



EXHIBIT C
GUARANTEED MAXIMUM PRICE
TO THE CONTINUING CONTRACT FOR
DESIGN/BUILD SERVICES/RFQ #17-Q-078-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

WHARTON-SMITH, INC.

FOR THE CONSTRUCTION OF:

SCHOOL: Creel Elementary School

PROJECT: Building Code Facility Improvements

ARTICLE 1. GUARANTEED MAXIMUM PRICE (GMP)

- 1.1.1 Guaranteed Maximum Price (GMP): Design Builder guarantees that it shall not exceed a Guaranteed Maximum Price (GMP) of Three Hundred Ninety-Seven Thousand, Seven Hundred Twenty-Eight Dollars (\$397,728.00) 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 TLC Engineering Solutions, Inc., titled Creel Elementary School and dated June 3, 2020.
 - 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 Design Builder 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 Design Build Services shall be achieved by October 23, 2020.
- 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 Design Build Services shall be achieved by December 7, 2020.
- 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 Design Builder's CPM Schedule upon approval of its Guaranteed Maximum Price Amendment.

ARTICLE 3. DESIGN BUILD FEE

- 3.1 Design Build Fee: The Design Builder Fee for the Project shall be either a Lump Sum or Not-To-Exceed Fee of Eighteen Thousand, Two Hundred Twenty-Five Dollars (\$18,225.00). **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 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 Thirteen Thousand, Eight Hundred Six Dollars (\$113,806.00). General Conditions costs shall be reimbursed at actual cost. **General Condition costs shall be in compliance with the General Conditions to the Design Build Contract (Exhibit A) and are identified in the attached document, prepared by the Design Builder titled Creel Elementary School and dated June 29, 2020. NOTE: SCHOOL DISTRICT ACCEPTS PROPOSED RATES SUBJECT TO RATE VERIFICATION BY THE SCHOOL DISTRICT'S CONSTRUCTION AUDITOR. THE SCHOOL DISTRICT WILL PAY ONLY ACTUAL VERIFIED RATES.**

ARTICLE 5. LIQUIDATED DAMAGES

- 5.1 Substantial Completion: Design Builder 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: Design Builder 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 Design Builder with respect to Owner's responsibilities:

Timothy Brown, Owner's Project Manager.

- 6.2 Design Builder's Representative: Design Builder designates the individual listed below as its Design Builder's Representative to provide direct interface with Owner with respect to Design Builder's responsibilities:

Chris Lewis, Design Builder'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: _____
Misty Belford, Chairperson
Date Approved: _____

**WHARTON-SMITH, INC.
(Consultant)**

By: Darin A. Crafton
Print Name: Darin A. Crafton
Title: Executive Vice President
Date: June 30, 2020

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

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

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



Guaranteed Maximum Price Proposal For

Creel Elementary School [REDACTED]



Date Submitted: June 29, 2020

Wharton-Smith, Inc.
CONSTRUCTION GROUP

TABLE OF CONTENTS



Exhibit C – Guaranteed Maximum Price (GMP) Amendment
to Sales Surtax Agreement for Design Build Services District School Security, RFP #17-P-029-DR
Creel Elementary School [REDACTED] [REDACTED]

Section	Item	Reference
Section 1a:	Guaranteed Maximum Price (GMP) Schedule of Values Direct Costs Allowances	(Article 1.1)
Section 1b:	Scope of Work List of Contract Documents included in Section 7 Exceptions, Clarifications & Exclusions included in Section 8	(Article 1.2-1.3)
Section 2:	Project Time	(Article 2.1-2.3)
Section 3:	Design Builder Fee	(Article 3.1)
Section 4:	Reimbursable General Conditions Costs	(Article 4.1)
Section 5:	Liquidated Damages	(Article 5.1-5.2)
Section 6:	Project Representatives	(Article 6.1-6.2)
Section 7:	List of Construction Contract Documents	(Article 7.1-7.2)
Section 8:	Exceptions, Exclusions & Clarifications	(Article 8.1-8.2)



Surtax Agreement for Design Build Services

District School Security

RFP #17-P-029-DR

Creel Elementary School [REDACTED] [REDACTED]

Section 1a

Guaranteed Maximum Price (GMP)

Attachments:

Schedule of Values

Direct Costs

Allowances



Wharton-Smith, Inc.
CONSTRUCTION GROUP



100% GMP Estimate Agreement for Design-Build Services
 School Board of Brevard County
 BPS Creel ES [REDACTED]
Section 1a
Schedule of Values

LINE	SPEC	DESCRIPTION		TOTAL
1	023000	Site earthwork, Utilities & Paving		56,220
2	029000	Landscaping		1,376
3	090000	Finishes		80,885
4	[REDACTED]	[REDACTED]		119,775
5		TOTAL DIRECT COSTS		258,256
6		General Requirements	9.61%	24,830
7		General Conditions	20.83%	53,788
8		Design and Construction Admin Services	6.95%	27,635
9		SUBTOTAL FOR FEE CALCULATION		364,509
10		P&P Bond	1.11%	4,396
11		Subcontractor Bond Costs	0.42%	1,677
12		General Liability Insurance	0.33%	1,313
13		Builder's Risk Insurance	0.04%	167
14		SUBTOTAL		372,062
15		Contingency	2.00%	7,441
16		Fee	5.00%	18,225
17		GUARANTEED MAXIMUM PRICE		397,728

100% GMP Estimate Agreement for Design-Build Services
 School Board of Brevard County
 BPS Creel ES [REDACTED]



Section 1a
Directs

LINE	SPEC	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTALS	COMMENTS
		0					
		cell M10 above is used for isolating individual building costs					
59	023000	Site earthwork, Utilities & Paving					
60							
61							
62							
63	023000	Sitework					
64		Concrete Bollards	4	ea	500.00	2,000	Allowance
65		Silt Fence	180	ft	4.00	720	Allowance
66		Saw-Cut & Remove Existing Sidewalk	75	sf	15.00	1,125	
67		Restore Sidewalk	75	sf	30.00	2,250	
68			0			0	
69	[REDACTED]	[REDACTED]	0			0	
70		[REDACTED]	370	ft	40.00	14,800	
71		[REDACTED]	50	ft	30.00	1,500	
72		[REDACTED]	1	ea	3,000.00	3,000	
73		[REDACTED]	1	ea	17,000.00	17,000	
74		[REDACTED]	6	ea	400.00	2,400	
75		[REDACTED]	1	ea	830.00	830	
76		[REDACTED]	1	ea	400.00	400	
77		[REDACTED]	1	ea	400.00	400	
78		[REDACTED]	1	ea	1,183.00	1,183	
79		[REDACTED]	1	ea	1,616.00	1,616	
80		[REDACTED]	1	ea	1,688.00	1,688	
81		[REDACTED])	1	ea	200.00	200	
82		[REDACTED]	1	ea	500.00	500	
83		[REDACTED]	1	ls	1,500.00	1,500	
84							
85	027000	Pavement					
86		Saw-Cut & Remove Existing Pavement	335	sf	15.00	5,025	
87		Restore Road Base	335	sf	20.00	6,700	
88		Restore Pavement	335	sf	25.00	8,375	
89							
90	028200	Fencing					
91		6' Chainlink Fencing [REDACTED]	10	ft	150.00	1,500	Allowance
92							
93							
94		Bond	74,712	\$	0.00	0	WSI Estimate
95		Adjustment from WSI estimate to subcontractor	1	LS	-18,492.00	(18,492)	74,712
96							
97							
98							
99		Subtotal - Site earthwork, Utilities & Paving				56,220	
100	029000	Landscaping					
101							
102							
103							
104	029010	Landscaping					
105		Sod Replacement	1,720	sf	0.80	1,376	Allowance
106							
107							
108		Bond	1,376	\$	0.00	0	WSI Estimate
109		Adjustment from WSI estimate to subcontractor	0	LS	-1,376.00	0	1,376
110							
111							
112							
113		Subtotal - Landscaping				1,376	

100% GMP Estimate Agreement for Design-Build Services
 School Board of Brevard County
 BPS Creel ES [REDACTED]



Section 1a
Directs

LINE	SPEC	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTALS	COMMENTS
114	090000	Finishes					
115							
116							
117							
118	090000	Finishes					
119		Remove & Reset Existing Acoustical Ceilings (w/ 20% Replacement)	10,000	sf	4.00	40,000	Allowance
120		Remove & Replace Gypsum Ceilings	4,810	sf	7.00	33,670	
121		Paint New Gypsum Ceilings	4,810	sf	1.50	7,215	
122							
123							
124		Bond	80,885	\$	0.00	0	WSI Estimate
125		Adjustment from WSI estimate to subcontractor	0	LS	3,441.00	0	80,885
126							
127							
128							
129		Subtotal - Finishes				80,885	
130	[REDACTED]	[REDACTED]					
131							
132							
133							
134							
135	[REDACTED]	[REDACTED]	55,428	sf	3.00	166,284	
136	[REDACTED]	[REDACTED]	1,322	sf	3.00	3,966	
137		[REDACTED]	0				included above
138		[REDACTED]	0				included above
139		[REDACTED]	0				included above
140		[REDACTED]	0				included above
141		[REDACTED]	0				included above
142		[REDACTED]	0				included above
143							
144	[REDACTED]	[REDACTED]	1	ls	3,885.00	3,885	
145		[REDACTED]	1	ea		0	
146		[REDACTED]	1	ea		0	
147		[REDACTED]	1	ea		0	
148		[REDACTED]	0	ls		0	
149							
150							
151		Bond	174,135	\$	0.02	3,483	WSI Estimate
152		Adjustment from WSI estimate to subcontractor	1	LS	-57,842.70	(57,843)	177,618
153							
154							
155							
156		[REDACTED]				119,775	
157		TOTAL DIRECT COST WITHOUT SUB BONDS				258,256	

Exhibit C – Guaranteed Maximum Price (GMP) Amendment
to Agreement for Continuing Design Build Services, RFQ #17-Q-078-DR
Creel Elementary School [REDACTED]
The School Board of Brevard County

Section 1a
Allowances

Allowances:

Note: Allowances have been incorporated into our GMP price.

1. Sod Replacement Allowance	\$1,376
2. Miscellaneous Site Allowance	\$4,220
3. Acoustical Ceilings Allowance	\$40,000



**Section 1b
Scope of Work**

Attachments:
Scope of Work

Note: List of Contract Documents included in Section 7
Exceptions, Clarifications & Exclusions included in Section 8



Exhibit C – Guaranteed Maximum Price (GMP) Amendment
to Agreement for Continuing Design Build Services, RFQ #17-Q-078-DR
Creel Elementary School [REDACTED]
The School Board of Brevard County

Section 1b
Scope of Work

[REDACTED]



Section 2
Project Time

Attachments:

Project Schedule including Substantial Completion Date and Final Completion Date





SBBC WJ Creel ES
Preliminary Schedule

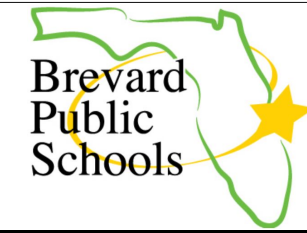


Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	2020						2
						Jul	Aug	Sep	Oct	Nov	Dec	
SBBC WJ Creel ES Protection												
Preconstruction												
WJC-1000	GMP Submission / Board Approval	14	14	24-Jun-20	14-Jul-20	[Red Bar]						
WJC-1010	Notice to Proceed	0	0	14-Jul-20		[Diamond]						
WJC-1020	Issue Letters of Intent	4	4	14-Jul-20	17-Jul-20	[Red Bar]						
WJC-1030	Engineered Shop Drawings	15	15	20-Jul-20	07-Aug-20	[Red Bar]						
WJC-1040	Mobilization	1	1	07-Aug-20	07-Aug-20	[Red Bar]						
Exterior												
WJC-1060	Underground Locates	1	1	07-Aug-20	07-Aug-20	[Green Bar]						
WJC-1070	SWPPP	1	1	07-Aug-20	07-Aug-20	[Green Bar]						
WJC-1080	Trench	3	3	10-Aug-20	12-Aug-20	[Green Bar]						
WJC-1090	Install	10	10	10-Aug-20	21-Aug-20	[Green Bar]						
WJC-1110	Demo	2	2	13-Aug-20	14-Aug-20	[Green Bar]						
WJC-1120	Demo	1	1	13-Aug-20	13-Aug-20	[Green Bar]						
WJC-1150		1	1	13-Aug-20	13-Aug-20	[Green Bar]						
WJC-1160		3	3	14-Aug-20	18-Aug-20	[Green Bar]						
WJC-1170		2	2	17-Aug-20	18-Aug-20	[Green Bar]						
WJC-1180	As-Built	5	5	17-Aug-20	21-Aug-20	[Green Bar]						
WJC-1190		1	1	19-Aug-20	19-Aug-20	[Green Bar]						
WJC-1200		5	5	20-Aug-20	26-Aug-20	[Green Bar]						
WJC-1220	Patch Back Asphalt (2 Locations)	3	3	20-Aug-20	24-Aug-20	[Green Bar]						
WJC-1230		2	2	20-Aug-20	21-Aug-20	[Green Bar]						
WJC-1240		3	3	21-Aug-20	25-Aug-20	[Green Bar]						
WJC-1250	Patch Back Sidewalk	2	2	24-Aug-20	25-Aug-20	[Green Bar]						
WJC-1260	Provide Sod Where Needed	2	2	26-Aug-20	27-Aug-20	[Green Bar]						
WJC-1280		2	2	27-Aug-20	28-Aug-20	[Green Bar]						
WJC-1290	Install Bollards	2	2	27-Aug-20	28-Aug-20	[Green Bar]						
WJC-1300	Form & Pour Concrete Pad	2	2	27-Aug-20	28-Aug-20	[Green Bar]						
Interior												
WJC-1050	Protect Existing Carpet/Furniture	5	5	07-Aug-20	13-Aug-20	[Red Bar]						
WJC-1100	Demo Ceiling Tile & Grid	5	5	11-Aug-20	17-Aug-20	[Red Bar]						
WJC-1130		40	40	13-Aug-20	08-Oct-20	[Red Bar]						
WJC-1140		40	40	13-Aug-20	08-Oct-20	[Red Bar]						
WJC-1210		15	15	20-Aug-20	10-Sep-20	[Red Bar]						
WJC-1270		15	15	27-Aug-20	17-Sep-20	[Red Bar]						
WJC-1310		3	3	18-Sep-20	22-Sep-20	[Red Bar]						
WJC-1320	-In	15	15	23-Sep-20	13-Oct-20	[Red Bar]						
WJC-1330	Re-Install Ceiling Grid & Tile	15	15	30-Sep-20	20-Oct-20	[Red Bar]						
WJC-1340		5	5	14-Oct-20	20-Oct-20	[Red Bar]						
Close-out												
WJC-1350		3	3	21-Oct-20	23-Oct-20	[Red Bar]						
WJC-1360	Inspection - Building Final	3	3	21-Oct-20	23-Oct-20	[Red Bar]						
WJC-1370	Substantial Completion	0	0		23-Oct-20	[Diamond]						
WJC-1380	Punch List	10	10	26-Oct-20	06-Nov-20	[Red Bar]						
WJC-1390	Owner Training	5	5	02-Nov-20	06-Nov-20	[Green Bar]						

█ Actual Work █ Critical Remaining Work
█ Remaining Work ◆ Milestone



SBBC WJ Creel ES
 Protection
 Preliminary Schedule



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	2020						2	
						Jul	Aug	Sep	Oct	Nov	Dec		Jan
WJC-1400	Closeout	25	25	02-Nov-20	07-Dec-20								
WJC-1410	Final Completion	0	0		07-Dec-20								



■ Actual Work ■ Critical Remaining Work
■ Remaining Work ◆ Milestone



Section 3
Construction Manager Fee

Please see Section 1a, GMP.





**Section 4
General Conditions**

Summary:

General Requirements	\$24,830
General Conditions	\$53,788
Design & CA Services	\$27,635
General Liability Insurance	\$1,313
Builder's Risk Insurance	\$167
Subcontractor Bond	\$1,677
P&P Bond	\$4,396

Attachments:

- General Conditions
- General Requirements



100% GMP Estimate Agreement for Design-Build Services

School Board of Brevard County

BPS Creel ES [REDACTED]

Section 4

General Conditions



LINE	DESCRIPTION	QTY	UNIT	MH/ UNIT	UNIT RATE	TOTAL MH	TOTALS	COMMENTS
1	Project Management Team							\$53,788
2	Project Executive	14.00	wk	1.50	90.30	21.00	1,896	
3	Project Manager	14.00	wk	6.00	70.70	84.00	5,939	
4	Assistant Project Manager	14.00	wk	0.00	0.00	0.00	0	
5	Area Superintendent	14.00	wk	1.50	75.60	21.00	1,588	
6	Superintendent	14.00	wk	0.00	0.00	0.00	0	
7	Assistant Superintendent	14.00	wk	40.00	50.40	560.00	28,224	
8	Project Engineer	14.00	wk	20.00	40.60	280.00	11,368	
9	Project Assistant	14.00	wk	6.00	30.45	84.00	2,558	
10	Project Accountant	14.00	wk	1.50	24.50	21.00	515	
11	Safety Engineer	14.00	wk	0.80	50.40	11.20	564	
12	Scheduler	14.00	wk	1.00	81.20	14.00	1,137	
13	BIM Department	14.00	wk	0.00	0.00	0.00	0	
14	Staffing Check							
15	Total Weeks of Staff	27.41	wk					
16								
17								
18	TOTAL GENERAL CONDITIONS					1,096	53,788	

100% GMP Estimate Agreement for Design-Build Services
 School Board of Brevard County
 BPS Creel ES



Section 4
General Requirements

LINE	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTALS	COMMENTS
1						
2	Project Documentation					
3	Informational signage	1	ls	300.00	300	
4	Plan & specification reproduction cost	1	ls	250.00	250	
5	Ground Penetrating Radar	1	days	1,750.00	1,750	
6						
7	Temporary Facilities for Construction					
8	Temporary toilets (1 / 40 tradesmen)	0	mo		0	Utilize Facility's Restrooms
9						
10	Construction Equipment & Tools					\$7,640
11	Computer - WS Staff (\$148/mo per person)	4	mo	234.00	936	
12	Phones - WS Staff (\$62/mo per person)	4	mo	98.03	392	
13	Vehicles & Fuel - WS Staff (\$919/mo per person)	4	mo	1,453.02	5,812	
14	Small tools & supplies	4	mo	125.00	500	
15						
16	Safety & Security					\$14,765
17	Construction Fencing	500	ft	7.00	3,500	6' fence
18	Gates	1	ea	350.00	350	
19	Safety devices	1	ls	250.00	250	
20	Clean-up throughout duration of project	18	wk	116.11	2,090	
21	Clean-up at end of project	57,000	sf	0.10	5,700	
22	Dumpsters:					
23	Dumpsters during sitework	1	pulls	400.00	400	
24	Dumpsters during structure	0	pulls		0	
25	Dumpsters during enclosure	1	pulls	400.00	400	
26	Dumpsters during finishes	0	pulls		0	
27	Dumpsters during punch out	0	pulls		0	
28	Fire Extinguishers (1 / 3,000 sf)	1	ea	75.00	75	
29	Existing surfaces protection	1,000	sf	2.00	2,000	
30						
31	Project Start Up					\$125
32	As-built drawings	1	ls	125.00	125	
33						
34	TOTAL GENERAL REQUIREMENTS				24,830	



Section 5
Liquidated Damages

To be provided upon acceptance of GMP Amendment.





Darin Crafton

Executive Vice President, Commercial Division

Darin Crafton is a senior construction executive with more than 24 years of experience in the construction industry and a proven track record of successfully completing high profile multi-million dollar projects on time and on budget. Darin will establish strong working relationships with our clients, his team members, and the communities where we live and work.

KEY QUALIFICATIONS

24 years of senior level experience with hospitality and commercial construction

EDUCATION

B.S., Construction, Bradley University, 1994

YEARS OF EXPERIENCE

4—Wharton-Smith
24—Total

REGISTRATIONS / LICENSES / CERTIFICATIONS

OSHA 10-Hour

PROFESSIONAL AFFILIATIONS

ABC (Associated Builders & Constructors)

AGC (Associated General Contractors-US/Orlando/Charlotte)

NAIOP (National Association of Industrial & Office Properties)

PCEA (Professional Construction Estimators Association-Southeast Division)

SAME (Society of American Military Engineers)

Project Experience

EDUCATION

- Innovation Middle School (Lake Nona), Orange County Public Schools, Orlando, FL (\$26.5 million)
- Windermere High School (West Orange Area Relief High School), Orange County Public Schools, Orlando, FL (\$70.2 million)
- Addition/Renovation to Tuskawilla Middle School, Seminole County Public Schools, Winter Springs, FL (\$16 million)
- New 15,000 Seat Football Stadium, Expandable to 35,000 Seats for the University of North Carolina (UNC) 49er's Football Team, Charlotte, NC, 2010 (\$40 million)
- New High School (\$37 million); Addition and Renovation (\$10 million), Libertyville School District #28, Chicago, IL
- Two Identical Three-Story Elementary Schools located across town from each other, Cicero School District #99, Chicago, IL (\$25 million)
- Westbrook Elementary School Renovation and Lincoln Jr. High School Renovation Phase I & II, Mount Prospect District #57, Chicago, IL (\$2 million & \$1 million)
- Lions Park Elementary School, Mount Prospect District #59, 68,000 SF, Chicago, IL, (\$7 million)
- Fairview Elementary School, 68,000 SF, Mount Prospect District #59, Chicago, IL (\$7 million)
- University of Southern Mississippi – Marine Research Facility, Mississippi State Port Authority, Gulfport, MS (\$11 million)

MUNICIPAL

- USSSA Space Coast Complex – Viera, Melbourne, FL (\$12.6 million)
- Seminole County Sports Complex, Seminole County, Sanford, FL (\$27 million)
- Soldier's Creek Sports Complex, Seminole County, Longwood, FL (\$7.2 million)
- Austin Tindall Regional Park Expansion, Osceola County, Kissimmee, FL (\$5.5 million)

RELIGION

- St. Luke's Lutheran Church, Fellowship Hall and Gymnasium, Oviedo, FL

(\$4.4 million)

HOSPITALITY

- Eight-Story, 119 Guestroom Hotel, Aloft Hotel, Orlando, FL (\$12 million)
- Renovation of 450 Guestrooms and four Restaurants Completed in Nine Weeks, Ritz Carlton, Naples, FL (\$23 million)
- 16,000-acre, 305,000-SF, and 228 Luxury Guestrooms, Streamsong Resort, FL (\$80 million)
- 395-Guest Room, Lobby and Fitness/Pool Renovation, Sheraton Hotel Renovation, Indianapolis, IN, 2010 (\$5 million)
- New 12-story Hotel Tower and Phase II Casino, Hardrock Tampa Hotel & Casino, Tampa, FL (\$85 million)

COMMERCIAL

- Mixed-Use, High-End Retail, Hotel and Water Park, American Dream Development, Rutherford, NJ (\$2 billion)
- 65-story Condo at 1151 West Georgia Condo (Precon), Vancouver, BC (\$250 million)
- Five-Building Mixed-Use Facility on the Historic Biltmore Property, Biltmore Winery Antler Village, Asheville, NC, 2009 (\$12 million)
- Thirty-Four-story, 1.1-million SF building, 55 West, Orlando, FL (\$170 million)
- New Design-Build Clubhouse/Casino/Horse Racetrack, MEC Gulfstream Clubhouse, Hallandale, FL (\$66 million)
- Themed Dinner and Horse Show Attraction, Dixie Stampede Dinner & Show Theater, Orlando, FL (\$20 million)
- New Themed Mixed-use Attraction Consisting of Restaurants, 4-D Theater and Retail Stores, Crossroads at Stone Mountain, Atlanta, GA (\$25 million)
- New Prototype Resort Consisting of a three hotel complex of a five story, 388 room Fairfield Inn, five story, 400 room Courtyard Marriott and five story, 312 room Springhill Suites, Marriott International, Orlando, FL (\$75 million)
- Emergency Operations Center, Mobil County Commission, Mobile, AL (\$10.7 million)

RESIDENTIAL

- Six-story, 246 Apartments and 399 Space Garage, 899 North Orange Avenue, Orlando, FL (\$32 million)
- New Eight-Story Apartment Tower and Parking Deck, Parkcrest at Harbor Island, Tampa, FL (\$35 million)

OTHER

- Two-Story Command Center for NAVFAC Cherry Point Naval Base, NAVFAC Cherry Point Command Center, Havelock, NC, 2009 (\$22 million)
- New Design-Build Flight Simulation Training Facility, Jet Blue, Orlando, FL (\$16 million)
- New 70,000 SF Recreation Complex, Oak Brook Park District, Chicago, IL (\$10 million)



Chris Lewis, CBC

Assistant Project Manager

As Assistant Project Manager, Chris is responsible for facilitating subcontractor meetings, creating and distributing weekly owner and subcontractor meeting minutes, submittal reviews for compliance (such as concrete/rebar shop drawings, structural steel shop drawings, casework shop drawings, etc.), facilitating MEP coordination meetings, communicating directly with the project architect, compiling operation/maintenance manuals, coordinating and tracking material deliveries, and taking weekly progress photos.

KEY QUALIFICATIONS

EDUCATION

BS in Construction Management, Everglades University

AS in Building Construction Technology, Valencia Community College

YEARS OF EXPERIENCE

> 1—Wharton-Smith
11—Total

REGISTRATIONS / LICENSES / CERTIFICATIONS

State of FL CBC 1261411
OSHA 30-Hour

PROFESSIONAL AFFILIATIONS

Member
Member

Project Experience

- District Wide Security Upgrades, Brevard Public Schools, Brevard County, FL (\$8.3 million)
- FP&L Facility Hardening, Brevard County, FL (\$1 million)*
- Assisted Living Facility, Oviedo, FL (\$2 million)*
- Assisted Living Facility, Greenville, SC (\$2 million)*
- Belk Inc., Jacksonville, FL (\$5 million)*
- Belk Inc., Greenville, SC (\$2.5 million)*
- Lakeview Office Building, Winter Garden, FL (\$750 thousand)*

*Denotes individual experience





Section 7
Construction Documents List

Attachments:

Documents List including Drawings and Specifications



Exhibit C – Guaranteed Maximum Price (GMP) Amendment
to Agreement for Continuing Design Build Services, RFQ #17-Q-078-DR

The School Board of Brevard County

Creel Elementary School [REDACTED]

Section 7

List of Construction Contract Documents

Number	Sheet Name	Issue Date
G001	Title Sheet	06/03/20
FP001	[REDACTED]	06/03/20
FP101	[REDACTED]	06/03/20
FA101	[REDACTED]	06/03/20
C-000	Cover	06/03/20
C-001	General Notes	06/03/20
C-101	Engineering Site Plan	06/03/20
C-501	[REDACTED]	06/03/20
C-502	[REDACTED]	06/03/20
C-701	[REDACTED]	06/03/20
C-702	[REDACTED]	06/03/20
C-703	[REDACTED]	06/03/20



Section 8
Exceptions & Exclusions and Clarifications

Attachments:

Assumptions & Clarifications and Exclusions



Exhibit C – Guaranteed Maximum Price (GMP) Amendment
to Agreement for Continuing Design Build Services, RFQ #17-Q-078-DR
Creel Elementary School [REDACTED]
The School Board of Brevard County

Section 8

Assumptions & Clarifications and Exceptions & Exclusions

Assumptions & Clarifications:

1. Impacted existing finish surfaces shall be repaired in a manner to match existing conditions as closely as possible.
2. The cost of staff identified in the General Conditions shall not all be stationed on site, but working exclusively on the project, shall be reimbursed by the SBBC as shown in the attached General Conditions exhibit.
3. Overtime hourly rates shall only apply to hourly field staff personnel working on the project above and beyond forty (40) hours per week and shall be consistent with the audited overtime hourly rate.
4. [REDACTED]

Exceptions & Exclusions:

1. ACM Abatement, if required.
2. Repair or replacement of any existing conditions not shown on the contract documents or identified specifically within the scope of this contract.