



**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**

**HEARD CONSTRUCTION, INC.**

**FOR THE CONSTRUCTION OF:**

**SCHOOL: South Lake Elementary School**

**PROJECT: Fire Alarm Replacement and Kiln Room**

## 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 Three Hundred Forty-One Thousand, Three Hundred Ninety-Three Dollars and Twenty-Nine Cents (\$341,393.29) 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 South Lake Elementary School Fire Alarm Replacement and Kiln Room and dated November 11, 2022 and December 7, 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 September 1, 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 December 1, 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 Thirteen Thousand, Seven Hundred Forty-Five Dollars and Sixty-Seven Cents (\$13,745.67). **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-Nine Thousand, One Hundred Eighty-Two Dollars and Forty-Six Cents (\$49,182.46). 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 South Lake Elementary School Fire Alarm Replacement and Kiln Room, Revision 1 and dated January 23, 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 Payne, 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:

**Brianna Burton, Construction Manager's, Project Manager.**

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**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: \_\_\_\_\_

**HEARD CONSTRUCTION, INC.  
(Consultant)**

By: \_\_\_\_\_  
Print Name: Andy Day  
Title: President  
Date: 1/24/2023

**ATTEST (WITNESS):** By: \_\_\_\_\_  
Robert E. Schiller, Ed.D.  
Interim Superintendent

**ATTEST (WITNESS):**  
By: \_\_\_\_\_  
Print Name: Lu Anne Woodley  
Title: Vice- President

**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 Robert E. Schiller, Ed.D.  
Interim Superintendent  
Date Approved: \_\_\_\_\_

**(Consultant)**

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

**ATTEST (WITNESS):**  
By: \_\_\_\_\_

**ATTEST (WITNESS):**  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**END OF EXHIBIT C**



## Heard Construction, Inc.

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

1/23/2023

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

Attn: Chris Payne, Project Manager

Subject: Proposal for BPS South Lake ES Fire Alarm Replacement and Kiln Room , Revision 1

Chris,

Please find attached Revision 1 to our Proposal for BPS South Lake ES Fire Alarm Replacement and Kiln Room (based on design documents prepared by TLC Engineering Solutions) in the amount of Three Hundred Forty One Thousand Three Hundred Ninety Three Dollars and Twenty Nine Cents (\$341,393.29). 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 - John Fletcher
- 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,

Brianna Burton, Vice President  
Heard Construction, Inc.



## Exhibit A

BPS South Lake ES Fire Alarm Replacement and Kiln Room Estimate  
1/19/2023

	Qty	Unit	Unit Cost	Extended Cost
<b>Phase 1 - Fire Alarm</b>				
<b>CSI Division 0 - General Conditions</b>				
Project Manager	156	hour(s)	\$79.81	\$12,450.36
Vehicle	1	month(s)	\$800.00	\$800.00
Phone	1	month(s)	\$60.00	\$60.00
Superintendent	520	hour(s)	\$32.94	\$17,128.80
Vehicle	3	month(s)	\$800.00	\$2,400.00
Phone	3	month(s)	\$60.00	\$180.00
Project Executive	6	hour(s)	\$94.36	\$566.16
Project Clerk	4	hour(s)	\$26.91	\$107.64
Project Scheduler	4	hour(s)	\$56.26	\$225.04
Reproduction and Printing	1	allowance	\$200.00	\$200.00
<b>CSI Division 0 - General Conditions Summary</b>				<b>\$34,118.00</b>
<b>CSI Division 1 - General Requirements</b>				
Progress Cleaning	1	allowance	\$5,000.00	\$5,000.00
Small Tools	1	allowance	\$500.00	\$500.00
Safety and PPE	1	allowance	\$1,000.00	\$1,000.00
Closeout Submittals	1	allowance	\$500.00	\$500.00
Submittals	1	allowance	\$250.00	\$250.00
Project Signage	1	allowance	\$1,600.00	\$1,600.00
Dumpster	2	hauls	\$750.00	\$1,500.00
Temporary Barricades	1	allowance	\$1,000.00	\$1,000.00
<b>CSI Division 1 - General Requirements Summary</b>				<b>\$11,350.00</b>
<b>CSI Division 2 - Existing Conditions</b>				
Saw Cutting Subcontractor	1	allowance	\$2,000.00	\$2,000.00
Allowance for unforseen core drilling.				
<b>CSI Division 2 - Existing Conditions Summary</b>				<b>\$2,000.00</b>
<b>CSI Division 7 - Thermal and Moisture Protection</b>				
Firestopping Systems Subcontractor	1	allowance	\$2,500.00	\$2,500.00
Allowance for unforseen fire caulking.				



## Exhibit A

BPS South Lake ES Fire Alarm Replacement and Kiln Room Estimate  
1/19/2023

	Qty	Unit	Unit Cost		Extended Cost
<b>CSI Division 7 - Thermal and Moisture Protection Summary</b>					<b>\$2,500.00</b>
<b>CSI Division 9 - Finishes</b>					
Plaster and Gypsum Board Contractor Allowance to patch any relocated fire alarm devices.	1	allowance	\$5,000.00		\$5,000.00
Painting Contractor Allowance to paint patches for relocated fire alarm devices.	1	allowance	\$3,500.00		\$3,500.00
Acoustical Ceiling Subcontractor Allowance to repair/ replace any damaged acoustical ceiling tiles when removing and installing fire alarm devices.	1	allowance	\$1,000.00		\$1,000.00
<b>CSI Division 9 - Finishes Summary</b>					<b>\$9,500.00</b>
<b>CSI Division 26 - Electrical</b>					
Electrical Contractor Furnish all labor and material to complete the following:  Provide demolition of existing fire alarm system.  Provide and install 4" deep boxes for all devices.  Provide lighting and power for Kiln room construction.  Provide replacement of Duct detector tubes and heads.  Provide new fire alarm system per the contract documents.	1	lump sum	\$217,500.00		\$217,500.00
<p>NOTE: The existing conduit that is visible is 1/2" conduit and will need to be replaced with 3/4" due to increase in wire size for Voice System. Also, the devices are standard depth and will need to be completely changed to 2-1/8" deep boxes to support new devices. We have included \$110,000 in this estimate to replace all conduit and backboxes as we foresee this being required.</p>					
<b>CSI Division 26 - Electrical Summary</b>					<b>\$217,500.00</b>
Item Cost Summary					\$276,968.00
General Liability @ 0.26%					\$720.12
Fee @ 4.5%					<u>\$12,463.57</u>
Subtotal					\$290,151.69
Contingency @ 5%					<u>\$14,507.60</u>



## Exhibit A

BPS South Lake ES Fire Alarm Replacement and Kiln Room Estimate  
1/19/2023

	Qty	Unit	Unit Cost		Extended Cost
			Subtotal		\$304,659.29
			Builder's Risk @ 0.50%		<u>\$1,523.31</u>
			Subtotal		\$306,182.60
			Performance and Payment Bonds @ 1.10%		<u>\$3,368.00</u>
			<b>Phase 1 - Fire Alarm Total</b>		<b>\$309,550.60</b>
<hr/>					
<b>Phase 2 - Kiln Room Addition</b>					
<hr/>					
<b>CSI Division 2 - Existing Conditions</b>					
Saw Cutting Subcontractor	1	allowance	\$500.00		\$500.00
Misc. Cutting & Patching Allowance at New Kiln Room.					
					<b>CSI Division 2 - Existing Conditions Summary</b>
					<b>\$500.00</b>
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<b>CSI Division 3 - Concrete</b>					
Concrete Subcontractor	1	allowance	\$1,500.00		\$1,500.00
Furnish all labor and material to install concrete at trench for condensation line at New Kiln Room.					
					<b>CSI Division 3 - Concrete Summary</b>
					<b>\$1,500.00</b>
<hr/>					
<b>CSI Division 8 - Openings</b>					
Doors, Frames and Hardware - Supply and Install	1	lump sum	\$4,995.00		\$4,995.00
Furnish and install all labor and material for (1) HM Door, (1) HFM and Lot Hardware at New Kiln Room.					
					<b>CSI Division 8 - Openings Summary</b>
					<b>\$4,995.00</b>
<hr/>					
<b>CSI Division 9 - Finishes</b>					
Plaster and Gypsum Board Contractor	1	lump sum	\$4,540.00		\$4,540.00
Furnish and install framing, insulation, drywall and engineering at New Kiln Room.					
Stucco Contractor	1	lump sum	\$860.00		\$860.00
Furnish and install stucco system at New Kiln Room.					
Painting Contractor	1	lump sum	\$1,830.00		\$1,830.00
Furnish and install interior and exterior paint system at New Kiln Room.					
Flooring Contractor	1	lump sum	\$630.00		\$630.00
Furnish all labor and material to install floor sealer and rubber wall base at New Kiln Room.					
					<b>CSI Division 9 - Finishes Summary</b>
					<b>\$7,860.00</b>
<hr/>					
<b>CSI Division 10 - Specialties</b>					
Fire Extinguishers	1	allowance	\$500.00		\$500.00
Furnish and install (1) fire extinguisher.					





## Exhibit A

BPS South Lake ES Fire Alarm Replacement and Kiln Room Estimate  
1/19/2023

	Qty	Unit	Unit Cost	Extended Cost
<b>CSI Division 10 - Specialties Summary</b>				<b>\$500.00</b>
<hr/>				
<b>CSI Division 23 - HVAC</b>				
HVAC Contractor	1	lump sum	\$10,636.00	\$10,636.00
Furnish and install (2) Greenheck Louvers, (1) Greenheck SQ Fan, (1) Drywell with drain line, Provide Motor Disconnect, Test & Balance at New Kiln Room.				
<b>CSI Division 23 - HVAC Summary</b>				<b>\$10,636.00</b>
<hr/>				
<b>CSI Division 26 - Electrical</b>				
Electrical Contractor	1	lump sum	\$2,500.00	\$2,500.00
Furnish all labor and material for the electrical and fire alarm systems at New Kiln Room.				
<b>CSI Division 26 - Electrical Summary</b>				<b>\$2,500.00</b>
<hr/>				
Item Cost Summary				\$28,491.00
General Liability @ 0.26%				\$74.08
Fee @ 4.5%				<u>\$1,282.10</u>
Subtotal				\$29,847.18
Contingency @ 5%				<u>\$1,492.36</u>
Subtotal				\$31,339.54
Builder's Risk @ 0.50%				<u>\$156.69</u>
Subtotal				\$31,496.23
Performance and Payment Bonds @ 1.10%				<u>\$346.46</u>
<b>Phase 2 - Kiln Room Addition Total</b>				<b>\$31,842.69</b>
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<b>Project Total</b>				<b>\$341,393.29</b>

**Estimate Notes:**

Please note that we have identified that the existing is 1/2" conduit will not support the increase in wire size needed for the Fire Alarm/Voice System. Also, the existing devices are standard depth and will need to be completely changed to 2 -1/8" deep boxes to support the new devices. We have included the cost of \$110,000 to replace all existing fire alarm conduit to 3/4" and new device boxes. We have broken out the Base Fire Alarm Replacement as Phase 1 and the New Kiln Room as Phase 2. Both Phases will be under construction and completed at the same time.



## Exhibit B

Allowances, Alternates, Value Engineering (VE) Options and Owner Direct Purchases (ODPs)  
1/23/2023- Revision 1

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### Allowances

Reproduction and Printing	\$200.00
Temporary Barricades	\$1,000.00
Progress Cleaning	\$5,000.00
Small Tools	\$500.00
Safety and PPE	\$1,000.00
Submittals	\$250.00
Closeout Submittals	\$500.00
Project Sign	\$1,600.00
Saw Cutting Subcontractor	\$2,000.00
Fire Caulking	\$2,500.00
Drywall Repair	\$5,000.00
Paint Repair	\$3,500.00
Acoustical Ceiling Tile Repair	\$1,000.00
Saw Cutting for Kiln Room Condensation Line in Existing Sidewalk	\$500.00
Concrete Work for new Condensation Line at Kiln Room	\$1,500.00
Fire Extinguisher at Kiln Room	\$500.00
<b>Allowance's Total</b>	<b>\$26,550.00</b>

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### Alternates

No alternates at this time.

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### VE Options

No VE's at this time.

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### ODPs

Fire Alarm Equipment	\$28,000.00	\$1,730.00
3/4" Conduit Upgrade for existing 1/2"	\$25,000.00	\$1,550.00



## Exhibit B

Allowances, Alternates, Value Engineering (VE) Options and Owner Direct Purchases (ODPs)  
1/23/2023- Revision 1

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**ODP's Total**

**\$53,000.00**

**\$3,280.00**



## Exhibit C

Summary, Qualifications and Assumptions, and Exclusions  
1/23/2023- Revision 1

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### Summary

This project consists of removing all existing fire alarm devices, retain existing raceways for installation of new fire alarm devices.

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### Qualifications and Assumptions

We have included a 5% construction contingency.

Consumption cost of power and water required for construction is excluded.

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.

Buyout Savings, Contingencies, General Conditions and General Requirements can be utilized as necessary to fund any portion of the project as approved by the BPS project manager.

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### Exclusions

Fire Watch. This work is planned to be performed over the summer break 2023.

BDA Systems Testing

BDA System

Fire Sprinkler/ Chemical Protection at New Kiln Room.

Consumption cost of power and water required for construction.

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

Architectural and Engineering Fees

Permit or impact fees of any kind.

Changes resulting during permitting that are required by the AHJ.



## Exhibit D

Schedule Milestone Dates  
1/23/2023- Revision 1

	Start Date	Completion Date
<b>Preconstruction</b>		
Bid Phase	11/17/2022	12/15/2022
Preconstruction Services Proposal	11/29/2022	11/29/2022
Award Notice	11/30/2022	12/1/2022
NTP Preconstruction Services	11/30/2022	11/30/2022
GMP Submittal	1/18/2023	1/18/2023
<b>Construction</b>		
GMP Approval	2/14/2023	2/14/2023
NTP Construction	2/15/2023	2/15/2023
Permitting	2/15/2023	2/22/2023
Construction	6/2/2023	9/1/2023
Substantial Completion	9/1/2023	9/1/2023
Final Completion	12/1/2023	12/1/2023
<b>Closeout</b>		
Closeout Documents	9/1/2023	12/1/2023



## Exhibit E

Drawing List  
1/23/2023- Revision 1

		Drawing Date	Revision Date	Revision
<b>FIRE ALARM</b>				
FA-2.1	FIRE ALARM NEW WORK PLAN - AREA A	11/11/22		
FA-2.2	FIRE ALARM NEW WORK PLAN - AREA B1	11/11/22		
FA-2.3	FIRE ALARM NEW WORK PLAN - AREA B2	11/11/22		
FA-2.4	FIRE ALARM NEW WORK PLAN - AREA C1	11/11/22		
FA-2.5	FIRE ALARM NEW WORK PLAN - AREA C2	11/11/22		
FA-2.6	FIRE ALARM NEW WORK PLAN - AREA D	11/11/22		
FA-3.1	FIRE ALARM RISER DIAGRAM AND MATRIX	11/11/22		
<b>COVER SHEET</b>				
C-1	Cover Sheet	11/11/22		
<b>COVER SHEET - KILN ROOM</b>				
G101	COVER SHEET - KILN ROOM	12/7/22		
<b>DEMOLITION PLAN, LIFE SAFETY PLAN - KILN ROOM</b>				
A101	DEMOLITION PLAN, LIFE SAFETY PLAN - KILN ROOM	12/7/22		
<b>ELECTRICAL LEGEND AND NOTES</b>				
E-0.1	ELECTRICAL LEGEND AND NOTES	11/11/22		
<b>ELECTRICAL LEGEND AND NOTES - KILN ROOM</b>				
E-0.1	ELECTRICAL LEGEND AND NOTES - KILN ROOM	12/7/22		
<b>ELECTRICAL PLANS</b>				
E-1.1	ELECTRICAL PLANS	11/11/22		
<b>ELECTRICAL PLANS - KILN ROOM</b>				
E-1.1	ELECTRICAL PLANS - KILN ROOM	12/7/22		
<b>ELECTRICAL SPECIFICATIONS</b>				
E-0.2	ELECTRICAL SPECIFICATIONS	11/11/22		
<b>ELECTRICAL SPECIFICATIONS - KILN ROOM</b>				
E-0.2	ELECTRICAL SPECIFICATIONS - KILN ROOM	12/7/22		



## Exhibit E

Drawing List  
1/23/2023- Revision 1

		Drawing Date	Revision Date	Revision
<b>ELEVATIONS, SECTIONS, DETAILS - KILN ROOM</b>				
A501	ELEVATIONS, SECTIONS, DETAILS - KILN ROOM	12/7/22		
<b>FIRE ALARM DEMOLITION PLAN - AREA A</b>				
FA-1.1	FIRE ALARM DEMOLITION PLAN - AREA A	11/11/22		
<b>FIRE ALARM DEMOLITION PLAN - AREA B1</b>				
FA-1.2	FIRE ALARM DEMOLITION PLAN - AREA B1	11/11/22		
<b>FIRE ALARM DEMOLITION PLAN - AREA B2</b>				
FA-1.3	FIRE ALARM DEMOLITION PLAN - AREA B2	11/11/22		
<b>FIRE ALARM DEMOLITION PLAN - AREA C1</b>				
FA-1.4	FIRE ALARM DEMOLITION PLAN - AREA C1	11/11/22		
<b>FIRE ALARM DEMOLITION PLAN - AREA C2</b>				
FA-1.5	FIRE ALARM DEMOLITION PLAN - AREA C2	11/11/22		
<b>FIRE ALARM DEMOLITION PLAN - AREA D</b>				
FA-1.6	FIRE ALARM DEMOLITION PLAN - AREA D	11/11/22		
<b>FIRE ALARM LEGEND AND NOTES</b>				
FA-0.1	FIRE ALARM LEGEND AND NOTES	11/11/22		
<b>FLOOR PLANS, PARTITION TYPES, FINISHES, DOOR DETAILS - KILN ROOM</b>				
A201	FLOOR PLANS, PARTITION TYPES, FINISHES, DOOR DETAILS - KILN ROOM	12/7/22		
<b>GENERAL REQUIREMENTS - KILN ROOM</b>				
G102	GENERAL REQUIREMENTS - KILN ROOM	12/7/22		
<b>MECHANICAL FLOOR PLAN - KILN ROOM</b>				
M-1.1	MECHANICAL FLOOR PLAN - KILN ROOM	12/7/22		
<b>MECHANICAL LEGEND, NOTES, SCHEDULES - KILN ROOM</b>				
M-0.1	MECHANICAL LEGEND, NOTES, SCHEDULES - KILN ROOM	12/7/22		