,000.00	\$2,000.00
Temporary Lighting	1	allowance	\$4,000.00	\$4,000.00



## Exhibit A

BPS South Lake Classroom Addition Estimate  
9/12/2022 - Revision 3

	Qty	Unit	Unit Cost	Extended Cost
Daily & Final Cleanup	348	hrs	\$30.00	\$10,440.00
Safety and PPE	1	allowance	\$2,000.00	\$2,000.00
Equipment Rental	1	allowance	\$3,000.00	\$3,000.00
Miscellaneous equipment rental allowance				
Small Tools	1	allowance	\$1,200.00	\$1,200.00
Miscellaneous small tool allowance				
Water, Cups and Ice	12	allowance	\$150.00	\$1,800.00
Bottled water for office				
Dumpster	12	month(s)	\$500.00	\$6,000.00
Submittals	1	allowance	\$1,000.00	\$1,000.00
Testing & Inspection Services	1	allowance	\$8,000.00	\$8,000.00
Closeout Submittals	1	allowance	\$1,000.00	\$1,000.00
Restore Field Office/Laydown Area	1	allowance	\$1,500.00	\$1,500.00
5,000 sf sod				
Final Site Survey	1	allowance	\$2,500.00	\$2,500.00
<b>CSI Division 1 - General Requirements Summary</b>				<b>\$105,898.00</b>
<hr/>				
<b>CSI Division 2 - Existing Conditions</b>				
Demolition Subcontractor	1	allowance	\$10,000.00	\$10,000.00
Includes chain link fence, wood framed pavilion and removal of debris from site. Dump fees included				
<b>CSI Division 2 - Existing Conditions Summary</b>				<b>\$10,000.00</b>
<hr/>				
<b>CSI Division 3 - Concrete</b>				
Insulating Concrete Forming	1	each	\$264,976.91	\$264,976.91
ICF, concrete and reinforcing. Setting of door frames. Installation of structural steel imbeds				
Cast-in-Place Concrete Subcontractor	1	each	\$148,244.00	\$148,244.00
Building slab and footings (\$132,585.00) and Sidewalks, walkways and spillways (\$15,659.00). Includes forms, reinforcing and finishing.				
Cast-in-Place Concrete Subcontractor	1	each	\$55,137.00	\$55,137.00
60.66 X 62' (3,760 SF) Concrete slab on grade for PEMB (Hair pins) with 4 ea. MF7 & 4 ea. MF8 Foundations)				
Concrete Subcontractor	1	allowance	\$3,000.00	\$3,000.00
Allowance for mini-split equipment pads. Pads not included in subcontractor quote				
Detectable Warning Surfaces	1	allowance	\$1,000.00	\$1,000.00
ADA warning surfaces				
<b>CSI Division 3 - Concrete Summary</b>				<b>\$472,357.91</b>
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<b>CSI Division 5 - Metals</b>				
Structural Steel Subcontractor	1	each	\$269,000.00	\$269,000.00
Bar joists, steel angles, plates & metal deck installed				





## Exhibit A

BPS South Lake Classroom Addition Estimate  
9/12/2022 - Revision 3

	Qty	Unit	Unit Cost		Extended Cost
Anchor Bolts for PEMB	1	allowance	\$4,000.00		\$4,000.00
<b>CSI Division 5 - Metals Summary</b>					<b>\$273,000.00</b>
<b>CSI Division 6 - Wood, Plastics and Composites</b>					
Rough Carpentry	1	allowance	\$7,500.00		\$7,500.00
Wall Blocking for Tack Boards, Marker Boards, & Restroom Accessories					
Architectural Wood Casework	1	each	\$74,040.00		\$74,040.00
<b>CSI Division 6 - Wood, Plastics and Composites Summary</b>					<b>\$81,540.00</b>
<b>CSI Division 7 - Thermal and Moisture Protection</b>					
EFIS Contractor	1	each	\$64,741.00		\$64,741.00
Synthetic stucco over ICF					
Membrane Roofing Subcontractor	1	each	\$160,963.00		\$160,963.00
<b>CSI Division 7 - Thermal and Moisture Protection Summary</b>					<b>\$225,704.00</b>
<b>CSI Division 8 - Openings</b>					
Doors, Frames and Hardware Subcontractor	1	each	\$92,750.00		\$92,750.00
Supply and install Wood Doors, Frames and Hardware					
Entrances, Storefront/Curtain Wall Subcontractor	1	each	\$38,880.00		\$38,880.00
Two entry storefront systems					
Glass and Glazing Subcontractor	1	each	\$85,420.00		\$85,420.00
All windows (\$81,710.00) and borrowed lites (\$3,710.00) for doors.					
Window Sills	1	allowance	\$1,000.00		\$1,000.00
<b>CSI Division 8 - Openings Summary</b>					<b>\$218,050.00</b>
<b>CSI Division 9 - Finishes</b>					
Plaster and Gypsum Board Subcontractor	1	each	\$145,221.00		\$145,221.00
Drywall ceilings					
Flooring Subcontractor	1	each	\$106,500.00		\$106,500.00
All flooring					
Acoustical Ceiling Subcontractor	1	each	\$28,500.00		\$28,500.00
Painting and Coatings Subcontractor	1	each	\$45,761.00		\$45,761.00
Painting and Coatings Subcontractor	1	each	\$10,000.00		\$10,000.00
Painting of PEMB Structure					
<b>CSI Division 9 - Finishes Summary</b>					<b>\$335,982.00</b>
<b>CSI Division 10 - Specialties</b>					
Marker and Tack Boards	1	each	\$21,071.00		\$21,071.00
Signage	1	each	\$7,508.19		\$7,508.19
Toilet, Bath, and Laundry Accessories	1	each	\$3,007.00		\$3,007.00



## Exhibit A

BPS South Lake Classroom Addition Estimate  
9/12/2022 - Revision 3

	Qty	Unit	Unit Cost	Extended Cost
Fire Protection Specialties	1	each	\$655.00	\$655.00
Fire Extinguisher Cabinets				
Protective Coverings Subcontractor	1	each	\$36,989.00	\$36,989.00
Walkway Covers				
<b>CSI Division 10 - Specialties Summary</b>				<b>\$69,230.19</b>
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<b>CSI Division 11 - Equipment</b>				
Athletic Equipment	1	allowance	\$12,000.00	\$12,000.00
Allowance for athletic equipment under the pavilion.				
<b>CSI Division 11 - Equipment Summary</b>				<b>\$12,000.00</b>
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<b>CSI Division 13 - Special Construction</b>				
Fabricated Engineered Structures (Metal Bldgs, etc.)	1	each	\$119,700.00	\$119,700.00
Pre-Engineered Metal Building includes seamer				
<b>CSI Division 13 - Special Construction Summary</b>				<b>\$119,700.00</b>
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<b>CSI Division 21 - Fire Suppression</b>				
Fire Extinguishing System Subcontractor	1	each	\$37,180.00	\$37,180.00
<b>CSI Division 21 - Fire Suppression Summary</b>				<b>\$37,180.00</b>
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<b>CSI Division 22 - Plumbing</b>				
Plumbing Subcontractor	1	each	\$109,875.00	\$109,875.00
<b>CSI Division 22 - Plumbing Summary</b>				<b>\$109,875.00</b>
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<b>CSI Division 23 - HVAC</b>				
HVAC Air Distribution Subcontractor	1	each	\$454,593.00	\$454,593.00
Includes independent Test and Balance and JCI Controls				
<b>CSI Division 23 - HVAC Summary</b>				<b>\$454,593.00</b>
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<b>CSI Division 26 - Electrical</b>				
Electrical Contractor	1	each	\$290,614.00	\$290,614.00
<b>CSI Division 26 - Electrical Summary</b>				<b>\$290,614.00</b>
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<b>CSI Division 27 - Communications</b>				
Communications Structured Cabling Contractor	1	each	\$65,732.29	\$65,732.29
Audio - Video Communications	1	allowance	\$53,000.00	\$53,000.00
Educational Intercom - Audio Enhancements allowance				
Promethean Boards	1	allowance	\$40,000.00	\$40,000.00
Allowance for installation only of 8 boards				
<b>CSI Division 27 - Communications Summary</b>				<b>\$158,732.29</b>



## Exhibit A

BPS South Lake Classroom Addition Estimate  
9/12/2022 - Revision 3

	Qty	Unit	Unit Cost	Extended Cost
<b>CSI Division 28 - Electronic Safety and Security</b>				
Fire Detection and Alarm Subcontractor	1	each	\$24,620.00	\$24,620.00
<b>CSI Division 28 - Electronic Safety and Security Summary</b>				<b>\$24,620.00</b>
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<b>CSI Division 31 - Earthwork</b>				
Soil Treatment Classroom Addition soil treatment	1	allowance	\$1,800.00	\$1,800.00
<b>CSI Division 31 - Earthwork Summary</b>				<b>\$1,800.00</b>
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<b>CSI Division 32 - Exterior Improvements</b>				
Exterior Improvements Subcontractor	1	each	\$579,178.83	\$579,178.83
Includes asphalt demolition, survey and asbuilts, construction entrance, sbubase/base/paving, cut and fill, sod utilities, sod around play court, silt fence, asphalt sealing, striping. 24' wide Asphalt driveway - Student Pickup Queue (includes all associated clearing, grading,, etc.). Seal existing parking lots. Stripe newly sealed parking lots. Silt fencing and site storm drainage modifications includes 12", 10", 8" & 6" PVC Piping is included in the exterior improvements for the classroom				
Sodding Subcontractor	11200	allowance	\$0.35	\$3,920.00
Sod areas disturbed by new construction. This is an allowance in addition to the site work sod.				
Fences and Gates Subcontractor	1	each	\$18,578.75	\$18,578.75
Storm water Management Area fencing @ Retention Pond, 16' chain link gates & hardware, Chain link fence connected to existing at new student pick-up queue				
Chain Link Fences and Gates Contractor	1	allowance	\$1,500.00	\$1,500.00
Allowance for chain link fence and gate for mini-split. Not included in Fence quote.				
Play Court Allowance	1	allowance	\$100,000.00	\$100,000.00
Allowance for Nidy sports equipment, play court, and striping of play court				
<b>CSI Division 32 - Exterior Improvements Summary</b>				<b>\$703,177.58</b>
<hr/>				
Item Cost Summary				\$3,982,597.45
Subcontractor Bonds (1% of \$3,606,500.97)				\$36,065.01
General Liability @ 0.26%				\$10,354.72
Fee @ 4.5%				<u>\$179,216.88</u>
Subtotal				\$4,208,234.06
Escalation @ 3%				\$126,247.04
Contingency @ 5%				<u>\$210,411.72</u>
Subtotal				\$4,544,892.82
Builder's Risk @ 0.50%				<u>\$22,724.53</u>
Subtotal				\$4,567,617.35



## Exhibit A

BPS South Lake Classroom Addition Estimate  
9/12/2022 - Revision 3

	Qty	Unit	Unit Cost	Extended Cost
			Performance and Payment Bonds @ 1.00%	<u>\$45,676.15</u>
			<b>Classroom Building Total</b>	<b>\$4,613,293.50</b>
			<b>Project Total</b>	<b>\$4,613,293.50</b>



## Exhibit B

Allowances, Alternates, Value Engineering (VE) Options and Owner Direct Purchases (ODPs)  
9/12/2022- Revision 3

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### Allowances

Project Signage	\$1,600.00
Field Office Housekeeping	\$1,200.00
Field Office Sanitary Tank	\$6,000.00
Field Office Utility Hookup	\$1,500.00
Steel Storage Containers	\$4,000.00
Locates	\$5,000.00
Construction Surveying	\$5,000.00
Construction Layout	\$2,000.00
Temporary Lighting	\$4,000.00
Safety and PPE	\$2,000.00
Equipment Rental	\$3,000.00
Small Tools	\$1,200.00
Water, Cups and Ice	\$1,800.00
Submittals	\$1,000.00
Testing & Inspection Services	\$8,000.00
Closeout Submittals	\$1,000.00
Restore Field Office/Laydown Area	\$1,500.00
Final Site Survey	\$2,500.00
Demolition Subcontractor - miscellaneous demo	\$10,000.00
Concrete Subcontractor - mini split pad	\$3,000.00
Anchor Bolts for PEMB	\$4,000.00
Rough Carpentry - miscellaneous blocking	\$7,500.00
Window Sills	\$1,000.00
Athletic Equipment - stripping and equipment under pavilion	\$12,000.00
Audio - Video Communications	\$53,000.00



## Exhibit B

Allowances, Alternates, Value Engineering (VE) Options and Owner Direct Purchases (ODPs)  
9/12/2022- Revision 3

Soil Treatment	\$1,800.00	
Sodding Subcontractor - miscellaneous disturbed areas	\$3,920.00	
Chain Link Fences and Gates Contractor - for mini-splits	\$1,500.00	
Play Court Allowance - Nidy allowance for play court area	\$100,000.00	
Promethean Boards - Installation only 8 Each	\$40,000.00	
<b>Allowance's Total</b>	<b>\$290,020.00</b>	
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<b>Alternates</b>		
There are no alternates	\$0.00	
<b>Alternate's Total</b>	<b>\$0.00</b>	
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<b>VE Options</b>		
There are no Value Engineering options	\$0.00	
<b>VE Option's Total</b>	<b>\$0.00</b>	
<hr/>		
<b>ODPs</b>		
Lighting	\$41,000.00	\$2,510.00
Electrical Gear	\$15,000.00	\$950.00
Plumbing	\$25,000.00	\$1,550.00
HVAC Equipment	\$200,000.00	\$12,050.00
Fans, Diffusers and Louvers	\$15,000.00	\$950.00
Doors, Frames and Hardware	\$77,000.00	\$4,670.00
Comm. and Data	\$15,000.00	\$950.00
EFIS	\$16,000.00	\$1,010.00
Metal Framing, Drywall and Insulation	\$36,000.00	\$2,210.00
Paint	\$8,000.00	\$530.00
Acoustical Ceilings	\$14,000.00	\$890.00
Flooring	\$53,000.00	\$3,230.00
<b>ODP's Total</b>	<b>\$515,000.00</b>	<b>\$31,500.00</b>



## Exhibit C

Summary, Qualifications and Assumptions, and Exclusions  
9/12/2022- Revision 3

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### Summary

The following is a summary of the project.

The project consists of the construction of the following:

1. classroom building addition
2. pre-engineered metal structure recreational pavilion on concrete pad
3. standard duty asphalt hard-court area with concrete ribbon
4. asphalt student pick up queue extension
5. sealing and re-stripping existing asphalt

The Classroom addition space is allocated as follows:

1. eight classrooms, eight children's restrooms and eight teacher planning areas
2. four mechanical, one electrical, one fire riser, and one communications room
3. one office
4. two adult restrooms and one janitor's room
5. four vestibules connecting classrooms restrooms
6. one common corridor

Site improvements include:

1. selective demolition
2. storm water management and retention
3. sidewalks
4. covered walkway
5. extension of the existing student pick up queue
6. fences and gates

Utilities include:

1. potable water
2. sanitary sewer
3. fire water
4. electrical power
5. communications

The building construction consist of the following:

1. slab on grade
2. insulating concrete form (ICF) walls
3. bar joist roof structure with metal decking
4. TPO roof on rigid insulation on metal decking
5. exterior synthetic stucco finish system



## Exhibit C

Summary, Qualifications and Assumptions, and Exclusions  
9/12/2022- Revision 3

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6. interior gypsum walls on metal stud framing
7. interior abuse resistant gypsum walls on ICF
8. interior wood doors with hollow metal frames
9. aluminum frame windows with one egress window in each classroom
10. entrance doors are impact rates storefront systems
11. exterior impact rated glazing
12. interior laminated glazing
13. gutters and downspouts connected to storm drainage

Interior finishes are:

1. paint
2. ceramic tile
3. porcelain tile
4. acoustical ceilings
5. vinyl base
6. sealed concrete

Classroom are equipped as follows:

1. open cubbies
2. upper and lower casework with counter top
3. tack boards
4. white boards

Systems include:

1. HVAC including controls
2. power and lighting
3. interior and exterior lighting
4. voice and data
5. electronic security and video surveillance
6. audio visual
7. fire alarm
8. plumbing





## Exhibit C

Summary, Qualifications and Assumptions, and Exclusions  
9/12/2022- Revision 3

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### Qualifications and Assumptions

We have included an 8% contingency. The contingency is comprised of a 5% Construction Contingency in the amount of \$210,411.72 and a 3% Material Escalation Contingency in the amount of \$126,247.04.

Consumption cost of power and water required for construction.

Wireless internet access will be provided by Brevard Public Schools.

Our proposal is based on Project Management and Project Management Support personnel stationed in our main office being billable to the project.

Permanent door hardware cores and keying is by Brevard Public Schools.

Project schedule is contingent on receipt of Notice to Proceed as stated in the Milestone Schedule.

Our proposal is based on providing a stand alone Fire Alarm System that is not tied-in to the existing Fire Alarm System.

Our proposal includes an allowance for the play court area and athletic equipment since the drawings did not provided a design for the striping and equipment.

Instrumentation and Controls are by JCI and will be compatible with the existing system.

Security Cameras are provided by Brevard Public Schools and are installed by the low voltage subcontractor.

Promethean Boards are provided by Brevard Public Schools and are installed by the low voltage subcontractor.



## Exhibit C

Summary, Qualifications and Assumptions, and Exclusions  
9/12/2022- Revision 3

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### Exclusions

Procurement of Promethean Boards.

Lightning Protection is excluded pre RFI.

Consumption cost of temporary utilities.

Hazardous material removal or containment such as Asbestos Abatement, Lead Paint Abatement, PCB Ballast Abatement, etc.

Permit or impact fees of any kind.

Telecommunication & Information Technology hardware & software.

Changes resulting during permitting that are required by the AHJ.

Security Access Control.

Security Cameras.



## Exhibit D

Schedule Milestone Dates  
9/12/2022- Revision 3

	Start Date	Completion Date
<b>Pre-Construction</b>		
Award Notice	6/7/2022	6/9/2022
Preconstruction Services Proposal	6/9/2022	6/9/2022
NTP Preconstruction Services	6/29/2022	6/29/2022
<b>Bid and Award</b>		
Bid and Award Phase	6/29/2022	8/31/2022
<b>Construction</b>		
NTP Construction	9/21/2022	9/21/2022
Permitting	9/22/2022	10/20/2022
Construction	9/26/2022	6/30/2023
Substantial Completion	6/30/2023	6/30/2023
Final Completion	9/29/2023	9/29/2023
<b>Close-out</b>		
Closeout Documents	6/30/2022	9/29/2022



## Exhibit E

Drawing List  
9/12/2022- Revision 3

		Drawing Date	Revision Date	Revision
C-000	COVER SHEET COVER SHEET		8/5/22	1
C-001	ENGINEERING NOTES AND INFORMATION		8/5/22	1
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN		8/5/22	1
C-101	SITE PLAN OVERVIEW		8/5/22	1
C-102	SITE AND STRIPING PLAN (BUILDING AND RECREATION AREA)		8/5/22	1
C-103	SITE AND STRIPING PLAN (STUDENT PICKUP QUEUE)		8/5/22	1
C-104	GRADING AND DRAINAGE PLAN (BUILDING AND RECREATION AREA)		8/5/22	1
C-105	GRADING AND DRAINAGE PLAN (STUDENT PICKUP QUEUE)		8/5/22	1
C-106	UTILITY PLAN UTILITY PLAN		8/5/22	1
C-501	GENERAL DETAILS GENERAL DETAILS		8/5/22	1
C-701	STORMWATER POLLUTION PREVENTION PLAN		8/5/22	1
1-4	TOPOGRAPHIC AND TREE SURVEY	4/16/22		
COT-	CITY OF TITUSVILLE DETAILS STANDARDS AND SPECIFICATIONS	5/6/09		
COT-	CITY OF TITUSVILLE DETAILS STANDARDS AND SPECIFICATIONS	2/4/21		
COT-	CITY OF TITUSVILLE EROSION CONTROL DETAILS AND SPECIFICATIONS	12/31/12		
COT-	CITY OF TITUSVILLE EROSION CONTROL DETAILS AND SPECIFICATIONS	12/31/12		
COT-	CITY OF TITUSVILLE UTILITIES COMMON DETAILS	1/31/15		
COT-	CITY OF TITUSVILLE UTILITIES COMMON DETAILS AND SPECIFICATIONS	1/31/15		
COT-	CITY OF TITUSVILLE POTABLE WATER DETAILS AND SPECIFICATIONS	1/31/19		



## Exhibit E

Drawing List  
9/12/2022- Revision 3

		Drawing Date	Revision Date	Revision
COT-	CITY OF TITUSVILLE POTABLE WATER DETAILS AND SPECIFICATIONS	1/31/19		
COT-	CITY OF TITUSVILLE SANITARY SEWER DETAILS AND SPECIFICATIONS	1/31/19		
COT-	CITY OF TITUSVILLE SANITARY SEWER DETAILS AND SPECIFICATIONS	1/31/19		
COV	COVER SHEET	8/5/22		
S0.00	STRUCTURAL ABBREVIATIONS AND SYMBOLS	7/5/22	8/5/22	1
S0.01	STRUCTURAL GENERAL NOTES	7/5/22	8/5/22	1
S0.02	STRUCTURAL GENERAL NOTES	7/5/22	8/5/22	1
S0.03	CLASSRM BLDG COMPONENTS & CLADDING WIND LOAD DIAG.	7/5/22	8/5/22	1
S0.04	REC PAVILION COMPONENTS & CLADDINGS WIND DIAGRAMS	7/5/22	8/5/22	1
S1.00	FOUNDATION SLAB & GRADE PLAN	7/5/22	8/5/22	1
S1.01	ROOF FRAMING PLAN	7/5/22	8/5/22	1
S1.02	REC PAVILION PLANS	7/5/22	8/5/22	1
S3.0	BUILDING SECTIONS	7/5/22	8/5/22	1
S3.1	BUILDING SECTIONS	7/5/22	8/5/22	1
S5.00	TYPICAL STRUCT. CONC. & FOUNDATION DETAILS	7/5/22	8/5/22	1
S5.01	TYP, CONC.WALL DETAILS	7/5/22	8/5/22	1
S5.02	TYP. STL. JOIST FRAMING DETAILS	7/5/22	8/5/22	1
S5.03	PEMB PAVILION DETAILS	7/5/22	8/5/22	1
LS1.1	LIFE SAFETY PLAN	8/5/22		
A1.0	GENERAL NOTES AND INFORMATION	8/5/22		
A1.1	SPECIFICATIONS	8/5/22		
A1.2	SPECIFICATIONS (CONT.)	8/5/22		
A1.3	SPECIFICATIONS (CONT.)	8/5/22		



## Exhibit E

Drawing List  
9/12/2022- Revision 3

		Drawing Date	Revision Date	Revision
A1.4	SPECIFICATIONS (CONT.)	8/5/22		
A1.5	SPECIFICATIONS (CONT.)	8/5/22		
A1.6	SPECIFICATIONS (CONT.)	8/5/22		
A2.0	FIRST FLOOR PLAN	8/5/22		
A2.1	REFLECTED CEILING PLAN	8/5/22		
A2.2	REC PAVILION PLAN	8/5/22		
A4.0	ELEVATIONS	8/5/22		
A5.0	SECTIONS	8/5/22		
A5.1	SECTIONS	8/5/22		
A5.2	WALL SECTIONS	8/5/22		
A5.3	WALL SECTIONS	8/5/22		
A6.0	DETAILS	8/5/22		
A7.0	DOOR & WINDOW SCHEDULES & DIAGRAMS	8/5/22		
A8.0	CLASSROOM TYPICAL INTERIOR ELEVATIONS	8/5/22		
A8.1	RESTROOMS INTERIOR ELEVATIONS	8/5/22		
FP 0.1	FIRE PROTECTION SYMBOLS, LEGEND, NOTES	8/5/22		
FP 1.0	FIRE PROTECTION SITE PLAN	8/5/22		
P 0.1	PLUMBING SYSBOLS, LEGEND, NOTES	8/5/22		
P 1.0	PLUMBING FLR PLAN	8/5/22		
P 4.0	PLUMBING SCHEDULES	8/5/22		
P 6.0	PLUMBING DETAILS	8/5/22		
P 7.0	PLUMBING RISERS	8/5/22		
P 7.1	PLUMBING RISERS	8/5/22		
M 0.1	MECH LEGEND, NOTES	8/5/22		
M 1.0	MECH DUCTWORK FLR. PLAN	8/5/22		
M 4.0	MECH SCHEDULES	8/5/22		
M 6.0	MECH DETAILS	8/5/22		



## Exhibit E

Drawing List  
9/12/2022- Revision 3

		Drawing Date	Revision Date	Revision
E0.0	ELECTRICAL LEGEND & NOTES	8/5/22		
E2.0	POWER PLAN	8/5/22		
E2.1	LIGHTING PLAN	8/5/22		
E3.0	ELECTRICAL ONE LINE DIAGRAMS	8/5/22		
E4.0	ELECTRICAL SCHEDULES	8/5/22		
E5.0	ELECTRICAL DETAILS	8/5/22		
E5.1	ELECTRICAL DETAILS	8/5/22		
FA.0	FIRE ALARM LEGEND & NOTES	8/5/22		
FA.1	FIRE ALARM PLAN	8/5/22		
FA.2	FIRE ALARM LEGEND & NOTES	8/5/22		
FA.3	FIRE ALARM RISER DIAGRAM & MATRIX	8/5/22		
T1.1	TECHNOLOGY SYMBOLS, LEGEND, NOES & INDEX	8/5/22		
T1.2	TECHNOLOGY SITE PLAN	8/5/22		
T1.3	TECHNOLOGY FLOOR PLAN	8/5/22		
T1.4	A/V SECURITY FLOOR PLAN	8/5/22		
T1.5	ENLARGED PLANS	8/5/22		
T1.6	TECHNOLOGY DETAILS	8/5/22		
T1.7	TECHNOLOGY DETAILS	8/5/22		
T1.8	TECHNOLOGY DETAILS	8/5/22		
T1.9	TECHNOLOGY DETAILS	8/5/22		
T1.10	TECHNOLOGY DETAILS	8/5/22		
T1.11	TECHNOLOGY DETAILS	8/5/22		
T1.12	A/V SECURITY DETAILS	8/5/22		
T1.13	A/V SECURITY DETAILS	8/5/22		
T1.14	A/V SECURITY DETAILS	8/5/22		

Pre-Bid RFI #1 Responses - 8/18/22



## Exhibit E

Drawing List  
9/12/2022- Revision 3

**Drawing  
Date**

**Revision  
Date**

**Revision**

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Pre-Bid RFI #2 Responses - 8/19/22





**Exhibit F**  
Specification List  
9/12/2022- Revision 3

	<b>Exclusions, Modifications, etc.</b>	<b>Date</b>
<b>03 -CONCRETE</b>		
03 20 00 - Concrete Reinforcing	as specified	8/5/22
03 30 00 - Cast-in-Place Concrete	as specified	8/5/22
<b>05 -METALS</b>		
05 21 00 - Steel Joist Framing	as specified	8/5/22
05 31 00 - Steel Decking	as specified	8/5/22
<b>13 -SPECIAL CONSTRUCTION</b>		
13 34 19 - METAL BUILDING SYSTEMS	as specified	8/5/22
<b>21 -FIRE SUPPRESSION</b>		
21 05 13 - COMMON MOTOR REQUIREMENTS FOR FIRE SUPPRESSION EQUIPMENT	not applicable	8/5/22
21 05 17 - SLEEVES AND SLEEVE SEALS FOR FIRE-SUPPRESSION PIPING	as specified	8/5/22
21 05 18 - ESCUTCHEONS FOR FIRE-SUPPRESSION PIPING	as specified	8/5/22
21 05 23 - GENERAL-DUTY VALVES FOR FIRE PROTECTION PIPING	as specified	8/5/22
21 05 29 - HANGERS AND SUPPORTS FOR FIRE SUPPRESSION PIPING AND EQUIPMENT	as specified	8/5/22
21 05 53 - IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	as specified	8/5/22
21 11 00 - FACILITY FIRE-SUPPRESSION WATER-SERVICE PIPING	as specified	8/5/22
21 11 19 - FIRE DEPARTMENT CONNECTIONS	as specified	8/5/22
21 13 13 - WET-PIPE SPRINKLER SYSTEMS	as specified	8/5/22
<b>22 -PLUMBING</b>		
22 05 00 - Common Work Results for Plumbing	as specified	8/5/22



**Exhibit F**  
Specification List  
9/12/2022- Revision 3

	<b>Exclusions, Modifications, etc.</b>	<b>Date</b>
22 05 16 - EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING	as specified	8/5/22
22 05 17 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING	as specified	8/5/22
22 05 18 - ESCUTCHEONS FOR PLUMBING PIPING	as specified	8/5/22
22 05 19 - METERS AND GAGES FOR PLUMBING PIPING	as specified	8/5/22
22 05 23.12 - BALL VALVES FOR PLUMBING PIPING	as specified	8/5/22
22 05 29 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	as specified	8/5/22
22 05 53 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	as specified	8/5/22
22 07 19 - PLUMBING PIPING INSULATION	as specified	8/5/22
22 08 00 - Commissioning of Plumbing	as specified	8/5/22
22 11 16 - DOMESTIC WATER PIPING	as specified	8/5/22
22 11 19 - DOMESTIC WATER PIPING SPECIALTIES	as specified	8/5/22
22 11 23.21 - INLINE, DOMESTIC-WATER PUMPS	not applicable	8/5/22
22 13 16 - SANITARY WASTE AND VENT PIPING	as specified	8/5/22
22 13 19 - SANITARY WASTE PIPING SPECIALTIES	as specified	8/5/22
22 13 19.13 - SANITARY DRAINS	as specified	8/5/22
<hr/> <b>23 -HVAC</b>		
23 05 00 - Common Work Results for HVAC	as specified	8/5/22
23 05 13 - COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	as specified	8/5/22



**Exhibit F**  
Specification List  
9/12/2022- Revision 3

	<b>Exclusions, Modifications, etc.</b>	<b>Date</b>
23 05 53 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	as specified	8/5/22
23 05 93 - TESTING, ADJUSTING, AND BALANCING FOR HVAC	as specified	8/5/22
23 07 13 - DUCT INSULATION	as specified	8/5/22
23 08 00 - Commissioning of HVAC	as specified	8/5/22
23 09 00 - Instrumentation and Control for HVAC	see Qualifications and Assumptions	8/5/22
23 41 00 - PARTICULATE AIR FILTRATION	as specified	8/5/22
23 81 19 - SELF-CONTAINED AIR-CONDITIONERS	as specified	8/5/22
<hr/> <b>26 -ELECTRICAL</b>		
26 00 10 - BaSIC ELECTRICAL REQUIREMENTS	as specified	8/5/22
26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	as specified	8/5/22
26 05 23 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES	as specified	8/5/22
26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	as specified	8/5/22
26 05 29 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	as specified	8/5/22
26 05 33 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	as specified	8/5/22
26 05 44 - SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING	as specified	8/5/22
26 05 53 - IDENTIFICATION FOR ELECTRICAL SYSTEMS	as specified	8/5/22
26 05 73 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	not applicable	8/5/22



**Exhibit F**  
Specification List  
9/12/2022- Revision 3

	<b>Exclusions, Modifications, etc.</b>	<b>Date</b>
26 05 74 - OVERCURRENT PROTECTIVE DEVICE ARC-FLASH STUDY	as specified	8/5/22
26 09 23 - LIGHTING CONTROL DEVICES	as specified	8/5/22
26 20 00 - Low-Voltage Electrical Distribution	as specified	8/5/22
26 24 16 - PANELBOARDS	as specified	8/5/22
26 27 26 - WIRING DEVICES	as specified	8/5/22
26 28 13 - FUSES	as specified	8/5/22
26 28 16 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS	as specified	8/5/22
26 29 13.03 - MANUAL AND MAGNETIC MOTOR CONTROLLERS	not applicable	8/5/22
26 43 13 - SURGE PROTECTION FOR LOW- VOLTAGE ELECTRICAL POWER CIRCUITS	as specified	8/5/22
26 51 00 - INTERIOR LIGHTING	as specified	8/5/22
<b>27 -COMMUNICATIONS</b>		
27 00 10 - SUPPLEMENTAL REQUIREMENTS FOR COMMUNICATIONS	as specified	8/5/22
27 05 26 - GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	as specified	8/5/22
27 05 28 - PATHWAYS FOR COMMUNICATIONS SYSTEMS	as specified	8/5/22
27 05 29 - HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS	as specified	8/5/22
27 05 36 - CABLE TRAYS FOR COMMUNICATIONS SYSTEMS	as specified	8/5/22
27 05 43 - UNDERGROUND DUCTS AND RACEWAYS FOR COMMUNICATIONS SYSTEMS	as specified	8/5/22



**Exhibit F**  
Specification List  
9/12/2022- Revision 3

	<b>Exclusions, Modifications, etc.</b>	<b>Date</b>
27 05 44 - SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS PATHWAYS AND CABLING	as specified	8/5/22
27 05 53 - IDENTIFICATION FOR COMMUNICATIONS SYSTEMS	as specified	8/5/22
27 11 00 - COMMUNICATIONS EQUIPMENT ROOM FITTINGS	as specified	8/5/22
27 11 16 - COMMUNICATIONS RACKS, FRAMES, AND ENCLOSURES	as specified	8/5/22
27 13 23 - COMMUNICATIONS OPTICAL FIBER BACKBONE CABLING	as specified	8/5/22
27 15 13 - COMMUNICATIONS COPPER HORIZONTAL CABLING	as specified	8/5/22
27 51 23 - INTEGRATED IP BASED SAFETY & INTERCOMMUNICATION SYSTEM WITH CLASSROOM SOUND ENHANCEMENT CSAS WITH DIGITAL CLOCK DISPLAYS.	see Qualifications and Assumptions	8/5/22
<hr/> <b>28 -ELECTRONIC SAFETY AND SECURITY</b>		
28 20 00 - Video Surveillance	as specified	8/5/22
28 46 21.11 - ADDRESSABLE FIRE-ALARM SYSTEMS	as specified	8/5/22