

**REQUEST FOR QUALIFICATIONS
RFQ 16-194C**

**CONSTRUCTION MANAGER AT RISK
SERVICES**

Northeast Senior High School



The School Board of Broward County, Florida

**Dr. Rosalind Osgood, Chair
Abby M. Freedman, Vice Chair
Robin Bartleman
Heather P. Brinkworth
Patricia Good
Donna P. Korn
Laurie Rich Levinson
Ann Murray
Nora Rupert**

Robert W. Runcie, Superintendent of Schools

**Leo Bobadilla - Chief Facilities Officer
Barbara J. Myrick, Interim General Counsel**

**Office of Facilities and Construction
Procurement and Warehousing Services**

NOTICES TO ALL BIDDERS

Cone of Silence and Lobbyist Activities

For Cone of Silence requirements and for Lobbyist Activity restrictions refer to Section 1, Introduction and General Information lines labeled Cone of Silence and Lobbyist Activities. Line numbers 1.10 and 1.11.

Pre-Qualification of Contractors Notice

In order for proposals on this project to be accepted by the School Board of Broward County, Florida, the bidder/proposer must be Pre-Qualified in accordance with 1013.46 F.S., State Requirements for Educational Facilities Ch. 4.1(1) and Board Policy 7003, at the time of the bid opening. Bids submitted from firms not in compliance with these requirements will not be opened.

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Procurement and Warehousing Services Department
7720 W. Oakland Park Boulevard, Suite 323
Sunrise, Florida 33351-6704**



REQUEST FOR QUALIFICATIONS (RFQ)

RFQ # 16-194C

CONSTRUCTION MANAGEMENT AT RISK SERVICES

RFQ Issue Date: June 30, 2016

Description of Scope:

Construction Management at Risk Services for the following project:

Northeast Senior High School

Northeast Senior High School is an existing school originally built in 1963 with expansion and renovation having taken place over the entire life of the facility. The campus currently encompasses twenty-nine (29) buildings with an approximate square footage of 280,786 SF. Additionally the campus includes three (3) portable facilities with an approximate square footage of 2,376 SF.

The work generally consists of:

- Single Point of Entry
- Safety / Security Upgrades
- Fire Sprinkler and Fire Alarm System Improvements
- Weight Room Renovation
- STEM LAB Improvements
- HVAC upgrades and Electrical upgrades
- Other miscellaneous renovation work on most of the campus buildings.

NOTICES TO ALL PROPOSERS

Cone of Silence and Lobbyist Activities

For Cone of Silence requirements and for Lobbyist Activity restrictions refer to Section 1, Introduction and General Information lines labeled Cone of Silence and Lobbyist Activities. Line numbers 1.10 and 1.11.

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Procurement and Warehousing Services Department
7720 W. Oakland Park Boulevard, Suite 323
Sunrise, Florida 33351-6704

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
--- RFQ Cover Sheet.....	0
--- RFP – Description of Scope.....	1
--- Table of Contents	2
1.0 Introduction and General Information	3
2.0 Calendar	6
3.0 RFQ Conditions	7
4.0 Required Proposal Format and Response Information.....	11
5.0 Evaluation of Qualifications	14
6.0 Project Scope and Schedule	16

Attachments

- Attachment A - M/WBE Participation - Preconstruction Phase
- Attachment B - M/WBE Participation Commitment – Construction Phase
- Attachment C – Sample Construction Management at Risk Agreement (With Exhibits)
 - Exhibit A GMP Amendment Form
 - Exhibit B Compensation
 - Exhibit C CM Firm’s Proposal (not attached to RFQ)
 - Exhibit D SBBC RFQ Documents (not attached to RFQ)
- Attachment D – Sample General Conditions for Construction
- Attachment E - Required Response Form
- Attachment F – Proposers Request for Information Form
- Attachment G – Project Scope of Work
- Attachment H – Authorization to Proceed Form
- Attachment I – ACH Payment Agreement Form

RFP Online Attachment Links

Online Documents: The following documents shall be downloaded by the Design/Builder and are considered as RFP and Contract Attachments, and requirements of the Contract:

Division 0 - Specifications

<http://www.broward.k12.fl.us/constructioncontracts/D0docs.html>

Design Standards

<http://www.broward.k12.fl.us/constructioncontracts/DivisiononeDesignStandards.html>

- SBBC Design Criteria
 - Specifications – Division 1 through 17
 - Document Submittal Checklist for Plan Review
 - Design Guidelines

Note the following:

For the Owner's Design and Materials Standards downloaded from the Owner's website – the word 'Contractor' shall be interpreted as the word 'Design/Builder' in every instance that the word Contractor is used in these standards.

- State Requirements for Educational Facilities (SREF) latest edition:
<http://www.fldoe.org/edfacil/sref.asp>

SECTION 1.0 - INTRODUCTION AND GENERAL INFORMATION

1.1 The School Board of Broward County, Florida (hereinafter referred to as "SBBC") desires to receive Qualifications for Construction Management at Risk Services as described herein. Submitting firms will be referred to as "CM" throughout this document.

1.2 **Questions and Interpretations:** Any questions, requests for clarifications or interpretations regarding any portion of this RFQ during the Submittal preparation period (or reporting errors, inconsistencies, or ambiguities) shall be received no less than ten (10) days prior to the deadline due date for submitting the completed RFQ response, and no questions or clarifications will be considered after this date. Respondents must submit Document 00220 – Bidders Request For Information Form (Attachment F) for all RFI requests and all RFI requests must be typed or printed. Questions not submitted on Document 00220 will not be considered. RFI requests must be for a single RFQ, RFI requests for multiple RFQs may not be considered. Any questions which require a response which amends the RFQ document in any manner will be answered via Addendum by the Procurement and Warehousing Services Department and provided to all Proposers. Address questions or requests for clarifications in writing to:

Vanessa S. Lauchaire
Strategic Sourcing Manager
Procurement & Warehousing Services
7720 West Oakland Park Blvd - Suite 323
Sunrise, FL 33351
754-321-0533 Fax

1.3 Any verbal or written information, which is obtained other than by information in this RFQ document or by Addenda, shall not be binding on SBBC.

1.4 **Contract Term and Type:**

- a. The term of this contract is anticipated to begin on the Notice to Proceed Date and end one year after final completion of the project.
- b. The initial contract will be a lump sum contract to provide preconstruction services. Additionally, the Construction Management fee for the construction phase will also be set with the initial contract.
- c. Through contract amendment, a Guaranteed Maximum Price (GMP) shall be negotiated and established when the 100% Design Submittal Stage is accepted by the Owner. GMP negotiations will commence at the beginning of the design development stage and will conclude when the GMP is set.

1.5 **Proposal Format:** The RFQ's submittal shall follow the format and include the information as identified in Section 4.0 of this RFQ.

1.6 **Evaluation and Award:** All Proposals will be evaluated by the Qualifications Selection Evaluation Committee (QSEC) based upon the information submitted by Proposers in response to this RFQ and in accordance with the evaluation criteria established in Section 5.0. Based upon the evaluation of Proposals, the Committee will recommend a Proposer(s) to the Superintendent of Schools who may then recommend a Proposer(s) to the SBBC for award.

1.7 **Irrevocability of Proposal:** A Proposal may not be withdrawn before the expiration of 90 days after the date of the Proposal's opening.

1.8 **Proposal Package Requirements:**

- One complete, original hard-copy Proposal (clearly labeled as "original").
- One complete, original electronic version (clearly labeled as "original").

--- Five (5) complete, electronic version copies (clearly labeled as “copy”).

--- Four (4) additional hard-copies (which must be identical to the original Proposal except they shall be labeled as “copy”).

--- Proposals shall be submitted in a sealed envelope (package, box, etc.) with the RFQ number and description clearly identified by label on the Package along with the Proposers Name.

1.9 **Gratuities:** Proposers shall not provide any gratuities, favors, or anything of monetary value to any official, employee, or agent of SBBC; including any School Board Member, Superintendent of Schools and any Evaluation Committee Members, for any reason during this entire Procurement Process.

1.10 **Cone of Silence:** Any proposer, or lobbyist for a proposer, is prohibited from having any communications (except as provided in this rule) concerning any solicitation for a competitive procurement with any School Board member, the Superintendent, any Evaluation Committee Member, or any other School District employee after the Procurement and Warehousing Services Department releases a solicitation to the General Public. All communications regarding this solicitation shall be directed to the designated Purchasing Agent unless so notified by the Procurement and Warehousing Services Department. This “Cone of Silence” period shall go into effect and shall remain in effect from the time of release of the solicitation until the School Board either awards a contract or until rejects all proposals. Further, any vendor, its principals, or their lobbyists shall not offer campaign contributions to School Board Members or offer contributions to School Board Members for campaigns of other candidates for political office during the period in which the vendor is attempting to sell goods or services to the School Board. This period of limitation of offering campaign contributions shall commence at the time of the “cone of silence” period for any solicitation for a competitive procurement as described by School Board Policy 3320, Part II, Section GG as well as School Board Policy 1007, Section 5.4 – Campaign Contribution Fundraising. Any vendor or lobbyist who violates this provision shall cause their Proposal (or that of their principal) to be considered non-responsive and therefore be ineligible for award. This prohibition does not apply to:

1. Telephone calls to the Procurement & Warehousing Services staff to request copies of this RFQ, to confirm attendance, or request directions regarding an interview notification received;
2. Delivery of the Respondent’s Submittal;
3. Discussion at the interview;
4. Delivery of written questions about the RFQ;
Review of background/contract documents at the staff offices;
5. Public Records Requests; and/or
6. Bid protest proceedings.

1.11 **Lobbyist Activities:** In accordance with SBBC Policy 1100B, as currently enacted or as amended from time to time, persons acting as lobbyists must state, at the beginning of their presentation, letter, telephone call, e-mail or facsimile transmission to School Board Members, Superintendent or Members of Senior Management, the group, association, organization or business interest she/he is representing.

1.11.1 A lobbyist is defined as a person who, for immediate or subsequent compensation (e.g., monetary profit/personal gain), represents a public or private group, association, organization or business interest and engages in efforts to influence School Board Members on matters within their official jurisdiction.

1.11.2 A lobbyist is not considered to be a person representing school allied groups (e.g., PTA, DAC, Band Booster Associations, etc.) nor a public official acting in her/his official capacity.

1.11.3 Lobbyists shall annually (July 1) disclose in each instance and for each client prior to any lobbying activities, their identity and activities by completing the lobbyist statement form which can be obtained from official School Board Records, School Board Member’s Offices or the Superintendent’s Office and will be recorded on SBBC’s website, www.browardschools.com.

- 1.11.4 The lobbyist must disclose any direct business association with any current elected or appointed official or employee of SBBC or any immediate family member of such elected or appointed official or employee of SBBC.
- 1.11.5 Senior-level employees and/or School Board Members are prohibited from lobbying activities for two years after resignation or retirement or expiration of their term of office.
- 1.11.6 The Office of the Superintendent shall keep a current list of persons who have submitted the lobbyist statement form.
- 1.12 **Preparation Cost of Proposal:** Proposer is solely responsible for any and all costs associated with responding to this RFQ. SBBC will not reimburse any Proposer for any costs associated with the preparation and submittal of any Proposal, or for any travel and per diem costs that are incurred by any Proposer.
- 1.13 It is the sole responsibility of the Proposer to assure it has received the entire Proposal and any and all Addendum.
- 1.14 It is the sole responsibility of the Proposer to assure that its Proposal is time stamped in the Procurement and Warehousing Services Department on or before 2:00 p.m. EST on the date due.
- 1.15 No verbal or written information which is obtained other than by information in this document or by Addenda to this RFQ shall be binding on SBBC.
- 1.16 No submissions made after the Proposal opening, amending or supplementing the Proposal, will be considered.

SECTION 2.0 CALENDAR

June 30, 2016	Issuance of RFQ #16-194C
July 14, 2016	Non-Mandatory Proposers' Conference 2 p.m. EST*.
July 20, 2016	Written questions due on or before 5:00 p.m. ET in the Procurement and Warehousing Services Department 7720 West Oakland Park Blvd., Suite 323, Sunrise, Florida 33351-6704.
August 3, 2016	Proposals due on or before 2:00 p.m. ET in the Procurement and Warehousing Services Department. 7720 West Oakland Park Blvd., Suite 323, Sunrise, Florida 33351-6704.
August 25, 2016**	Selection Committee reviews Qualifications and makes a recommendation for Selection in the Procurement and Warehousing Services Department 7720 West Oakland Park Boulevard, Suite 323 Sunrise, Florida 33351-6704 at 9:00 a.m.*
August 29, 2016	Evaluation Committees Posting of Recommendations.
September 20, 2016	Tentative School Board Award Date.

*These are public meetings. SBBC prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, gender identity, gender expression, national origin, marital status, race, religion, sex or sexual orientation. Individuals who wish to file a discrimination and/or harassment complaint may call the Executive Director, Benefits & EEO Compliance at 754-321-2150 or Teletype Machine (TTY) 754-321-2158.

Individuals with disabilities requesting accommodations under the Americans with Disabilities Act (ADA) may call Equal Educational Opportunities (EEO) at 754-321-2150 or Teletype Machine (TTY) 754-321-2158.

**Proposers may be asked to be present at this public meeting to answer questions related to their submittal. Proposers may also be invited to make a presentation to the Selection Committee. If a presentation is requested, it must be limited to information included in their Proposal submitted to SBBC. Details related to the Selection Committee meeting will be provided to the proposers when they are given notice of the meeting.

SECTION 3.0 - RFQ CONDITIONS

- 3.1 **Evaluation Committees and Proposals:** State Statutes 119.071 and 286.0113 are adhered to by SBBC in the review and awarding of contracts.
- 3.2 **Public Record:** Proposer acknowledges that all information contained within their Proposal is part of the public domain as defined by the State of Florida Sunshine and Public Record Laws.
- 3.3 **Governing Law:** This RFQ, and any award(s) resulting from this RFQ, shall be interpreted and construed in accordance with the laws of the State of Florida. Any protests arising from this RFQ shall be subject to Section 120.57(3), Florida Statutes. Any disputes or controversies arising out of a contract awarded under this RFQ shall be submitted to the jurisdiction of the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida.
- 3.4 **Advertising:** In submitting an RFQ, Proposer agrees not to use the results therefrom as a part of any commercial advertising without prior written approval of SBBC.
- 3.5 **Billing Instructions and Payment:** All payments made to the CM shall be made by ACH (Automated Clearing House). Monthly invoices shall be submitted to the Project Manager for review and approval. Refer to the Agreement for the specifics. The ACH Payment Agreement Form (Attachment I). This form shall be submitted at the time of the execution of the Contract.
- 3.6 **Contract Value:** No guarantee is given or implied as to the total dollar value or work as a result of this RFQ. SBBC is not obligated to place any order for services performed as a result of this award. Order placement will be based upon the needs and in the best interest of SBBC.
- 3.7 **Conflict of Interest and Conflicting Employment or Contractual Relationship:** Section 112.313 (3) and (7), Florida Statutes, sets forth restrictions on the ability of SBBC employees acting in a private capacity to rent, lease, or sell any realty, goods, or services to SBBC. It also places restrictions on SBBC employees concerning outside employment or contractual relationships with any business entity which is doing business with SBBC. Each Proposer is to disclose any employees it has who are also SBBC employees. This Conflict of Interest Form is an attachment to the PSA (PSA attachment 9). This executed document shall be submitted at the time of Contract Execution. Any employees identified by the Proposer, should obtain legal advice as to their obligations and restrictions under Section 112.313 (3) and (7), Florida Statutes.
- 3.8 **Disputes:**
- 3.8.1 In the event of a conflict between the documents, the order of priority of the documents shall be as follows:
1. The Agreement resulting from the award of this RFQ (if applicable) ; then
 2. Addenda released for this RFQ, with the latest Addendum taking precedence; then
 3. the RFQ Documents; then
 4. Awardee's Proposal.
- 3.8.2 In case of any other doubt or difference of opinion, the decision of SBBC shall be put in writing and shall be final and binding on both parties.
- 3.9 **Insurance:** Refer to CMAR Agreement for Professional Insurance Requirements (RFQ Attachment C).
- 3.10 **Public Entity Crimes:** Section 287.133(2)(a), Florida Statutes, as currently enacted or as amended from time to time, states that a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal on a contract to provide any goods or services to a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit a Proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount

provided in Section 287.017 for CATEGORY TWO [currently \$25,000] for a period of 36 months from the date of being placed on the convicted vendor list.

3.12 **M/WBE:**

3.12.1 M/WBE Goals: The CM shall comply with the Owner's M/WBE policies and procedures. The CM's M/WBE goal for this Contract is 25 percent during preconstruction and 25% during construction.

3.12.2 Information: SBBC encourages each Proposer to make every reasonable effort to include M/WBE participation on any contract award under this RFQ. An M/WBE is defined by SBBC as any legal entity, other than a joint venture, which is organized to engage in commercial transactions and which is at least 51% owned and controlled by a minority or women and has been Certified by SBBC as an approved M/WBE.

3.12.2.1 Any participation by firms not certified by SBBC at the time of proposal will not count in the RFQ evaluation process for the award of points in the CM's M/WBE Participation Category. However, firms that are certified by SBBC after the proposal's tentative award, will count towards the CM's M/WBE project goal attainment. CM to contact SDOP to provide the updated information.

3.12.2.2 For information on M/WBE Certification, or to obtain information on locating certified M/WBE's, contact SBBC's Supplier Diversity and Outreach Programs at 754-321-0550 or www.broward.k12.fl.us/supply/vendors/mwbe.htm.

3.13 **Protesting of RFQ Conditions/Specifications:** Any person desiring to protest the conditions/specifications in this RFQ, or any Addenda subsequently released thereto, shall file a notice of intent to protest, in writing to the Director of Procurement and Warehousing Services Department. The formal written protest shall be filed within ten calendar days after the date the notice of protest was filed. Saturdays, Sundays, state holidays or days during which the school district administration is closed shall be excluded in the computation of the ten (10) calendar days. The formal written protest must be received on or before 5:00 p.m. EST of the 10th Calendar Day at the office of the Director of Procurement and Warehousing Services Department. Refer to Section 120.57(3)(b), Florida Statutes, as currently enacted or as amended from time to time, for the requirements for the written protest.

3.13.1 Failure to file a notice of protest or to file a formal written protest within the time prescribed by Section 120.57(3), Florida Statutes, or a failure to post the bond or other security required by SBBC Policy 3320, Part VIII, within the time allowed for filing a bond, shall constitute a waiver of proceedings.

3.14 **Posting of RFQ Recommendations:** RFQ Recommendations will be posted in the Procurement and Warehousing Services Department and on www.demandstar.com as noted on the Calendar (Section 2.0) or as modified by an addendum or by posting in the Procurement and Warehousing Services Department and at www.demandstar.com (under the document section for this RFQ). The Recommendations will remain posted for 72 hours. It is the responsibility of each Proposer to ascertain any revised date for the posting of RFQ Recommendations.

3.15 **Protest of Intended Decision:** Any person desiring to protest the Recommended Decision shall file a notice of protest, in writing, within 72 hours after the posting of the RFQ Recommendation and shall file a formal written protest within ten calendar days after the date the notice of protest was filed. The formal written protest must be received on or before 5:00 p.m. EST of the tenth (10) calendar day. Saturdays, Sundays, state holidays and days during which the school district administration is closed shall be excluded in the computation of the 72 hours.

3.15.1 Failure to file a notice of protest or to file a formal written protest within the time prescribed by Section 120.57(3), Florida Statutes, or a failure to post the bond or other security required by Policy 3320, Part VIII, within the time allowed for filing a bond, shall constitute a waiver of proceedings.

3.15.2 Notices of protests, formal written protests, and the bonds required by Policy 3320, shall be filed at the office of the Director of Procurement and Warehousing Services, 7720 West Oakland Park Boulevard, Suite 323, Sunrise, Florida 33351 Fax filing will not be acceptable for the filing of bonds.

- 3.16 **Use of Other Contracts:** SBBC reserves the right to utilize any other SBBC contract, any State of Florida Contract, any contract awarded by any other city or county governmental agencies, other school boards, other community college/state university system cooperative agreements, in lieu of any offer received or award made as a result of this RFQ if it is in SBBC's best interest to do so. SBBC also reserves the right to waive irregularities or technicalities in any Proposal received if such action is in the best interest of SBBC. However, such a waiver shall in no way modify the RFQ requirements or excuse the Proposer from full compliance with the RFQ specifications and other contract requirements if the Proposer is awarded a contract.
- 3.17 **Assignment:** Neither party to the Agreement shall sell, assign or sublet the same without the written consent of the other; nor shall a CM assign any monies due or to become due to the CM, or by reason of the Contract without the previous written consent of the Owner and as approved by the Attorney for the Owner.
- 3.18 **Cancellation:** In the event any of the provisions of this RFQ are violated by the Awardee, the Director of Procurement and Warehousing Services shall give written notice to the Awardee stating the violations and unless they are corrected within five days, a recommendation will be made to SBBC for cancellation.
- 3.19 **SBBC Photo Identification Badge/ Background Screening:**
Awardee agrees to comply with all the requirements of Sections 1012.32 and 1012.465, Florida Statutes, and that Awardee and all its personnel who (1) are to be permitted access to school grounds when students are present, (2) will have direct contact with students, or (3) have access or control of school funds will successfully complete the background screening required by the referenced statutes and meet the standards established by the statutes. Personnel shall include employees, representatives, agents or sub-contractors performing duties under the contract to SBBC and who meet any or all of the three requirements identified above. Awardee will bear the cost of acquiring the background screening required under Section 1012.32, Florida Statutes, and any fee imposed by the Florida Department of Law Enforcement to maintain the fingerprints provided with respect to Awardee and its personnel. The Parties agree that the failure of Awardee to perform any of the duties described in this section shall constitute a material breach of this RFQ entitling SBBC to terminate immediately with no further responsibilities or duties to perform under this Agreement. Awardee agrees to indemnify and hold harmless SBBC, its officers and employees of any liability in the form of physical or mental injury, death or property damage resulting in Awardee's failure to comply with the requirements of this section or Sections 1012.32 and 1012.465, Florida Statutes.
- 3.19.1 SBBC issued identification badges must be worn at all times when on SBBC property and must be worn where they are visible and easily readable.
- 3.19.2 Badge Vendor Information shall be provided to the CM at the time of Award.
- 3.20 **Withdrawal of RFQ:** In the best interest of SBBC, SBBC reserves the right to withdraw this RFQ at any time prior to the time and date specified for the Proposal opening.
- 3.21 **Severability:** In case of any one or more of the provisions contained in this RFQ shall be for any reason be held to be invalid, illegal, unlawful, unenforceable or void in any respect, the invalidity, illegality, unenforceability or unlawful or void nature of that provision shall not affect any other provision and this provision shall be considered as if such invalid, unlawful, unenforceable or void provision had never been included herein.
- 3.22 It is the sole responsibility of the Proposer to assure it has received the entire Proposal and any and all Addenda.
- 3.23 It is the sole responsibility of the Proposer to assure that its Proposal is time stamped in the Procurement and Warehousing Services Department on or before the due time on the date due. No submissions made after the Proposal opening, amending or supplementing the Proposal, shall be considered.
- 3.24 No verbal or written information which is obtained other than by information in this document or by Addenda to this RFQ shall be binding on SBBC.
- 3.25 **Acceptance and Rejection of Proposals:**
- 3.25.1 **Acceptance:** All Proposals properly completed and submitted will be evaluated in accordance with Section 5.0.

3.25.2 **Rejection:** The School Board reserves the right to reject all proposals. In addition, a proposal may be rejected if it does not conform to the rules or the requirements contained in this RFQ. Examples for rejection include, but are not limited to, the following:

3.25.2.1 The Proposal is time-stamped at the Procurement and Warehousing Services Department after the deadline specified in the RFQ.

3.25.2.2 Proposers found legally guilty of collusion among Proposers, shall be rejected, and the participants to such shall be barred from future procurement opportunities until such time as they may be reinstated.

3.25.2.3 The Proposal shows non-compliance with applicable laws; or contains any unauthorized additions or deletions; is a conditional Proposal; is an incomplete Proposal; or contains irregularities of any kind.

3.26.2.4 The Proposer adds provisions reserving the right to accept or reject an award or to enter into a contract pursuant to an award or adds provisions contrary to those in the RFQ.

3.25.3 SBBC also reserves the right to waive irregularities or technicalities in any Proposal received if such action is in the best interest of SBBC. However, such a waiver shall in no way modify the RFQ requirements or excuse the Proposer from full compliance with the RFQ specifications and other contract requirements if the Proposer is awarded the contract.

3.26 **Maintenance of Records:**

3.26.1 CM shall keep all records and supporting documentation which concern or reflect its Services hereunder. The records and documentation shall be retained by the CM for a period of seven (7) years from the completion date of the project associated with the Authorization to Proceed; or such period of time as required by law. The Owner, or any duly authorized agents or representatives of the Owner, shall have the right to inspect and copy all such records and documentation as often as they deem necessary during the period of this Agreement and during the period noted above in which the records are to be retained. Such activity shall be conducted at the reasonable convenience of the CM.

3.27 **Liability:** Refer to Attachment C - Sample Construction Management at Risk Agreement.

3.28 **SBBC Information Security Guidelines:** It is the responsibility of the CM to read and adhere to the SBBC Information Security Guidelines when using any device connected to the SBBC's network. Following the conclusion of the contract term, all of SBBC's confidential information must be removed from the CM's equipment and all access privileges must be revoked. Final payment will be withheld until the CM has confirmed, in writing, that all SBBC's confidential information has been purged from any and all electronic technology devices that were used during this contract and were connected to the SBBC's network.

SECTION 4.0 - REQUIRED QUALIFICATIONS FORMAT AND RESPONSE INFORMATION

4.1 The SBBC's Procurement and Warehousing Services Department staff shall determine whether each Proposer has addressed and provided all RFQ submittal requirements. SBBC's Procurement and Warehousing Department shall identify the status of completion for each Proposer's proposal on a spreadsheet for the Evaluation Committee's use.

4.2 It is required that Proposals be organized in the manner specified below and with all the information as identified.

4.2.1 Title Page:

- Line 1 Include RFQ number and name;
- Line 2. The RFQ Due Date;
- Line 3 The name of the Proposer (company/firm name);
- Line 4 Company/firm address;
- Line 5 Company/firm telephone number.

4.2.2 Section A – General

NOTE: Failure to strictly comply with this section may result in a recommendation to reject the proposal.

Section A1 - Table of Contents: Include a clear identification of the material by scoring sections, section number and by page number.

Section A2 - Letter of Responsibility: Include the names of the persons who will be authorized to make decisions for the Proposer for this proposal, and for the CM efforts that may result from this RFQ. Provide titles, work addresses, telephone numbers and e-mail addresses. Letter to be on Company Letterhead and signed by an Officer of the Company.

Section A3 – Signed Addenda: Include signed and dated copies of all addenda to verify and acknowledge receipt.

4.2.3 Section B – Required Forms, Licenses, certificates, History

NOTE: Failure to strictly comply with this section may result in a recommendation to reject the proposal.

4.2.3.1 Required Response Form

4.2.3.1.1 The Required Response Form shall be completed in ink or typewritten. The signed "original" Required Response Form shall be submitted within the Proposal Package labeled as the "original." Refer to Attachment E.

4.2.3.1.2 Required Response Form for Joint Venture Proposals shall follow the following requirements.

4.2.3.1.2.1 JOINT VENTURES: In the event multiple Proposers submit a joint Proposal in response to the RFQ, a single Proposer shall be identified as the Prime Proposer. If offering a joint Proposal, Prime Proposer must include the name and address of all parties of the joint Proposal. Prime Proposer shall provide all bonding and insurance requirements, execute any Contract, complete the Required Response Form shown herein, and have overall and complete accountability to resolve any dispute arising within this contract. Only a single contract with one Proposer shall be acceptable. Prime Proposer responsibilities shall include, but not be limited to, performing of overall contract administration, preside over other Proposers participating or present at SBBC meetings, oversee preparation of reports and presentations, and file any notice of protest and final protest as described herein. Prime Proposer shall also prepare and present a consolidated invoice(s) for services performed. SBBC shall issue only one check for each consolidated invoice to the Prime Proposer for services performed. Prime Proposer shall remain responsible for performing services associated with response to this RFQ.

Section B1 - Required Response Form:

Modifications or alterations to this form shall not be accepted and will cause the Proposal to be rejected and not reviewed. The Required Response Form, shall be the only acceptable form. The form with the Original Signature shall be in the Proposal Package labeled "Original". Refer to Attachment E.

Section B2 - Licenses and Registrations (Florida)

All appropriate licensing numbers shall be provided on a list. This list to include type of license or registration license number and name of license holder. Examples include:

1. Firms Construction Licenses and Registrations
2. General Contracting Licenses
3. M/WBE Certificates as applicable
4. Continue as appropriate

Section B3 - Proposer History

Provide a listing of current and former business entities that the Proposer is operating under and has operated under in the past. Letter to be on Company Letterhead and signed by an officer of the Company.

Section B4 - Litigation

Provide a statement of any litigation or regulatory action that has been filed or is pending against your firm(s) in the last three years. If an action has been filed, state and describe the litigation or regulatory action filed, and identify the court or agency before which the action was instituted, the applicable case or file number, and the status or disposition for such reported action. If no litigation or regulatory action has been filed against your firm(s), provide a statement to that effect. For joint venture or team Proposers, submit the requested information for each member of the joint venture or team.

NOTE: Sections C and D below shall be evaluated and scored by QSEC

4.2.4 Section C - Experience and Qualifications (60 maximum combined total points for C1, C2 and C3)

Section C1 - Executive Summary / Approach / Current Work Load (30 maximum points)

Executive Summary – (7 maximum points) Submit a brief abstract stating the Proposer's understanding of the nature and scope of the services to be provided and capability to comply with all terms and conditions of RFQ (3 page maximum).

Approach – (14 maximum points) Discuss your approach for delivering this project, both in the preconstruction and construction phases. Discuss your firm's willingness and ability to meet the project's schedule and budget. Discuss the office location from which this work will be conducted and its distance from the project site. (5 page maximum).

Current Work Load Overall – (6 maximum points) Demonstrate your ability to perform this work given your current project workload. Provide a list of current projects for all clients including SBBC, Include all projects currently under contract and all projects where your firm has been selected but is not yet under contract. Include project construction value. (2 page maximum).

Current Work Load with SBBC - (3 maximum points) Provide a list of all projects and project construction value for all active contracts with SBBC. Provide a list of all projects and project construction value for all pending projects with SBBC where your firm has been selected by SBBC but is not yet under contract. (2

page maximum). (Proposer with the most total project construction value on current and pending projects with SBBC will be awarded zero (0) points. Other proposers will be awarded up to 3 points based on total project construction value, with more points being awarded to proposers with the least amount of total project construction value with SBBC).

Section C2 - Firm Experience and Qualifications (15 maximum points)

Provide a statement of your firm's qualifications to perform the services requested under this RFQ (3 page maximum).

Section C3 - Relevant Projects / References (15 maximum points)

Provide a list and description of relevant projects (maximum of 5) successfully completed by your firm in the most recent five (5) years. For each project, include:

- Name and location of project
- Scope of work that was performed by your firm
- Summary of the project scope including construction delivery method
- Name, title and contact information for client
- Initial and final construction cost (where not deemed confidential)
- Planned construction schedule vs actual construction schedule

Include 3 references with contact information, preferably from one of the projects requested above (5 pages maximum for Section C3).

4.2.5 **Section D – Team Composition:** (30 maximum combined total points for sections D1 and D2)

Section D1 - Team Structure (10 maximum points)

Describe the structure of your team, including all subconsultants. Indicate which preconstruction services the prime firm offers with in house staff, and indicate which preconstruction services the firm may opt to utilize consultants (3 pages maximum).

Section D2 - Key Personnel (20 maximum points)

Provide the names of the CM's Management Staff intended for use on this Project. Identify the Company Officer to be in charge of this Project. Identify the intended Project Manager, Construction Manager, the primary site Superintendent and any other key staff member. Include and Organizational Chart. Resumes for key personnel should be provided.

NOTE: Section E below shall be evaluated and scored by District Staff (not QSEC)

4.2.6 **Section E - Supplier Diversity and Outreach Program** (10 maximum points)

Section E1 - M/WBE Firms for Intended Use

Identify the M/WBE firms (if any) which will be utilized by completing Attachment A, M/WBE Participation during Preconstruction, and Attachment B, M/WBE Participation Commitment – Construction Phase. Note: A copy of each M/WBE Subcontractor's SBBC M/WBE Certificate shall be provided within this section. For an M/WBE prime, self-performed work in construction phase will contribute toward participation the same as work subcontracted to an M/WBE firm.

Exact M/WBE participation during construction phase will not be known until such time as bids are received, subcontractors are selected and the GMP is developed. Please state your commitment for M/WBE participation during the construction phase. You will be obligated to meet this commitment as a condition to gain SBBC approval of the GMP.

SECTION 5.0 - EVALUATION OF QUALIFICATIONS

5.1 Evaluation of Qualifications - The Evaluation Committee shall separately conduct discussions with each Proposer present. After all discussions have concluded, the Evaluation Committee shall evaluate and score all Proposers by the following Categories.

<u>SECTION</u>	<u>POSSIBLE POINTS</u>
<u>Section C - Experience and Qualifications</u>	
Section C 1 - Executive Summary / Approach / Current Work Load	0 to 30
Section C 2 – Firm Experience and Qualifications	0 to 15
Section C 3 - Relevant Projects / References	0 to 15
<u>Section D - Team Composition</u>	
Section D 1 – Team Structure	0 to 10
Section D 2 – Key Personnel	0 to 20
<u>Section E - Supplier Diversity & Outreach Program</u>	
Section E 1 - M/WBE Participation	0 to 10
TOTAL POSSIBLE POINTS	100

5.1.1 Scoring of M/WBE Participation – Section E1

NOTE: Section E below shall be evaluated and scored by District Staff (not QSEC)

The SBBC shall award a maximum of ten (10) points for M/WBE Participation as listed in the Evaluation Point Tables below. At the time the proposal is submitted, the proposer shall identify all M/WBE firms (if any) which will be utilized by completing Attachment A, M/WBE Participation during Preconstruction, and Attachment B, M/WBE Participation Commitment – Construction Phase and Statement of Intent Form. The Letter of Intent submitted with the proposal reflects the intent of the parties (prime and sub-consultant) to establish a business relationship as well as the type of work and percentage of work that the sub-consultant will perform.

2 Points For M/WBE CM	
M/WBE CM	2.0 Points

2 Points For M/WBE Subcontractor Participation at the CM Team Level (Preconstruction Phase)	
≥ 25%	2.0 Points
≥ 20%	1.5 Points
≥ 15%	1.0 Points
≥ 10%	0.75 Points
≥ 5%	0.5 Points

6 Points For M/WBE Participation at the Subcontractor Level (Construction Phase)	
≥ 35% commitment	6.0 Points
≥ 30% commitment	5.5 Points
≥ 25% commitment*	4.5 Points - <i>Stated SBBC Goal</i>
≥ 20% commitment	3.5 Points
≥ 15% commitment	2.5 Points
≥ 10% commitment	1.5 Points
≥ 5% commitment	0.5 Points

- 5.2 **Ranking** - Qualification Selection Evaluation Committee (“QSEC”) members shall rank proposers based on the total number of points received from QSEC committee member scoring, The proposer receiving the most total points received from all QSEC members shall be considered to be the most qualified proposer (“Firm 1”). All remaining proposers shall be ranked in order based on total points received from all QSEC members (Firm 2, Firm 3, Firm 4, and etc.).
- 5.2.1 The first tie-breaker between identically scored proposers shall be the total number of times the applicable proposers are ranked as the most qualified (Firm 1) by individual QSEC committee members.
- 5.2.2 The second tie-breaker between identically scored proposers shall be the total number of times the applicable proposers are ranked as the second most qualified (“Firm 2”) by individual QSEC committee members.
- 5.2.3 The third tie-breaker between identically scored proposers shall be the total number of times the applicable proposers are ranked as the third most qualified (“Firm 3”) by individual QSEC committee members.
- 5.2.4 The fourth tie-breaker shall be a coin flip, to be called in the air, by the tied proposer that held its discussions with QSEC first.
- 5.3 Failure strictly comply with the submittal requirements of sections A and B may result in a recommendation to reject the proposal.
- 5.4 After scoring has been completed, QSEC shall recommend that District staff negotiate a contract for preconstruction services with Firm 1 at compensation which staff determines is fair, competitive, and reasonable. CM Fees that will be applicable during the construction phase of the project shall also be part of the negotiations prior to initial award.
- 5.4.1 Should staff be unable to negotiate a satisfactory contract with Firm 1, negotiations with Firm 1 shall be formally terminated.
- 5.4.2 Staff shall then undertake negotiations with Firm 2. Should staff be unable to negotiate a satisfactory contract with Firm 2, staff shall formally terminate negotiations with Firm 2, and then undertake negotiations with Firm 3.
- 5.4.3 This process shall continue with the remaining, most qualified firms until a satisfactory contract is negotiated. If no negotiations are successful, the procurement shall automatically terminate.
- 5.5 After successful negotiations with the applicable proposer, an Agreement shall be submitted to the Board for approval and award of a CMAR contract.
- 5.6 **Award:** The Agreement resulting from these negotiations shall be governed by the laws of the State of Florida, and shall have venue established in the 17th Court of Broward County, Florida or the United States Court of the Southern District of Florida.

END OF EVALUATION OF QUALIFICATIONS

SECTION 6.0 – PROJECT SCOPE AND SCHEDULE

6.1 Summary Project Scope - The Scope of Work is summarized below.

Northeast Senior High School

- Provide Single Point of Entry
- Safety / Security Upgrades – Provide Additional Security Cameras Throughout the Campus
- Provide Fire Sprinklers for Non-Protected Buildings
- Replace Fire Alarm System
- Weight room renovation (Flooring, Paint, Replace Old/Unsafe Equipment, Equipment Layout)
- STEM Lab Improvements
- HVAC improvements
- Electrical improvements
- Roof and Covered Walkway Replacements
- ADA Renovations Related to Educational Adequacy

6.2 Project Budget - The Budget for this package is as follows.

Northeast Senior High School

Total Funds from District's approved ADEFP:	\$15,872,000	
Less:		
- Re-Roofing budget adjustment per Addendum #1	\$ 361,000	
- School Choice, Technology and completed work	<u>\$ 964,000</u>	
Total Project Budget	\$14,547,000	
Less:		
- Other Owner Costs	<u>\$ 727,350</u>	
TOTAL Design, Construction and Soft Cost Funds		\$13,819,650

6.3 Project Schedule - The Schedule for this project is as follows:

Authorization to Proceed	October 3, 2016
Completion of Design	February 28, 2017
Final Completion – Construction	June 15, 2018

END OF RFQ

M/WBE PARTICIPATION – PRECONSTRUCTION PHASE

Complete the following information on the proposed M/WBE participation on this contract.

Proposer's Company Name: _____

M/WBE Firm Information	Scope and/or Nature of Work to be Performed by the M/WBE	% of M/WBE Participation
Firm Name: _____ Contact Person: _____ Address: _____ _____ Telephone No.: _____ Facsimile No.: _____ M/WBE Certification No.: _____ Certifying Agency Name: _____ Address: _____ _____ Telephone No.: _____		
Firm Name: _____ Contact Person: _____ Address: _____ _____ Telephone No.: _____ Facsimile No.: _____ M/WBE Certification No.: _____ Certifying Agency Name: _____ Address: _____ _____ Telephone No.: _____		
Firm Name: _____ Contact Person: _____ Address: _____ _____ Telephone No.: _____ Facsimile No.: _____ M/WBE Certification No.: _____ Certifying Agency Name: _____ Address: _____ _____ Telephone No.: _____		

Note: percentage amount needs to be provided to receive points.

M/WBE PARTICIPATION – CONSTRUCTION PHASE

Complete the following information on the proposed M/WBE participation on this contract.

Proposer's Company Name: _____

The above named firm commits to meeting or exceeding the following percentage of M/WBE participation during the construction phase of the project.

At least _____% of our GMP value will be performed by certified M/WBE firms as recognized by SBBC. Failure to achieve this value will be grounds for non-acceptance of our GMP submittal by SBBC.

_____ Name	_____ Title	_____ Date
---------------	----------------	---------------

Note: percentage amount needs to be provided to receive points.

CONSTRUCTION SERVICES AGREEMENT

BETWEEN

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

AND

CONSTRUCTION MANAGER

FOR

CONSTRUCTION MANAGEMENT AT RISK SERVICES

PROJECT NO: (Project Number)

PROJECT NAME AND LOCATION: (Name)
(Location)
(Location No.)
(City/State/Zip)

CONSTRUCTION MANAGER: (Name)
(StateCorp)
(Street)
(City/State/Zip)
(Phone)(Fax)

PROJECT CONSULTANT: (Name)
(Street)
(City/State/Zip)
(Phone)(Fax)

FORM OF AGREEMENT
BETWEEN OWNER AND CONSTRUCTION MANAGER

THIS AGREEMENT made and entered into this (Day) day of (Month) in the year (Year) by and between

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

(hereinafter referred to as **Owner**) and

(Contractor's Name),
(Contractor's Street Address)
(City, State, Zip)
(Contractor's Phone)
(Contractor's FAX)
(Federal Employer Identification Number (FEIN))
(State of Incorporation)

(hereinafter referred to as "**Construction Manager**")

WHEREAS, Owner is the owner of certain real property located in Broward County and Owner desires to have:

(Project Title)
(Project Number)
at
(Facility Name)

constructed pursuant to drawings, specifications and other contract documents prepared by or to be prepared by,

(Project Consultant)

(hereinafter referred to as Project Consultant).

WHEREAS, the Construction Manager is desirous of performing the Work in accordance with the Contract Documents and all applicable laws, codes and ordinances.

NOW THEREFORE, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the Owner to Construction Manager, the parties agree as follows:

TABLE OF CONTENTS

ARTICLE 1	THE PROJECT CONSTRUCTION TEAM AND ENTIRE AGREEMENT
ARTICLE 2	THE WORK
ARTICLE 3	CONSTRUCTION MANAGER'S SERVICES
ARTICLE 4	SCHEDULE, TIME OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
ARTICLE 5	LIQUIDATED DAMAGES
ARTICLE 6	GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION
ARTICLE 7	CONSTRUCTION MANAGER'S FEES
ARTICLE 8	PAYMENTS TO THE CONSTRUCTION MANAGER
ARTICLE 9	CONTRACT BONDS
ARTICLE 10	NOTICES
ARTICLE 11	AUTHORITY PROVISION
ARTICLE 12	NON-DISCRIMINATION PROVISION
ARTICLE 13	CAPTION PROVISION
ARTICLE 14	ASSIGNMENT PROVISION
ARTICLE 15	EXCESS FUNDS PROVISION
ARTICLE 16	BACKGROUND SCREENING
ARTICLE 17	CONSULTANTS COMPETITIVE NEGOTIATION ACT
ARTICLE 18	COMPLIANCE WITH SCHOOL CODE
ARTICLE 19	PUBLIC RECORDS LAWS

EXHIBITS

- A. GMP Amendment Form
- B. Compensation
- C. CM Firm's Proposal
- D. SBBC RFQ Documents

ARTICLE 1
THE PROJECT CONSTRUCTION TEAM AND ENTIRE AGREEMENT

- 1.1 The Construction Manager (CM) accepts the relationship of trust and confidence established between it and the Owner by this Agreement. It covenants with the Owner to furnish its best skill and judgment and to cooperate with the Project Consultant in furthering the interests of the Owner. It agrees to furnish efficient business administration and superintendence and use its best efforts to complete the project in the best and soundest way and in the most expeditious and economical manner consistent with the interest of the Owner.
- 1.2 The Project Construction Team - The Construction Manager, the Owner, Owner's Representative and the Project Consultant, called the Project Construction Team, shall work jointly during design and through the completion of the warranty phase and shall be available thereafter should additional services be required.. The specific representatives of the Construction Team are shown in Exhibit A attached to the General Conditions.
- 1.3 Entire Agreement - This Agreement between the Owner and the Construction Manager supersedes any prior negotiations, representations or agreements with respect to the project. When drawings, specifications and other descriptive documents defining the Work to be included in the Guaranteed Maximum Price (GMP) is completed pursuant to Article 6, an Addendum to the Agreement shall be signed by the Owner and Construction Manager, acknowledging the GMP amount and the drawings, specifications and other descriptive documents upon which the GMP is based. When drawings, specifications and other descriptive documents defining the Work to be included under a Notice to Proceed are completed pursuant to Article 6 , they shall be identified in the Notice to Proceed issued by the Project Manager. To expedite the preparation of this GMP Addendum by the Owner, the Construction Manager shall obtain three (3) sets of signed, sealed and dated drawings, specifications and other documents upon which the GMP is based from the Project Consultant. The Construction Manager shall acknowledge, by signature, on the face of each document of each set that it is the set upon which the Construction Manager based the GMP and shall send one set of the documents to the Owner's Project Manager along with his GMP proposal, while keeping one set for himself and returning one set to the Project Consultant.
- 1.4 Contract Documents - The Contract Documents, which constitute the entire agreement between Owner and Construction Manager, consist of the CMAR Agreement Form and all exhibits thereto, the Proposal and all attachments and supporting documentation submitted by the Construction Manager in response to the Request for Qualifications/Proposals, requirements pursuant to Chapter 287, Florida Statutes on Public Entity Crimes, these General Conditions, all Addenda, and the Project Consultant's Agreement with the SBBC. Upon execution of the GMP Amendment, the Contract Documents shall be expanded to include, in addition to those listed above, those identified by the GMP Amendment and the Design Documents attached thereto, including but not limited to the Project Manual, Drawings, Specifications, any other General and Supplementary Conditions (Divisions 0 and 1), and all modifications issued after execution of the Contract. These documents embody the entire agreement between Owner and Construction Manager and supersede all other writings, oral agreements, or representations.

The parties shall not be bound by or be liable for any statement, representation, promise, inducement or understanding of any kind or nature not set forth herein.

No changes, amendments or modifications of any of the terms or conditions of the Agreement shall

be valid unless reduced to a written instrument and signed by both parties.

ARTICLE 2 THE WORK

- 2.1 The Construction Manager shall perform all of the Work required by this Agreement and the Contract Documents specified in the General Conditions and shall provide materials, supplies, tools, equipment, labor and services directly related to the Work. The CM shall perform the Work in a good and workmanlike manner with sufficient manpower to meet the time and quality requirements set forth in the Contract Documents, and shall provide and perform all other work and services necessary to complete the Work in strict accordance with the Contract Documents.
- 2.2 When completed, the Work shall conform to the requirements of the Contract Documents and be ready for Substantial Completion and Final Completion.
- 2.3 The Construction Manager represents and warrants to the Owner that:
- .1 It is financially solvent and has sufficient working capital to perform its obligations under this Construction Contract;
 - .2 It is experienced and skilled in the construction of the type of project described in the Contract Documents;
 - .3 It is able to provide the labor, materials, services, equipment and machinery necessary to complete the Work for the agreed upon price;
 - .4 It is fully licensed under all applicable laws and authorized to do business as a General Contractor in the State of Florida in the name of the entity identified as the "Construction Manager" in the Construction Contract;
 - .5 It has visited the jobsite and examined its nature and location, prior to submission of the GMP, including without limitation: the surface conditions of the site and any structure or obstruction both natural or man-made; the surface water conditions and water ways of the site and surrounding area; the subsurface conditions of the land as disclosed by soil test borings as provided by the Owner and the location of electric and utility lines and water, sanitary, sewer and storm drain lines as provided by the Owner. The Construction Manager acknowledges receipt and has reviewed the site geotechnical report provided by the Owner.
 - .6 It will comply with all federal, state and local governmental laws, rules and regulations relating to its responsibilities as set forth in the Contract Documents; where a conflict exists between any laws and/or regulation, the most stringent shall apply.
 - .7 It will comply with the Workforce Composition requirements, M/WBE program goals, and submit and comply with the Certificate of Intent requirements.
 - .8 It will review the Consultant's Design and Construction documents and provide comments in accordance with contract requirements.

ARTICLE 3
CONSTRUCTION MANAGER'S SERVICES

3.1 The services of the Construction Manager shall include, but are not limited to, those described or specified herein. The services described or specified shall not be deemed to constitute a comprehensive specification having the effect of excluding services not specifically mentioned. The Construction Manager shall also comply with all requirements of the Florida Building Code (FBC), Florida Fire Prevention Code (FFPC), State Requirements for Educational Facilities (SREF), the Florida K-20 School Code, and any other applicable codes, regulations and procedures that are in effect as of the date the building permit(s) is issued.

- .1 Notwithstanding any other provisions of this Agreement to the contrary, any substantially affected person may appeal any building code dispute or interpretation of the Chief Building Official of the School Board of Broward County, Florida to the Florida Building Commission as set forth in Florida Statute 1013.37(2005) and the Florida Building Code, as amended.

3.2 **GENERAL (Part of Preconstruction Phase)**

- .1 The Construction Manager shall review project requirements, educational specifications, on and off-site development, survey requirements, preliminary budget, and make value engineering and constructability recommendations for revisions to the Owner and Project Consultant in the form of a written report prior to final payment for this phase.
- .2 The Construction Manager shall, subject to Owner's approval and compliance with existing Owner completion schedule, establish a preliminary master project schedule identifying all phases, Critical Path elements, responsibilities of the Owner, Project Consultant, outside agencies, third parties and any other impacts which would affect project schedule and progress and update them monthly throughout the duration of the contract.
- .3 Where the project includes renovation or expansion of an existing Facility, the Construction Manager will assist the Construction Team in preparing an analysis package outlining the condition of the existing Facility, existing structure, existing finishes, and existing equipment, code deficiencies, energy use, and life expectancy of other building systems by providing constructability, value engineering and cost estimates recommendations. The package should contain the Construction Managers recommendations, cost estimates and preliminary schedules. Such information shall be provided to the Owner and Project Consultant in the form of a written report prior to final payment for this phase.
- .4 Not Used
- .5 The Construction Manager shall provide project delivery options for the design, bid, and bid packaging of the project for efficient scheduling, cost control and financial resource management. Such information shall be provided to the Owner and Project Consultant in the form of a written report prior to final payment for this phase.
- .6 The Construction Manager shall utilize information and reporting systems to provide the Owner with monthly reports containing accurate and current cost controls, work status, including but not limited to Work narrative, Work completed/anticipated, short term and long term schedules estimated expenditures, and project accounting systems of the project at all times. Such information shall be provided to the Owner and Project Consultant in the form of

a written report, prior to final payment for this phase.

- .7 The Construction Manager shall prepare a report with the Project Team's participation which shall describe, as a minimum, the Work plan, job responsibilities, and written procedures for reports, meetings, inspections, changes to the project, building systems and delivery analysis and other relevant matters. Such information shall be provided to the Owner and Project Consultant prior to final payment for this phase.
- .8 The Construction Manager shall provide market analysis and motivation for subcontractor interest and recommendations for minority business participation. This shall include analysis of the Construction Manager's historical data for subcontracting, communication with contractor and trade organizations requesting participation, review of the Owner's M/WBE data, advertising, outreach programs, mailings to all prospective bidders identified by these actions, and reporting of all of the foregoing to the Owner, Such information shall be provided to the Owner and Project Consultant in the form of a written report prior to final payment for this phase.
- .9 The Construction Manager's personnel to be assigned during this phase and their duties and responsibilities to this project and the duration of their assignments are shown on Exhibit B of the General Conditions. All required reports and documentation shall be submitted and approved by the Owner as pre-requisite to progress payments to the Construction Manager by the Owner during this phase.

3.3 **DESIGN PHASE (Part of Preconstruction Phase)**

- .1 The Construction Manager will be required to attend all project related meetings and include a summary of the meeting in its monthly report to the Owner as specified in Specification 01310.
- .2 The Construction Manager will periodically review all Contract Documents for constructability and to help ensure compliance with all applicable laws, rules, codes, design standards, and ordinances. Construction Manager shall immediately notify Owner of any non-compliant Contract Document. Such information shall be provided to the Owner and Project Consultant in the form of a written report in format as noted herein prior to final payment for this phase.
- .3 The Construction Manager's services shall be rendered compatibly and in cooperation with the Project Consultant's services under the Owner's Agreement with the Project Consultant. The Construction Manager will be required to maintain a working relationship with and coordinate their activities with the Project Consultant and any additional consultants, testing labs and others that Owner designates for the project and report all findings as specified in Specification 01310.
- .4 The Construction Manager shall prepare detailed cost estimates and recommendations to Owner and Project Consultant at S.D., (Schematic Design), D.D (Design Development) C.D. (50% and 100% Construction Documents) phases of the project. Such information shall be provided to the Owner and Project Consultant in the form of a written report prior to final payment for each phase.
- .5 The Construction Manager shall review all Contract Documents for the new and existing

buildings and/or building sites and provide value engineering recommendations to minimize the Owner's capital outlay and maximize the Owner's operational resources. Such information shall be provided to the Owner and Project Consultant in the form of a written report prior to final payment for this phase. All such recommendations shall be acknowledged and reviewed for incorporated into the construction documents by the Project Consultant once authorized by the Owner in writing.

- .6 The Construction Manager will review all Contract Documents, all new and existing buildings' conditions and the building site to ensure proper coordination, constructability, clarity and completeness, and to minimize conflict, errors, omissions and unforeseen conditions. The Construction Manager shall coordinate with the Project Consultant to eliminate change orders due to errors, omissions and unforeseen conditions. The Construction Manager agrees specifically that no Change Orders shall be requested by the Construction Manager or considered by the Owner for reasons that were or should have reasonably been known by to the Construction Manager involving unforeseen conditions, conflicts or questions of clarity in the Contract Documents, or between the Contract Documents and the existing conditions, utilities, and unforeseen underground conditions.
- .7 The Construction Manager shall periodically update the master project schedule and make recommendations for recovery of lost time. Such information shall be provided to the Owner and Project Consultant in the form of a written report prior to final payment for this phase.
- .8 The Construction Manager will coordinate with the Project Consultant and provide to the Project Construction Team permitting applications and requirements for the projects. The Construction Manager will periodically update cost estimates and make recommendations to keep the project within the target budget.
- .9 At completion of the Construction Manager's review of the plans and specifications, except only as to specific matters as may be identified by appropriate written comments pursuant to this section, the Construction Manager, without assuming the project consultant's responsibilities, shall notify owner in writing that the plans and specifications are consistent, practical, feasible and constructible and that the work described in the plans and specifications for the various bidding packages is constructible within the scheduled construction time.
- .10 **DISCLAIMER OF WARRANTY: THE OWNER DISCLAIMS ANY WARRANTY THAT THE PLANS AND SPECIFICATIONS FOR THE PROJECT ARE ACCURATE, PRACTICAL, CONSISTENT, CONSTRUCTIBLE OR WITHOUT DEFECT.**
- .11 The Owner may select certain projects for expediting using fast-track construction. When this option is exercised, in writing, by SBBC, it shall be implemented in accordance with the following;
 - A. Design/Construction documents as noted herein shall be submitted by the Consultant for review and approval by SBBC (including Building Code review and Building permit issuance for 100% completion documents) the Construction Manager and others, as applicable, having jurisdiction;
 1. Foundation / Structural / LCCA / Site and Off-Site Package – 100% Documents
 - (a) A separate 50% completion progress set (for information only) of Building Finish Package drawings shall also be submitted which shall show all of the major characteristics of the project utilities and service, detailed site and floor

- plans, elevations, sections, schedules, etc.
- (b) Construction may begin after approvals and building permit is obtained for above package.
2. Building Finish Package – 100% Documents
 3. As mutually agreed by the parties in writing.

3.4 **BIDDING AND AWARD PHASE (Part of Preconstruction Phase)**

- .1 Upon obtaining all necessary approvals of the Construction Documents, including a Building Permit as required by the FBC and Owner approval of the latest Statement of Probable Construction Cost, the Construction Manager shall obtain bids and commence awarding construction contracts. The Owner will have the drawings and specifications printed for bidding purposes, either through its open Agreements with printing firms or as a reimbursable service through the Project Consultant, or as set forth in Article 26.03.07 in the General Conditions.
- .2 The Construction Manager shall review the Owner's records of pre-qualified contractors, including Minority/Women Business Enterprises (M/WBEs), and prepare a list of those recommended for work pursuant to this contract. The Owner reserves the right to reject any or all subcontractors recommended for approval. The Construction Manager shall maintain a list of all potential bidders, including M/WBEs and those who are approved as pre-qualified.
- .3 The Construction Manager shall prepare and issue the bid packages to cover the scope of the Work for this contract.
- .4 The Construction Manager, in coordination with the Owner, shall schedule pre-bid conferences as required and issue a written summary of the conference(s).
- .5 The Construction Manager and Owner shall jointly open, at a mutually agreed SBBC location, and evaluate at least three bids, if possible, for each portion of the Work solicited. The Construction Manager shall also make recommendations to the Owner for award to the lowest, responsive, and responsible bidder. A recommendation for award to other than the lowest bidder shall be justified in writing. Construction Manager will disclose any related party relationship in a bidding subcontractor in writing prior to the award of contracts. For the purposes of this agreement, a related party relationship shall constitute any instance of common ownership, common management, or an ownership stake in the bidding subcontractor. The Construction Manager is required to present the bid tabulation summary and all supporting bid day documentation to the Owner after the bid opening. The referenced documentation as well as the awarding of any subcontracts is subject to the written approval of the Owner. The Construction Manager is not authorized to enter into any subcontract agreements without first obtaining written approval for each subcontractor.
- .7 Guaranteed Maximum Price (GMP): Upon completion of the design phase [construction documents 100% complete] and bidding, the Construction Manager shall present to the Owner the GMP for the Owners review and approval in accordance with Article 6 of this Agreement.
- .8 At the time of the submission of the documents referenced in Article 3.4.5, the Construction Manager is required to submit, in writing, a buyout reconciliation of all subcontracts that have been awarded as a product of the initial bid opening date. The result of this reconciliation is to be presented in association with a modified schedule of values reflecting the net buyout

adjustment in the Owner Savings / Buyout line on the schedule of values. Any un-awarded values remaining in the GMP shall continue to be carried at their estimated amounts until a subcontract is awarded and adjusted in accordance with Article 6.1 of this agreement.

- .9 Should the Construction Manager desire to submit a bid to self-perform any of the portions of the Work, this intention must be clearly conveyed to the Owner prior to the receipt of any other bids for the same scope of work. All bids to be received for this portion of the Work must be submitted directly to the Owner who will then open and evaluate at bid opening.

3.5 **CONSTRUCTION PHASE (Part of Post-GMP Construction Phase)**

- .1 The Construction Manager shall fully comply with the provision of the Owner's Project Manual, including but not limited to Division 0 and 1, and the attached General Conditions. In the event of a conflict between this Agreement and such documents the agreement shall control.
- .2 The Construction Manager shall provide the minimum staffing level as set forth in Exhibit B of the General Conditions for this project:
- .3 The Construction Manager shall maintain and prepare monthly updates for all project schedules, including Critical Path elements, provide written progress reports, describe problems and corrective action plan(s) and conduct briefings as required by the Owner. Such information shall be provided to the Owner and Project Consultant in the form of a written report with progress payments requests.
- .4 Subject to Article 3.4.8, the Construction Manager may self-perform certain construction work when it benefits the Owner, results in cost and time savings, and is pre-approved by the Owner in writing.
- .5 The Construction Manager shall coordinate project close-out, operation, and transition to occupancy.
- .6 The Construction Manager shall coordinate with the Project Consultant to provide complete project records including project manual, and electronic Computer Assisted Drafting (CAD) drawings corrected to show all construction changes, additions, and deletions. (Construction Manager shall note all changes on the as-builts for the Project Consultant to reflect on the drawings and CAD disc.)
- .7 The Construction Manager shall coordinate with the Owner's staff to prepare the Certificate of Final Inspection.
- .8 The Construction Manager shall obtain and review all warranties, operations and maintenance manuals and other such documents, for completeness, have them corrected if necessary and submit them to the Owner.
- .9 The Construction Manager shall complete all punch list items generated by the Building Code Inspector (BCI), the Owner, the Project Consultant and any others having jurisdiction over the project, during its inspections.
- .10 If at any time during the course of the Project, Owner determines that the performance of any

Subcontractor, member of the Project Team or other member of Construction Manager's staff working on the Project is unsatisfactory, Owner can require Construction Manager to remove such person or entity from the Project immediately and replace such person or entity. Replacements of members of the Project Team or Construction Manager's staff shall be at no cost or penalty to Owner for delays or inefficiencies the change may cause. Construction Manager shall be entitled to request a Change Order for costs and time associated with the replacement of Subcontractors required by Owner.

- .11 Construction Manager shall exert every reasonable and diligent effort to assure that all labor employed by Construction Manager and its Subcontractors on the Project shall work in harmony, and be compatible, with all other labor being used on the Project and representatives of Owner. Construction Manager shall include this provision in all contracts with its Subcontractors, and all Subcontractors shall include such provision in their contracts with sub-subcontractors; provided, however, that this provision shall not be interpreted or enforced so as to deny or abridge, on account of membership or non-membership in any labor union or labor organization, the right of any person to work guaranteed by Article I, Section 6 of the Florida Constitution.
- .12 No Contractual Relationship. Nothing contained in this Agreement shall create a contractual relationship between Owner and any other person or entity other than Construction Manager.
- .13 Good Order. The Construction Manager shall enforce strict discipline and good order among the Construction Manager's employees and other persons carrying out Construction Manager's obligations under the Contract Documents. The Construction Manager shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.
- .14 Liability. Construction Manager shall be responsible to Owner for acts and omissions of Construction Manager's employees, contractors and their subcontractors, agents and employees, and other persons, including, design professionals, performing any portion of Construction Manager's obligations under the Contract Documents.

3.6 **WARRANTY PHASE (Part of Post-GMP Construction Phase)**

- .1 The Construction Manager shall provide a minimum one (1) year warranty and shall coordinate and supervise the completion of warranty Work during the warranty period. Construction Manager shall participate with the Owner in conducting of warranty inspections held on the sixth (6th) and eleventh (11th) months after occupancy. Construction Manager shall deliver all as-built drawings, warranties and guaranties to the Owner.
- .2 Where any Work is performed by the Construction Manager's own forces or by subcontractors under contract with the Construction Manager, the Construction Manager shall warrant that all materials and equipment included in such Work will be new except where indicated otherwise in Contract Documents, and that such Work will be free from improper workmanship and defective materials and in conformance with the Drawings and specifications. With respect to the same Work, the Construction Manager further agrees to correct all work found by the Owner to be defective in material and workmanship or not in conformance with the Drawings and Specifications for a period of one year from the Date of Owner Occupancy of the Project or a designated portion thereof or for such longer periods of time as may be set forth with respect to specific warranties contained in the trade sections of

the Specifications or by Florida Law. The Construction Manager shall collect and deliver to the Owner any specific written warranties given by others as required by the Contract Documents.

- .3 The Construction Manager shall provide a Warranty Summary Report at the end of the 6-month warranty period and 11-month warranty period. This report shall provide at a minimum;
 - (1) Description of each warranty item during the period.
 - (2) Date item reported to Construction Manager.
 - (3) Date item corrected. If more than one trip required, document each.
 - (4) Description of action taken to cure warranty item.
 - (5) Obtain signature of school principal or designee acknowledging warranty items have been completed.
 - (6) Other pertinent information, if applicable.
- .4 Refusal of the Construction Manager to provide any work required in the Warranty Phase of the project shall be basis for non-payment of any and all Warranty Phase Fee unpaid at the time of refusal.

ARTICLE 4

SCHEDULE, TIME OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

- 4.1 Prior to commencement of the Construction Phase, the Owner shall issue to the Construction Manager, in writing, a Notice to Proceed (NTP) for the Construction Phase. The NTP shall include a project substantial completion date, a project final completion date and an Owner Occupancy date for completion of the project in accordance with the master project schedule in accordance with the GMP Addendum. The Construction Manager agrees to complete the construction in accordance with the agreed upon substantial completion date and final completion date.

ARTICLE 5

LIQUIDATED DAMAGES

5.1 **LIQUIDATED DAMAGES FOR SUBSTANTIAL COMPLETION**

- .1 The Construction Manager shall pay the Owner the sum of:

_____ dollars \$_____ per day for each and every calendar day of unexcused delay in achieving Substantial Completion beyond the date set forth in the contract documents for Substantial Completion of each phase, if phased, or the project, if not phased.
- .2 Owner and Construction Manager acknowledge that any sums due and payable hereunder by the Construction Manager shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs likely to be sustained by the Owner as estimated at the time of executing this Contract. If the Owner reasonably believes in its discretion that Substantial Completion will be delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Construction Manager an amount then believed by the Owner to be adequate to recover

liquidated damages applicable to such delays. If and when in the Owner's discretion the Construction Manager overcomes the delay in achieving Substantial Completion, or any part thereof, for which the Owner has withheld payment, the Owner shall promptly release to the Construction Manager those funds withheld, but no longer applicable, as liquidated damages.

- .3 Partial use or occupancy of the Work may not result in the Work being deemed substantially completed, and such partial use or occupancy may not be evidence of Substantial Completion.

Substantial Completion, in the context of this Contract, does not refer to any prior dates wherein the Owner employs other contractors to work on the same site of the Project or Work.

5.2 LIQUIDATED DAMAGES FOR FINAL COMPLETION:

- .1 If the Construction Manager fails to achieve final completion within 60 days of the date of Substantial Completion, the Construction Manager shall pay the Owner the sum of:

_____ dollars \$_____ per day for each and every calendar day of unexcused delay in achieving final completion beyond the date set forth for final completion of the Work.

- .2 Any sums due and payable hereunder by the Construction Manager shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs likely to be sustained by the Owner, as estimated at or before the time of executing this Contract. When the Owner reasonably believes that final completion will be inexcusably delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Construction Manager an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays.

- .3 Prior to being entitled to receive final payment, and as a condition precedent thereto, the Construction Manager shall provide the Owner, in the form and manner required by Owner, the following:

- .1 An affidavit that Construction Manager's obligations to all subcontractors, laborers, equipment or suppliers, or other third parties in connection with the Project, have been paid or otherwise satisfied;
- .2 Such other documents as required by the Project Manual from each subcontractor, lower tier subcontractor, laborer, supplier or other person or entity who has or might have a claim against the Owner including but not limited to final releases of bond;
- .3 All product warranties, operating manuals, instruction manuals and other documents customarily required of the Construction Manager or reasonably required by Owner, including but not limited to those required elsewhere in the Contract Documents, as part of its Project Closeout procedures;

ARTICLE 6
GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION

6.1 The Construction Manager shall submit a written Guaranteed Maximum Price (GMP) for Construction to the Owner when the Construction Documents are 100% complete. Work shall not commence prior to the issuance of a Building Permit by the Chief Building Official. This indicates that all mandatory requirements have been met (defined as Building Department code requirements.) Further, all agreed upon comments from all design phases are required to be incorporated into the drawings at this stage. If design review “approval” is withheld, the documents must be resubmitted. The GMP shall guarantee the maximum price for the construction cost of the project or designated part thereof, for phased projects, and shall be approved by the Owner. Such Guaranteed Maximum Price will be subject to modification for changes in the project as provided in Article 27 of the General Conditions. However, the actual price paid for the Work by the Owner shall be the actual cost of all Work subcontracts, supply contracts, direct labor costs, **direct supervision costs**, and direct job costs as defined under Article 26 of the General Conditions, plus the Construction Manager’s fee or the GMP, **whichever is less when the Work is complete. OWNER SHALL NOT BE LIABLE FOR NOR SHALL IT PAY CONSTRUCTION MANAGER ANY SUMS IN EXCESS OF THE GUARANTEED MAXIMUM PRICE. CONSTRUCTION MANAGER AGREES THAT ANY AND ALL SAVINGS BELONG AND REVERT BACK TO THE OWNER.**

- .1 At the time of submission of a GMP, the Construction Manager will verify the time schedule for activities and work which were adopted by the Construction Team and used to determine the Construction Manager’s cost of Work. In addition to the cost of Work, the GMP will include an agreed upon sum as the construction contingency which is included for the purpose of accounting for unforeseen increases or decreases in the construction cost at the time bids are received and approved by the Construction Manager and Owner and/or unforeseen circumstances. The Construction Manager will be required to furnish documentation evidencing expenditures charged to this contingency prior to the release of funds by the Owner. The use of the contingency shall be subject to School Board approval as noted in General Conditions Article 1, Paragraph 1.1.12, if the amount requested exceeds Fifty thousand dollars (\$50,000.00) prior to disbursement to Construction Manager. The use of the contingency where the request does not exceed Fifty thousand dollars (\$50,000.00) shall be subject to the unanimous approval of the Chief Facilities Officer, Director of Construction, Project Manager, and Project Consultant, prior to disbursement to Construction Manager. In the event that there is a disagreement amongst the Construction Manager and the aforementioned staff, the request for use of the contingency shall be determined by the Owner. Documentation for use of the Contingency shall be determined by the Owner, included in the Project Manual and displayed in the monthly applications for payment. The Project Consultant and Owner shall verify actual costs. All Contingency Use Directives (CUDs) arising from the same cause and conditions shall be combined into one (1) CUD whenever possible.
- .2 During the Construction Phase, subsequent to initial buyout procedures conducted in accordance with Article 3.4 of this agreement, an adjustment shall be made by the Construction Manager every month to increase or decrease the Buyout / Owner’s Savings line of the schedule of values for subcontracts awarded during the period. This adjustment is to be supported by a reconciliation including any and all supporting documentation required by the Owner to verify its accuracy.

- .3 All uses of the authorized contingency shall be authorized by Contingency Use Directive approved by the Owner before the contingency use is implemented. Any use of Buyout / Owner Savings shall be authorized by Change Order, approved by the School Board and subject to the provisions of this agreement for Change Orders.
- 6.2 The GMP will only include those taxes in the cost of the project which are legally enacted at the time the GMP is established.
- 6.3 The Construction Manager shall submit the GMP Addendum on the Owner's approved form (Agreement Exhibit A) for approval by The School Board of Broward County, Florida.
- 6.4 **IF THE GMP PROPOSAL IS UNACCEPTABLE TO THE OWNER, OWNER MAY TERMINATE THE CONSTRUCTION MANAGER AS SET FORTH IN ARTICLE 36 OF THE GENERAL CONDITIONS.**

**ARTICLE 7
CONSTRUCTION MANAGER'S FEES**

- 7.1 In consideration of the performance of the contract, the Owner agrees to pay the Construction Manager as compensation for his services, fees as set forth in Agreement Exhibit B. These fees may later be amended through the incorporation of the GMP.
 - .1 Preconstruction Phase - In the case where preconstruction phase fees are agreed upon and the Construction Manager's GMP is not accepted by the Owner and the Agreement is terminated, the Construction Manager shall be entitled to receive only that portion of the preconstruction phase fees representing all Work performed to date relating to the project. The Construction Manager may request payment for that part of the Contract Price allocable to Contract requirements properly provided during the preconstruction phase.
 - .2 Construction Managers fees – will be applied as a percentage of Cost of Work.
 - .3 Costs for Project General Conditions shall be set as a Lump Sum Cost and shall be included in the GMP. See Article 8 for Application for Payment procedures.
 - .4 Fee for Change Orders – In the event that the Owner approves an additive change in the work, the Construction Manager shall receive from the Owner Overhead and Profit, at the percentage of the cost of the work of the change order agreed upon in the GMP. This amount shall be the Construction Manager's exclusive remedy for such changes in the Work. In the event that the Owner approves a deductive change order for a reduction in the scope of work, the Construction Manager shall deduct Overhead and Profit at the percentage of the cost of work deducted in the change order.
- 7.2. Construction Manager's Deliverables
 - .1 General

- .1 Summary Report / Recommendations (Agreement 3.2.1)
 - .2 Preliminary Master Project Schedule and monthly updates (Agreement 3.2.2)
 - .3 Existing Facility Analysis package, recommendations, Cost Estimates (Agreement 3.2.3)
 - .4 Project Delivery options / packaging recommendations report (Agreement, 3.2.5)
 - .5 Work Status Monthly Report (Agreement 3.2.6)
 - .6 Project Manual (Agreement 3.2.7)
 - .7 Market Analysis/sub-contractor report (Agreement, 3.2.8)
- .2 Design Phase
- .1 Monthly Summary of project meetings (Agreement 3.3.1)
 - .2 Document Reviews / report at each phase (Agreement 3.3.2, 3.3.5, 3.3.6).
 - Schematic Design
 - Design Development
 - 50% Construction Documents
 - 100% Construction Documents
 - .3 Preliminary Master Project Schedule Updates (Agreement 3.3.7)
 - Schematic Design
 - Design Development
 - 50% Construction Documents
 - .4 Cost Estimates (Agreement, 3.3.4)
 - Schematic Design
 - Design Development
 - 50% Construction Documents
 - 100% Construction Documents
 - .5 Guaranteed Maximum Price (GMP) Manual (Agreement 3.3.12)
- .3 Bidding and Award Phase
- .1 Proposed Subcontractor list with MWBE participation (Agreement 3.4.2).
 - .2 Bid Packages List, Tabulation Sheet, Bid Support (Agreement 3.4.3)
 - .3 Pre-bid conference attendance list and summary report (Agreement, 3.4.4)
 - .4 Recommendations for award (Agreement, 3.4.5)
 - .5 Schedule of Values (Agreement 3.4.7)
 - .6 Buyout Reconciliation (Agreement 3.4.7)
- .4 Construction Phase
- .1 Monthly Schedule updates and reports (Agreement, 3.5.3)
 - .2 Summary of all meetings (Agreement 3.3.1)
 - .3 Preparation and submission of all close-out submittals (Agreement, 3.5.8)
 - .4 Written verification of punchlist items completion, including BCI items (Agreement, 3.5.9)
 - .5 Schedule of Values (Agreement 8.1).
 - .6 Buyout Reconciliation Updates (Agreement 6.1)

- .5 Warranty Phase
 - .1 Warranty Summary Report at end of 6 months (50% of Warranty Phase fee) and 11 months (Balance of Warranty Phase Fee) Warranty Phase (Agreement 3.6.3)
- .6 Other Deliverables
 - .1 Insurance Policies (Agreement 8.1.7)
 - .2 Payment Applications (Agreement 8.2 through 8.14)
 - .5 Agreement Execution and Contract Bonds (Agreement 9.1)
 - .6 Closeout documents as set forth in the Contract Documents.
- .7 Final Payment
 - .1 Payment affidavits, release of lien and other requirements (Agreement 8.15)

**ARTICLE 8
PAYMENTS TO THE CONSTRUCTION MANAGER**

8.1 Schedule of Values:

- .1 Before the first Application for Payment for the Work, the Construction Manager shall submit to Owner a schedule of values allocated to various portions of the Work. Construction Manager's Schedule of Values shall be prepared in such form, with such detail, and supported by such data as Owner may, at its option, require. Construction Manager shall not front-end load its Schedule of Values and shall not imbalance its Schedule of Values. The allocated value of each item in the Schedule of Values shall only include its total cost. The Schedule of Values shall be used only as a basis for Construction Manager's Applications for Payment and shall only be so used after it has been approved in writing by Owner.
- .2 The Construction Manager shall maintain and update the Schedule of Values originally provided to the Owner with the GMP Addendum, as modified for approved Buyout Savings.
- .3 The Construction Manager's Schedule of Values apportions the GMP among the different elements of the required Work for purposes of periodic and final payments and shall be submitted as detail in support of the Contractor's monthly Application for Payment.
- .4 The Schedule of Values shall be presented with such detail, and supported with whatever information the Owner reasonably requests as addressed in Article 8.5 of this Agreement.
- .5 The Construction Manager shall not imbalance its Schedule of Values nor artificially inflate any element thereof.
- .6 The Construction Manager shall supply a Schedule of Values as reflected in his CPM schedule to the OWNER. The Schedule of Values shall be updated monthly, only to reflect all subcontracts, buyouts, approved change orders and change directives.

- .7 No payments shall be made to the Construction Manager prior to the receipt of all insurance policies that are required by this agreement and the work being performed.
- .8 In addition to all other conditions precedent contained herein, it shall be a condition precedent to payment of any Application for Payment that (i) Construction Manager have submitted updated schedules for the performance of its Work and Design Services as required by this Agreement, and (ii) Construction Manager shall have furnished to Owner, if required by Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of bond, claims, security interests or encumbrances arising out of the Contract Documents, to the extent and in such form as may be designated by Owner. If a Subcontractor refuses to furnish a release or waiver required by Owner, Owner, at Owner's discretion, may permit Construction Manager to furnish a bond satisfactory to Owner in lieu of such release or waiver indemnifying Owner against such claim. If such claim remains unsatisfied after payments are made, Construction Manager shall refund to Owner all money that Owner may be compelled to pay in discharging such claim, including all costs and reasonable attorneys' fees.
- .9 Withholding Payment. Owner may appropriately adjust Construction Manager's Applications for Payment if Owner reasonably believes that any portion of the Work has not progressed to the point indicated in Construction Manager's Application for Payment or, the quality of the Work covered is not in accordance with the Contract Documents. In addition, Owner may decide not to pay Construction Manager an appropriate amount because of subsequently discovered evidence or subsequent observations, to the extent necessary to protect itself from loss, because of but not limited to: (i) defective Work of which the Construction Manager has knowledge; (ii) third party claims filed or evidence indicating the filing of such claims; (iii) failure of the Construction Manager to make payments to Subcontractors or others for labor, materials or equipment pursuant to Construction Manager's contracts with such persons or entities; (iv) evidence that the Work cannot be completed for the unpaid balance of the Guaranteed Maximum Price allocable to the Work; (v) damage to Owner or another contractor, caused by Construction Manager or its subcontractors, and not paid by Construction Manager's insurance; (vi) evidence that the Work will not be completed by the Scheduled Final Completion Date, as the same may be adjusted by Modification and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or (vii) persistent failure to carry out the Work in accordance with the Contract Documents.
- 8.2 Prompt Payment Act – Payments to the Construction Manager will be made pursuant to the Contract Documents and the Local Government Prompt Payment Act, Chapter 218, Florida Statutes, and any subsequent amendments thereto ("Prompt Payment Act"). To the extent that the provisions of Contract Documents differ with the requirements of the Prompt Payment Act, the provisions of the Prompt Payment Act will govern.
- 8.3 On or before the 25th day of each month after commencement of performance, but no more frequently than once monthly, the Construction Manager may submit an Application for Payment for the period ending the last day of the previous month or other pay period as mutually defined and agreed to by the Construction Manager and Owner.

- 8.4 Said Application for Payment shall be in the format required in the Specification 01290 and include whatever supporting information as may be required by the Owner. Except for Applications for Payment for Design Services and pre-construction services, retainage shall be withheld from each monthly payment request, in an amount not to exceed ten percent (10%) of the approved payment. Owner may, in Owner's sole discretion, upon written request of Construction Manager, release portions of the retainage allocable to portions of the Work, which have been finally completed prior to Final Completion for all of the Work. Retainage shall be withheld and released in accordance with Section 218.70, as amended, Florida Statutes, Local Government Prompt Payment Act Retainage shall not be withheld on fees as set forth in Article 7.1.
- 8.5 Applications for Payment shall be notarized and supported by such data substantiating Construction Manager's right to payment as Owner may reasonably require. The format of the Application for Payment shall be the American Institute of Architects G702© certified and notarized by the Construction Manager and supported by the American Institute of Architects form G703© which shall agree to the schedule of values as described in this agreement. The Construction Manager's final acceptance of the supportability and allowability of the charges submitted in the applications for payment is not inferred through the approval and signature of each monthly pay application that includes the referenced charges.
- 8.6 Each Application for Payment shall be signed by the Construction Manager and shall constitute the Construction Manager's representation that the quantity of Work has reached the level for which payment is requested, that the Work has been properly installed or performed in strict compliance with the requirements of the Contract Documents, that the costs being billed have actually been incurred and that the Construction Manager knows of no reason why payment should not be made as requested. CONSTRUCTION MANAGER SHALL NOT FRONT-END LOAD ITS SCHEDULE OF VALUES BY IMBALANCING IT OR BY INCREASING ANY ELEMENT THEREOF IN EXCESS OF THE ACTUAL COST, AND SUCH ACTS SHALL CONSTITUTE A MATERIAL BREACH OF THIS AGREEMENT.
- 8.7 Thereafter, the Owner shall:
- .1 Review the Application for Payment and review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Application for Payment and is as required by the Contract Documents.
 - .2 Approve in writing the amount which, in the opinion of the Owner, is properly owing to the Construction Manager.
- 8.8 The amount of each such payment shall be the amount approved for payment by the Owner less such amounts, if any, otherwise owing by the Construction Manager to the Owner or which the Owner shall have the right to withhold as authorized by the Contract Documents.
- 8.9 The submission by the Construction Manager of an Application for Payment also constitutes an affirmative representation and warranty that all Work for which the Owner has previously paid is free and clear of any lien, or other encumbrance by any person whatsoever.
- 8.10 As a condition precedent to partial payment, the Construction Manager shall, as required elsewhere

in the Contract Documents and as required by the Owner, also provide to the Owner documents relating to the Project, including but not limited to, updated schedules and daily logs, and/or properly executed documents reflecting that all subcontractors, materialmen, suppliers or others having rights, have acknowledged receipt of all sums due pursuant to all prior Payment Requests.

- 8.11 Furthermore, the Construction Manager warrants and represent that, upon payment of the Payment Request submitted, title to all Work included in such payment shall be vested in the Owner.
- 8.12 Not Used
- 8.13 When payment is received from the Owner, the Construction Manager shall pay all subcontractors, materialmen, laborers and suppliers the amounts justly due for all Work covered by such payment in accordance with Section 218.70, as amended, Florida Statutes, Local Government Prompt Payment Act. In the event such payments are not made in a timely manner the Owner may, in its discretion, invoke reasonable procedures in order to protect Owner's interest or Owner's desire to assist in having subcontractors, laborers, suppliers, materialmen or others paid. By the Owner invoking reasonable procedures, it shall not relieve the Construction Manager of its responsibilities for payments under the contract.
- 8.14 It is mutually agreed that any payments made under this Contract, including but not limited to final payment, shall not constitute acceptance of defective or improper materials or workmanship nor shall same act as a waiver or release of future performance in accordance with the Contract Documents.
- 8.15 Final Payment. Construction Manager's application for final payment shall be accompanied by a completed and notarized Certificate of Contract Completion. Any items required by the Contract Documents not previously submitted shall accompany the Application for Final Payment. Neither final payment nor amounts retained, if any, shall become due until Construction Manager submits to Owner: (i) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which Owner or Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied or shall be paid from funds received from Owner; (ii) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) days' prior written notice has been given to Owner; (iii) a written statement that the Construction Manager knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents; and (iv) consent of surety, if any, to final payment. Acceptance of final payment shall constitute a waiver of all claims by Construction Manager.
- 8.16 Within seven (7) days of receipt of payment from the Owner, Construction Manager shall pay each Subcontractor, the amount to which said subcontractor is entitled, reflecting the percentage actually retained, if any, from payment to Construction Manager on account of such Subcontractor's work. The Construction Manager will, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.
- 8.17 Final payment may be made to certain select subcontractors whose work is satisfactorily completed prior to the total completion of the Project but only upon approval of the Owner in writing.
- 8.18 Withholding Payments To Subcontractors - The Construction Manager shall not withhold

payments justly due to subcontractors if such payments have been made to the Construction Manager. Should this occur for any reason, the Construction Manager shall immediately return such monies to the Owners, adjusting pay requests and project bookkeeping as required. Payments to subcontractors shall comply with Section 218.70, as amended, Florida Statutes, Local Government Prompt Payment Act.

- 8.19 Warranty Payments - To the extent a percentage of Construction Manager's fee or a dollar amount is due for services rendered during the warranty phase, Construction Manager shall receive 50% of said fee if the six (6) month warranty inspection work is satisfactorily completed and the balance due if the eleventh (11th) month warranty inspection work is satisfactorily completed.
- 8.20 Delayed Payments by Owner - Payments will comply with Section 218.70, Florida Statutes, and other relevant provisions of the Local Government Prompt Payment Act, as amended.
- 8.21 Underpayment by Construction Manager - If, in the performance of the Agreement, there is underpayment of moneys due from Construction Manager to consultants, Subcontractors, materialmen, laborers or suppliers, Owner may, at its option, withhold from Construction Manager, out of payments due it, an amount sufficient to pay to consultants, Subcontractors, materialmen, laborers or suppliers underpaid the difference between the amounts required to be paid to such consultants, Subcontractors, materialmen, laborers or suppliers and the amounts actually paid. The amounts withheld shall be disbursed by Owner to the respective consultants, Subcontractors, materialmen, laborers or suppliers to whom they are due, provided Owner shall consult with Construction Manager before disbursing such amounts to determine whether there are any outstanding disputes between Construction Manager and such persons or entities justifying the withholding of such amounts.
- 8.22 Right to Require Documentation and Audit. Owner may, as deemed necessary, require from the Construction Manager, support and documentation for any submission, including but not limited to applications for payment. Upon execution of this Agreement, the Construction Manager agrees that Owner shall have unrestricted access during normal working hours to all of Construction Manager's records relating to this project including but not limited to hard copy as well as electronic records for a period of three years after final completion.

ARTICLE 9 CONTRACT BONDS

- 9.1 The Agreement shall become effective and in full force only upon the execution of this agreement. The payment and performance bonds issued by a Surety Company acceptable to Owner in its sole discretion, such Surety being qualified and rated in accordance with the General Conditions, and approved by the United States Treasury Department and licensed to do business in the State of Florida shall be delivered with the executed GMP Addendum.
- 9.2 The GMP Addendum must be executed and signed by a resident agent having an office in Florida, representing such Surety Company, for one hundred per cent (100%) of the Contract price, said bond guaranteeing the performance of this Agreement and as security for the payment of all persons performing labor and providing materials in connection with this Contract.
- 9.3 The form of Bonds required is included in Article 29 of the General Conditions. This is in addition

to any bonds of subcontractors or others.

**ARTICLE 10
NOTICES**

10.1 When any of the parties desire to give notice to the other, such notice must be in writing, sent by US Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of the paragraph. For the present, the parties designate the following as the respective places for given notice:

Party:		Address:
Owner:	SUPERINTENDENT OF SCHOOLS The School Board of Broward County, Florida	600 Southeast Third Avenue Fort Lauderdale, FL 33301 Attn: Mr. Robert Runcie
With Copy To:	Chief Facilities and Construction Officer	Office of Facilities & Construction 3775 SW 16th Street Fort Lauderdale, FL 33312 Attn: Mr. Leo Bobadilla
Construction Manager:	BBBBB	BBBBB BBBBB BBBBB
Surety:	BBBBB	BBBBB BBBBB BBBBB
Surety's Agent:	BBBBB	BBBBB BBBBB BBBBB
Project Consultant:	BBBBB	BBBBB BBBBB BBBBB

10.2 These addresses may be changed by either of the parties by written notice to the other party.

**ARTICLE 11
AUTHORITY PROVISION**

11.1 Each person signing this Agreement on behalf of either party warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

**ARTICLE 12
NON-DISCRIMINATION PROVISION**

- 12.1 Non-Discrimination: The parties shall not discriminate against any employee or participant in the performance of the duties, responsibilities and obligations under this Agreement because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

**ARTICLE 13
CAPTION PROVISION**

- 13.1 Captions – The captions, section numbers, article numbers, title and headings appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such articles or sections of this Agreement, nor in any way effect this Agreement and shall not be construed to create a conflict with the provisions of this Agreement.

**ARTICLE 14
ASSIGNMENT PROVISION**

- 14.1 Assignment – Neither this Agreement or any interest herein may be assigned, transferred or encumbered by any party without the prior written consent of other party. There shall be no partial assignments of this Agreement including, without limitation, the partial assignment of any right to receive payments from The School Board of Broward County, Florida.

**ARTICLE 15
EXCESS FUNDS PROVISION**

- 15.1 Excess Funds – Any party receiving funds paid by The School Board of Broward County, Florida under this Agreement agrees to promptly notify The School Board of Broward County, Florida of any funds erroneously received from The School Board of Broward County, Florida upon the discovery of such erroneous payment or overpayment. Interest shall be calculated using the interest rate for judgments under Section 55.03, Florida Statutes, applicable at the time the erroneous payment or overpayment was made by The School Board of Broward County, Florida.

**ARTICLE 16
BACKGROUND SCREENING**

- 16.1 Background Screening – Construction Manager agrees to comply with all requirements of Sections 1012.32, 1012.465 and 1012.467, Florida Statutes, as amended from time to time, and that Construction Manager, its agents, subcontractors and all of its personnel who (1) are to be permitted access to school grounds when students are present, (2) will have direct contact with students, or (3) have access or control of school funds, will successfully complete the background screening required by the referenced statutes and meet the standards established by the statutes. This background screening will be conducted by Owner in advance of Construction Manager or its personnel providing any services under the conditions described in the previous sentence. Construction Manager will bear the cost of acquiring the background screening required by Section 1012.32, Florida Statutes, and any fee imposed by the Florida Department of Law Enforcement to

maintain the fingerprints provided with respect to Construction Manager and its personnel. The Parties agree that the failure of Construction Manager to perform any of the duties described in this section shall constitute a material breach of this Agreement entitling Owner to terminate immediately for cause with no further responsibilities to make payment or perform any other duties under this Agreement.

Construction Manager agrees to require all its affected employees to sign a statement, as a condition of employment with Construction Manager in relation to performance under this Agreement, agreeing that the employee will abide by all background screening requirements, and also agreeing that the employee will notify the Construction Manager of any arrest(s) or conviction(s) within 48 hours of its occurrence. Construction Manager agrees to provide the Owner with a list of all of its employees who have completed background screening as required by the above-referenced statutes and who meet the statutory requirements contained therein. Construction Manager agrees that it has an ongoing duty to maintain and update these lists as new employees are hired and in the event that any previously screened employee fails to meet the statutory standards. Construction Manager further agrees to notify Owner immediately upon becoming aware that one of its employees who was previously certified as completing the background check and meeting the statutory standards is subsequently arrested or convicted of any qualifying offense. Failure by Construction Manager to notify Owner of such arrest or conviction within 48 hours of being put on notice and within 5 business days of the occurrence of qualifying arrest or conviction, shall constitute grounds for immediate termination of this Agreement for cause by Owner.

If Owner deems necessary, Owner will issue each employee a photo identification badge which shall be worn by the individual at all times while on Owner property when students are present. Construction Manager agrees to bear all costs relating to obtaining all required photo identification badges.

Construction Manager agrees to indemnify and hold harmless SBBC, its officers and employees from any liability in the form of physical or mental injury, death or property damage resulting from Construction Manager's failure to comply with the requirement of this Section or Sections 1012.32, 1012.465 and 1012.467, Florida Statutes in addition to any other indemnification obligations imposed upon Construction Manager pursuant to Article 30 of the General Conditions and the laws of Florida.

ARTICLE 17

CONSULTANTS COMPETITIVE NEGOTIATION ACT

- 17.1 If the total fee paid to the Construction Manager exceeds \$195,000, the following provisions of the Consultants Competitive Negotiation Act, Section 287.055(5)a., Florida Statutes shall apply:
- 1) The Construction Manager shall execute and furnish to Owner a Truth-In-Negotiation certificate (Exhibit “___”) stating that wage rates and other factual unit costs supporting compensation are accurate, complete and current at the time of executing the contract.
 - 2) The original contract amount and any additions thereto shall be adjusted to exclude any significant sums when Owner determines the contract amount was increased due to inaccurate, incomplete or noncurrent wage rates and other factual costs.
- 17.2 The Construction Manager warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Construction Manager to solicit or secure this Agreement and that he has not paid or agreed to pay any person, company, corporation,

individual, or firm, other than a bona fide employee working solely for the Construction Manager any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement

**ARTICLE 18
COMPLIANCE WITH SCHOOL CODE**

- 18.1 Construction Manager agrees to comply with all sections of the Florida K-20 Education Code, Title XLVIII, Florida Statutes as it presently exists, and further as it may be amended from time to time. Further, Construction Manager agrees that failure to comply with the Florida K-20 Education Code shall constitute a material breach of this Agreement and may result in the termination of this Agreement for cause by the Owner.

**ARTICLE 19
PUBLIC RECORDS LAWS**

- 19.1 This Agreement shall be subject to Florida's Public Records Laws, Chapter §119.011 et. Seq., Florida Statutes. Construction Manager understands the broad nature of these laws and agrees to comply with Florida's Public Records Laws and laws relating to records retention. Construction Manager shall keep records to show its compliance with program requirements. Construction Manager and its sub-contractors must make available, upon request of Owner, a Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives, any books, documents, papers, and records of the Construction Manager which are directly pertinent to this specific Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Construction Manager shall retain all records for three (3) years after final payment is made or received and all pending matters are completed pursuant to Title 34, Sections 80.36(b)(1), and for a period of five (5) years. Exempt or confidential information shall not be disclosed unless authorized by law; Construction Manager shall destroy any duplicate records which are exempt from public records disclosure as set forth in Chapter 119. Upon termination of this agreement all public records in possession of Construction Manager must be transferred to Owner at no cost. If records are stored electronically the records must be provided in a compatible format to Owner's operating system.

In witness thereof, the said _____ (Construction Manager), and the Owner, The School Board of Broward County, Florida have caused this Agreement to be executed and their corporate seal affixed by and through their proper offices, thereunto duly authorized, on this day and year first above written.

OWNER

CONSTRUCTION MANAGER

THE SCHOOL BOARD BROWARD

COUNTY, FLORIDA

— (please print or type name)

SEAL

By: _____

By: _____

, Chair

President of Corporation

By: _____

By: _____

Superintendent of Schools

Witness or Attest Secretary

Approved as to Form and Legal Content:

Office of the General Counsel

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME this day appeared _____, and, _____(Construction Manager) personally known to me to be the persons described in and who executed the foregoing agreement and acknowledge that he executed the same as his free act and deed for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 201_.

Notary Public State of Florida

(SEAL)

My Commission Expires:

ACKNOWLEDGMENT

The Surety acknowledges that it has read the foregoing Construction Contract and has familiarized itself with the obligations of the Construction Manager and the Surety as stated therein, which obligations are agreed to by Surety and are incorporated, by reference to the Construction Management Agreement, and the Payment and Performance Bonds.

SURETY:

By: _____

Its: _____

Date: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was subscribed and sworn to by

_____ before me this _____ day of _____, _____.

My commission expires:

(SEAL)

Signature – Notary Public

Printed Name of Notary

Notary’s Commission No.

EXHIBIT A
TO CONSTRUCTION MANAGER AT RISK AGREEMENT

GMP AMENDMENT

THIS GMP AMENDMENT, made and entered into as of this _____ day of _____, 20_ , (“GMP Amendment”) amends that certain Agreement between Owner (The School Board of Broward County, Florida) and Construction Manager (_____), made as of the day of _____, for the following described project: _____ (Project)

WHEREAS, the Owner and the Construction Manager have agreed to amend the Agreement in the manner set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, in the Agreement and the other Contract Documents and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Construction Manager do hereby agree as follows:

1. This GMP Amendment is executed in connection with, and is deemed to be a part of the Agreement and the Contract Documents. Wherever the terms of this GMP Amendment and the terms of the Contract Documents are in conflict, the terms of this GMP Amendment shall govern and control. The terms used herein, unless otherwise defined in this GMP Amendment, shall have the meanings ascribed to them in the Contract Documents.
2. The following are hereby incorporated into the Contract Documents and made part thereof:
 - a. The drawings listed on **Attachment I** attached hereto, which drawings are made a part of the Contract Documents by this reference (the “Drawings”); and
 - b. The specifications listed on **Attachment II** attached hereto, which specifications are made a part of the Contract Documents by this reference (the “Specifications”).
 - c. Those documents listed on **Attachment III**, Additional Contract Documents, attached hereto, are made a part of the Contract Documents by this reference.
3. The entire Scope of the Work for the Project is hereby incorporated into the work.
 - .1 The **Date of Commencement** for the construction shall be: _____ .
The Construction Manager shall achieve Substantial Completion of the entire Work not later than _____ calendar days from the Date of

Commencement (the “Contract Time”) and final completion not later than _____ calendar days from the date of Substantial Completion. Failure to meet either the Substantial Completion or Final Completion dates shall be a material breach of this Agreement.

.1 The Owner and the Construction Manager acknowledge and agree that the Owner will suffer damages if the Construction Manager fails to achieve Substantial Completion of the entire Work, as defined in the Contract Documents, on or before the expiration of the Contract Time, which damages are difficult, if not impossible, to ascertain with any degree of certainty. Accordingly, if the Construction Manager fails to achieve Substantial Completion of the entire Work for this Project on or before the expiration of the Contract Time, liquidated damages (which are not intended as a penalty) shall be assessed against the Construction Manager in an amount of _____ dollars (\$) per calendar day.

.2 To the extent that the Contract Documents include specific provisions for liquidated damages to be applied separately for any Phase, Building or other portion of the Work prior to the required completion date or within the Contract Time for the entire Project, such liquidated damages shall be assessed based on the required completion dates and construction time durations set forth in the approved schedule for each such separate portion of the Work.

.3 The Guaranteed Maximum Price for the Project is hereby guaranteed by the Construction Manager not to exceed the sum of _____ (the “Project GMP”),

based upon the entire Scope of Work as described in the Contract Documents, including, but not limited to, the Drawings and the Specifications, subject only to additions and deductions by Change Order or Construction Change Directive, as provided in the Contract Documents. The GMP is more particularly itemized in the Schedule of Values prepared in accordance with the terms of the Agreement, which Schedule of Values is attached hereto and made a part of the Contract Documents by this reference. Included in the Schedule of Values and specifically identified herein, the contingency included in this guarantee maximum price is the amount of _____.

.4 Whether or not the Construction or Contract Documents enumerated in the Attachments to this GMP Amendment have actually been completed to the level of 50% or 100% as defined by this Agreement, the Guaranteed Maximum Price includes all Work reasonably inferable from such Construction and Contract Documents, the documents referenced in section paragraph 1.4 of the Construction Manager At-Risk Agreement and all responses issued by the Design

Consultant to CM's bidding inquiries and requests for information, as necessary to deliver a fully completed and finished working Project. To the extent there exists a conflict between the Construction and Contract Documents and any of the other aforementioned reference documents, the item of higher price, quantity or quality shall be included in the Guaranteed Maximum Price, without use of any Contingency.

- .5 Procedures and expenditures related to use of any Contingency and any Allowances included in this GMP shall comply with CMAR Agreement Section 6.1.1, Specification Section 01250 respectively, and all provisions of such documents are incorporated into and made a part of this Contract.
- .6 Procedures and expenditures related to direct purchases of materials by the Owner for this Project shall comply with Specification Section 01295, and all provisions of such documents are incorporated into and made a part of this Contract.
- .7 The Construction Manager shall provide Commercial General Liability Insurance, Automobile Liability Insurance, Professional Liability Insurance and Worker's Compensation Insurance in compliance with the provisions of Article 9 of the CMAR Agreement and Article 29 of the General Conditions of the Contract for Construction, satisfactory to the Owner's Office of Risk Management.
- .8 By executing this GMP Amendment, the Construction Manager acknowledges that it has ascertained all correct locations for points of connection for all utilities, if any, required for this Project; and has identified all clarifications and qualifications for this Project, if any.
- .9 The Construction Manager's on-site management and supervisory personnel for this Project are set forth on **Attachment IV**, attached hereto and made a part hereof by this reference.
- .10 To the extent that the Owner has authorized the Construction Manager, in writing, to perform a portion of the Work for this Project; with the Construction Manager's own forces, the salary and wage schedule for the Construction Manager's personnel performing such portion of the Work, agreed upon by the Owner and the Construction Manager, shall be as set forth on **Attachment IV**, attached hereto and made a part of the Contract Documents by this reference. The Construction Manager warrants and represents that the salary and wage schedule includes the lowest comparable market rates (including any and all benefits, contributions and insurance) charged by the Construction Manager for comparable contracts to other businesses and individuals for similar services, and that such rates are not higher than the standard paid at the

place of this Project.

- .11 The Construction Schedule for this Project is set forth on **Attachment V**, attached hereto and made a part hereof by this reference. The final accepted schedule for construction as required in the Construction Manager At-Risk Agreement and included in this GMP Amendment shall not be construed as the Detailed Initial or Baseline Schedule as set forth in the General Conditions of the Contract for Construction which schedule shall be prepared by the CM and separately submitted for review and approval after approval of the GMP Amendment by the Owner, as set forth in the General Conditions of the Contract for Construction.
- .12 Except as expressly provided herein above, all of the terms, conditions, covenants, agreements and understandings contained in the Contract Documents shall remain unchanged and in full force and effect, and the same are hereby expressly ratified and confirmed by the Owner and the Construction Manager.
- .13 This Amendment may be executed in several counterparts, each of which shall be deemed an original but not all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have affixed their signatures, effective on the date first written above.

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

BY: _____
Superintendent of Schools

SEAL

RECOMMENDED:

BY: _____
Leo Bobadilla
Chief Facilities Officer

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

BY: _____
Attorney for Owner

FIRM NAME

BY: _____
Witness

BY: _____
Print Name

ATTACHMENTS

ATTACHMENT I - CONTRACT DOCUMENTS - THE DRAWINGS

ATTACHMENT II - CONTRACT DOCUMENTS - THE SPECIFICATIONS

ATTACHMENT III - CONTRACT DOCUMENTS - ADDITIONAL CONTRACT DOCUMENTS

ATTACHMENT IV - CONTRACT DOCUMENTS - SALARY AND WAGE SCHEDULE

ATTACHMENT V - CONTRACT DOCUMENTS - THE CONSTRUCTION SCHEDULE

END OF EXHIBIT "A"

EXHIBIT B

LUMP SUM FEE BY TASK

Construction Management at-Risk for

AT

PROJECT NO. _____

FIRM NAME:	NAME/ADDRESS
DATE:	_____ (_____ MEETING)

As compensation for pre-construction services, the CM shall receive a fee as negotiated below:

PRE-CONSTRUCTION SERVICE	LUMP SUM FEE (PER TASK)
1. Phase I – Schematic Design	\$
2. Phase II – Design Development	\$
3. Phase III – 50% Construction Documents	\$
4. Phase III – 100% Construction Documents	\$
5. Phase IV - Bidding / GMP, Submittal / GMP, Negotiations / Award of GMP Amendment	\$
TOTAL PRE-CONSTRUCTION FEE	\$
CONSTRUCTION PHASE	
6. Construction Manager’s Fee (percentage of COW)	%

EXHIBIT C

Construction Manager's Proposal

To be added at contract execution

SAMPLE

EXHIBIT D
CMAR RFQ Document

To be added at contract execution

SAMPLE

GENERAL CONDITIONS OF THE CONTRACT CONSTRUCTION MANAGEMENT AT RISK

TABLE OF CONTENTS

ARTICLE 1	DEFINITIONS
ARTICLE 2	COORDINATION AND CORRELATION OF DRAWINGS AND SPECIFICATIONS.
ARTICLE 3	INTENT AND INTERPRETATION.
ARTICLE 4	OWNERSHIP OF THE CONTRACT DOCUMENTS WHICH MAKE UP THE CONTRACT
ARTICLE 5	TEMPORARY UTILITIES:
ARTICLE 6	OWNER OCCUPANCY
ARTICLE 7	JOB SITE REQUIREMENTS
ARTICLE 8	CONSTRUCTION MANAGER'S STAFF
ARTICLE 9	LINES OF AUTHORITY
ARTICLE 10	SCHEDULE AND PROJECT MANUAL PROVISIONS
ARTICLE 11	QUALITY CONTROL
ARTICLE 12	LICENSE AND PERMITS
ARTICLE 13	JOB SITE REQUIREMENTS
ARTICLE 14	RESPONSIBILITY FOR WORK SECURITY
ARTICLE 15	SAFETY, PROTECTION OF WORK AND PROPERTY
ARTICLE 16	MATERIALS
ARTICLE 17	WORKFORCE COMPOSITION
ARTICLE 18	INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP.
ARTICLE 19	ADMINISTRATIVE RECORDS
ARTICLE 20	OWNER'S RESPONSIBILITIES
ARTICLE 21	ADMINISTRATION OF THE CONTRACT
ARTICLE 22	INSPECTION
ARTICLE 23	DISCOVERING AND CORRECTING DEFECTIVE OR INCOMPLETE WORK
ARTICLE 24	SUBCONTRACTS
ARTICLE 25	CONSTRUCTION MANAGER'S FEES
ARTICLE 26	COST OF WORK
ARTICLE 27	CHANGE ORDERS AND CONSTRUCTION CHANGE DIRECTIVES
ARTICLE 28	DISCOUNTS AND PENALTIES
ARTICLE 29	BONDS, INSURANCE, INDEMNITY AND WAIVER OF SUBROGATION

ARTICLE 30	INDEMNITY AND HOLD HARMLESS
ARTICLE 31	CONSTRUCTION MANAGER'S INSURANCE
ARTICLE 32	WAIVER OF SUBROGATION
ARTICLE 33	WITHHOLDING PAYMENT TO CONSTRUCTION MANAGER
ARTICLE 34	TERMINATION BY THE CONSTRUCTION MANAGER
ARTICLE 35	OWNER'S RIGHT TO PERFORM CONSTRUCTION MANAGER'S OBLIGATIONS AND TERMINATION BY OWNER FOR CAUSE
ARTICLE 36	TERMINATION BY OWNER WITHOUT CAUSE
ARTICLE 37	LAWS AND REGULATIONS
ARTICLE 38	DISPUTE RESOLUTION
ARTICLE 39	GOVERNING LAW AND VENUE
ARTICLE 40	RIGHTS AND REMEDIES
ARTICLE 41	SUCCESSORS, ASSIGNS AND ASSIGNMENT
ARTICLE 42	NOTICE OF CLAIM: WAIVER OF REMEDIES; NO DAMAGES FOR DELAY
ARTICLE 43	ROYALTIES AND PATENTS.
ARTICLE 44	RIGHT TO AUDIT PROVISIONS
ARTICLE 45	MISCELLANEOUS

EXHIBITS

A	Construction Team Assigned Representatives
B	Construction Managers' Personnel
C	Change Orders, Extra Work and Claims
D	Industry Benchmarks

ARTICLE 1 DEFINITIONS

- 1.1 The Chief Facilities Officer, Facilities and Construction - An employee of the School Board of Broward County, Florida, who has the authority and responsibility for oversight and management for the Owner of the specific project of which the Work is a part. Referred to hereinafter as the Chief Facilities Officer.
- 1.2 Construction Manager - The "party of the second part", of the Contract. The person, firm or corporation with whom a contract has been made with the Owner for the performance of the Work defined by the Contract Documents.
- 1.3 Contract Documents - The Contract Documents, which constitute the entire agreement between Owner and Construction Manager, consist of the CMAR Agreement Form and all exhibits thereto, the Proposal and all attachments and supporting documentation submitted by the Construction Manager in response to the Request for Qualifications/Proposals, requirements pursuant to Chapter 287, Florida Statutes on Public Entity Crimes, these General Conditions, all Addenda, and the Project Consultant's Agreement with the SBBC. Upon execution of the GMP Amendment, the Contract Documents shall be expanded to include, in addition to those listed above, those identified by the GMP Amendment and the Design Documents attached thereto, including but not limited to the Project Manual, Drawings, Specifications, any other General and Supplementary Conditions (Divisions 0 and 1), and all modifications issued after execution of the Contract.
- 1.4 Estimate - The Construction Manager's latest estimate of probable project construction costs.
- 1.5 Office of Facilities and Construction - The Owner's organizational entity which acts as liaison between the Consultant and Owner and provides day to day management and other professional services on the Owner's behalf.
- 1.6 Inspector of Record: See Article 1.1.29 of General Conditions.
- 1.7 Final Completion - Means that date subsequent to the date of Substantial Completion at which time the Construction Manager has completed all of the Work (or designated portion thereof) in accordance with the Contract Documents as certified by the Project Consultant and/or approved by the Owner. In addition, Final Completion shall not be deemed to have occurred until any and all governmental bodies, boards, entities, etc., which regulate or have jurisdiction of the Work, have inspected, approved and certified the Work and issued a certificate of occupancy or other required documentation.
- 1.8 Fixed Limit of Construction Cost (FLCC) - (See also 1.1.14) the Fixed Limit of Construction Cost, referred to hereinafter as FLCC, is the total dollar value of the Construction Manager's fees, contingency, and cost of the work.
- 1.9 Guaranteed Maximum Price: The GMP is the maximum amount of money that the Owner shall pay the Construction Manager for all the work described in the contract documents.
- 1.10 Journeyman - A person working in an apprenticeable occupation who has successfully completed a state registered apprenticeship program or who has worked the number of years required by established industry practices for the particular trade or occupation. "Established industry

practices" means the number of years of training required by the majority of registered program standards for the particular trade or occupation. A "certified Journeyman" is a journeyman who holds a State of Florida Certification or Broward County Certificate of Competency for a particular trade or craft."

- 1.11 Notice to Proceed - The term Notice to Proceed shall mean a written work order based on a defined scope of work, prepared by the Facilities Project Manager and issued to the Construction Manager.
- 1.12 Owner - The School Board of Broward County, Florida. The School Board of Broward County, Florida, through its Board, must approve all Agreements, changes in the scope of work, change orders, fees, final acceptance of the project, final payment and use of the contingency as set forth in Article 6.1 of the Agreement between Owner and Construction Manager.
- 1.13 Owner's Representatives - An entity hired by the School Board of Broward County to execute the delivery of projects and act as the Owner's Representative.
- 1.14 Owner's Construction Budget: Owner's funds budgeted and requested for construction of the Project. The Owner's Construction Budget is identified in the RFQ, including all contingency, Construction Manager fees, and costs of the work. This acknowledgment of the Owner's budgeted funds is not to be construed as the Construction Manager's Guaranteed Maximum Price. A Guaranteed Maximum Price will be offered by separate documentation as outlined in Article 6 of the Agreement between the Owner and Construction Manager.
- 1.15 Other Contractors - Any person, firm or corporation with whom a Contract has been made by the Owner for the performance of any work on the site, which work is not a portion the Work covered by the Contract.
- 1.16 Project Consultant - The individual, partnership, corporation, association, joint venture, or any combination thereof, of properly registered professional architects, engineers or other design professionals who has entered into a contract with the Owner to provide professional services for development of the design and Contract Documents for the work of this Project and, any additional services as may be required during the construction and warranty phase.
- 1.17 Project Manager - A person who is designated by the Chief Facilities Officer to provide direct interface with the Construction Manager with respect to the Owner's responsibilities.
- 1.18 Project - The Project is the total scope of services and work to be performed under this Agreement. The Project consists of planning, design, permitting, construction and code inspection necessary to build the component parts of the project identified in project manual.
- 1.19 Phase - A designated subdivision of the Work, usually with its own requirements for Substantial and Final Completion, and liquidated damages. A Phase may be designated for completion by the Owner's own forces, or by Other Contractors.
- 1.20 Punch List - A list of items of work required by the Contract Documents which after inspection by the Owner and the Construction Manager has been termed to be deficient and/or inconsistent with the Contract Documents.
- 1.21 Subcontractor - A person or entity other than a materialman or laborer who enters into a Contract with Construction Manager for the performance of any part of Construction Manager's Work. The term "Subcontractor" is referred to throughout the Construction Contract Documents as if singular

in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

- 1.22 Sub-subcontractor - A person or entity other than a materialman or laborer who enters into a contract with a Subcontractor for the performance of any part of such Subcontractor's contract. The term "Sub-subcontractor" is referred to throughout the Construction Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor. The term "Sub-subcontractor" does not include separate subcontractors of a separate contractor.
- 1.23 Submittals - Are prepared by the Construction Manager or those working on his behalf (subcontractors, material suppliers, and others) to show how a particular aspect of the Work is to be fabricated and installed. The Construction Manager's submittals include shop drawings, product data, samples, mock-ups, test results, warranties, maintenance agreements, project photographs, record documents, field measurement data, operating and maintenance manuals, reports, certifications and other types of information described in the specifications.
- 1.24 Substantial Completion - The term Substantial Completion as used herein, shall mean that point at which, the Work, or a designated portion thereof, is at a level of completion in substantial compliance with the Contract Documents such that the Owner or its designee can enjoy use or occupancy of the work performed by Construction Manager and can use or operate it in all respects for its intended purpose. In the event the Work includes more than one Phase, the Owner, at its discretion, may set Substantial Completion dates for each Phase and may impose provisions for liquidated damages for each Phase. Occupancy shall not be the sole factor in determining whether substantial completion has been achieved.
- 1.25 Subconsultant - A person or organization of properly registered professional architects, engineers or other design professionals who have entered into an agreement with the Owner or Construction Manager to furnish professional services to the project.
- 1.26 Superintendent or Construction Manager's Project Manager - The executive representative for the Construction Manager present on the project at all times during progress, authorized to receive and fulfill instructions from the Owner and the Project Consultant, if applicable, and capable of superintending the work efficiently as designated.
- 1.27 Superintendent of Schools - The duly appointed executive officer of the Owner authorized to act by and through the School Board of Broward County.
- 1.28 Surety - The firm, corporation, or individual which is bound by the Contract Bond with and for the Construction Manager, and which engages to be responsible for the Construction Manager's acceptable performance of the work and for his payment of all debts pertaining thereto.
- 1.29 Building Code Inspector: Employees of The School Board of Broward County, Florida, who are certified by the Florida Department of Education (DOE). BCI's may provide plan review, construction inspection for code compliance and report non-compliant work to the Project Manager and Project Consultant. Any references to "UBCI" within any documents shall mean BCI.
- 1.30 Work - The totality of the obligations, including construction and other services, imposed on the Construction Manager by the Contract Documents, whether completed or partially completed, and including all labor, materials, equipment, and services provided or to be provided by the

Construction Manager to fulfill the Construction Manager's obligations. The Work may constitute the whole or a part of the Project.

- 1.31 Written Notice - Shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, if delivered at or sent by registered mail or other traceable delivery service to the last business address known to him who gives notice. Electronic, FAX or other telephonic transmission shall not be considered as written notice.
- 1.32 Contingency Use Directive (CUD) – A CUD is issued and approved by the Owner for the purpose of accounting for unforeseen increases or decreases in the construction cost and/or to be utilized for unforeseen circumstances as set forth in Article 6.1 of the Agreement.
- 1.33 Change-Order – A change order is issued and approved by the Owner for additions or deletions in the scope of work or services provided by the Construction Manager. A change order shall increase or decrease the GMP subsequent to approval of the final GMP.
- 1.34 Construction Change Directive (CCD) – A CCD is issued and approved by the Owner or its designee for additions or deletions in the scope of work or services provided by the Construction Manager when authority to proceed with the change needs to be expedited or the Construction Manager fails to agree on the terms offered by the Owner for the change at the Owner's sole discretion.
- 1.35 Design Documents – All the design documents approved by Owner pursuant to the Contract Documents, including, without limitation, those for use in construction of the Project, performing the Work, and the rendering of the Project fully operational, and shall include, without limitation, the Schematic Design Documents, the Design Development Documents and the Construction Documents.
- 1.36 Modifications – means a Change Order or written amendment to this Agreement signed by both the Construction Manager and the Owner, or a Construction Change Directive issued by Owner.
- 1.37 Other Definitions – All terms that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.
- 1.38 Prior Written Consent – consists of a written response from Owner noting acceptance. Acceptance is not inferred through the approval and signature of monthly pay applications that include the referenced items.

ARTICLE 2 COORDINATION AND CORRELATION OF DRAWINGS AND SPECIFICATIONS.

- 2.1 The Construction Manager represents that:
- .01 The Construction Manager and Subcontractors will fully examine and compare all Drawings, Specifications and other Contract Documents including but not limited to those relating to the architectural, structural, mechanical, electrical, civil engineering and plumbing elements and have compared and reviewed all general and specific details on the Drawings and the various technical and administrative requirements of the Specifications.
- .02 With respect to all construction materials, labor, methods, means, techniques, and sequence of

procedures required to carry out the Work or safety precautions and programs required in connection with carrying out the Work, all conflicts, discrepancies, errors and omissions that Construction Manager is aware of as a result of the examination and comparison of the Contract Documents have been communicated to the Owner and Project Consultant in writing.

- .03 The Contract Sum is reasonable compensation and represents the total lump sum cost for the Work and that all systems and Work shall be in accordance with the requirements of the Contract Documents.
 - .04 The Contract Time is adequate for the performance of the Work.
- 2.2 The Construction Manager is responsible for all means, methods, techniques and sequencing of construction.
- 2.3 If, after execution of this Construction Contract, the Construction Manager detects a conflict, discrepancy, error or omission in the Contract Documents then it shall immediately notify Project Consultant and Owner's representative prior to proceeding with the specific portion of the Work.

ARTICLE 3 INTENT AND INTERPRETATION.

- 3.1 With the respect to the intent and interpretation of this Contract, the Owner and the Construction Manager agree as follows:
- .01 The Construction Manager shall have a continuing duty to read, examine, review, compare and contrast each of the documents which make up this Contract and shall immediately give written notice to the Owner and the Project Consultant of any conflict, ambiguity, error or omission which the Construction Manager may find with respect to these documents before proceeding with the affected Work.
 - .02 It is the intent of Owner and Construction Manager that the Contract Documents include all items necessary for proper execution and completion of the Work. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all: performance by Construction Manager shall be required to the full extent consistent with and reasonably inferable from, the Contract Documents as being necessary to produce the results called for in Owner's program for this Project..
 - .03 The intent of the Contract Documents is to include all labor and materials, equipment and transportation necessary for the proper execution of the Work. The Construction Manager shall continually refer to drawing, specifications and other Contract Documents in this regard.
 - .04 In the event of any conflict, discrepancy, or inconsistency amongst any of the Contract Documents, the following shall control:
 - a) As between figures given on plans and scaled measurements, the figures shall govern;
 - b) As between large scale plans and small scale plans, the large scale plans shall govern;
 - c) As between plans and specifications, the requirements of the specifications shall govern;
 - d) As between this Agreement and the plans and specifications, this Agreement shall govern.
- 3.2 The Owner shall be the initial interpreter of the requirements of the Contract Documents and the judge of the performance thereunder and may involve the Project Consultant with specific interpretations. This provision does not relieve the Project Consultant from their contractual obligations to the Owner.

- .01 The Owner shall render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of the Construction Manager, and shall render written decisions, within a reasonable time, on all claims, disputes, change order requests, substitution requests, requests for interpretation and other matters in question relating to the execution or progress of the Work or the interpretation of the Contract Documents.

ARTICLE 4
OWNERSHIP OF THE CONTRACT DOCUMENTS
WHICH MAKE UP THE CONTRACT

- 4.1 Subject to any rights the Project Consultant may have in its Professional Services Agreement with Owner, all of the Contract Documents, as well as any other documents, intellectual property, software, computer-assisted material or disks relating to or regarding the Work, shall be and remain the property of the Owner. This shall be the case even if prepared, created or provided by the Project Consultant, Construction Manager, Subcontractor or others.
- 4.2 The Construction Manager shall have the right to keep a copy of the Contract Documents upon completion of the Work; provided, however, that in no event shall the Construction Manager use, or permit to be used, any portion or all of the Contract Documents on other projects without the Owner's prior written authorization.
- 4.3 The Construction Manager agrees to provide any and all items referred to in this Article to Owner upon demand by Owner. In the event Construction Manager fails to provide the requested Contract Documents to Owner as demanded, Construction Manager acknowledges that the Owner will need the requested documents or information and will be irreparably harmed and the Construction Manager will be subject to an injunction to provide same.

ARTICLE 5
TEMPORARY UTILITIES:

- 5.1 Water For Building Work: The Construction Manager shall provide temporary water lines sufficient to supply all water needed for the construction and other services required by the Contract Documents and shall pay for all service connections and water used by the Construction Manager or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 5.2 Electrical Energy: The Construction Manager shall provide temporary electrical energy and power lines sufficient to supply all electricity needed for the construction and other services required by the Contract Documents and shall pay for all service connections and electricity used by the Construction Manager or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 5.3 Temporary Sanitary Facilities And Sewers: The Construction Manager shall provide and maintain in a neat and sanitary condition such accommodations and facilities for the use of his employees as may be necessary to comply with the regulations of any governmental agencies, departments, etc. which address or govern these issues.
- .01 No nuisances will be permitted.
- .02 Upon completion of Work, such facilities shall be removed and the premises left in a sanitary condition.

- .03 Construction Manager is not permitted to use restrooms or other sanitary facilities within the Owner's existing building or on-site facilities unless the contrary is provided for elsewhere in the Contract Documents.

ARTICLE 6 OWNER OCCUPANCY

- 6.1 The Construction Manager shall provide services during the design and construction phases, which will provide a smooth and successful Owner occupancy of the project in such conditions as will satisfy Owner operational requirements.
- 6.2 Construction Manager shall coordinate the completion of all punch list work to be done with Owner occupancy requirements in mind.
- 6.3 The Construction Manager shall catalog operational and maintenance requirements of equipment to be operated by maintenance personnel and shall provide required operational training, in equipment use, for building operators.
- 6.4 The Construction Manager shall secure required guarantees and warranties, assemble and deliver same to the Owner in a manner that will facilitate their maximum enforcement and assure their meaningful implementation.
- 6.5 The Construction Manager shall continuously review and maintain As-Built Drawings.
- 6.6 The Owner will not occupy or take control of the project until the above items discussed in this paragraph have been completed and the Substantial" Completion and Warranty requirements have been completed to the Owner's satisfaction excluding the requirements for a warranty inspection six months after Owner Occupancy.

ARTICLE 7 JOB-SITE FACILITIES

- 7.1 The Construction Manager shall arrange for all job-site facilities necessary to enable the Construction Manager and the Owner's representatives to perform their respective duties in the management, inspection, and supervision of construction.
- 7.2 Tangible personal property, otherwise referred to as Job-Site facilities, include but are not limited to such things as trailers, toilets, typewriters, computers and any other equipment necessary to carry on the project.

ARTICLE 8 CONSTRUCTION MANAGER'S STAFF

- 8.1 The Construction Manager shall provide site personnel that are competent, English speaking and are able to communicate effectively.
- 8.2 The Construction Manager shall remove within fifteen (15) days, at the written request of the Owner's project manager or Chief Facilities Officer, any of Construction Manager's personnel who are deemed detrimental to the efficient management and completion of the project. Determination of whether an employee is detrimental is at the sole discretion of the Owner or its representatives.

**ARTICLE 9
LINES OF AUTHORITY**

- 9.1 The Construction Manager shall establish and maintain lines of authority for his personnel, and shall provide an organizational chart to the Owner and all other affected parties such as the Building Code Inspectors (BCI) of the Permitting Authority, the sub-contractors, the Project Consultant and the Owner's representatives, to provide general direction of the work and progress of the various phases and subcontractors. The Owner's representative may attend meetings between the Construction Manager and his Subcontractors, however, such attendance shall not diminish either the authority or responsibility of the Construction Manager to direct the subcontractor.

**ARTICLE 10
SCHEDULE AND PROJECT MANUAL PROVISIONS**

- 10.1 The Construction Manager shall provide subcontractors and the Owner, its representatives and the Project Consultant with copies of the Project Manual developed by the Construction Manager with the Owner's participation and approval, expanded for the Construction Phase employing their respective milestones, beginning and finishing dates, their respective responsibilities for performance and the relationships of their work with respect to subcontractors and suppliers. It shall also continue to provide current scheduling information and provide direction and coordination regarding milestones, beginning and finishing dates, responsibilities for performance and the relationships of the Construction Managers work to the work of his subcontractors and suppliers to enable them to perform their respective tasks so that the development of construction progresses in a smooth and efficient manner in conformance with the overall project schedule. The schedule shall include all phases of the construction work, material supplies, long lead procurement, approval of shop drawings, change orders in progress, schedules for change orders, and performance testing requirements. It shall advise the Owner's representatives of their required participation in any meeting or inspection giving each at least one week notice unless such notice is made impossible by conditions beyond his control. It shall hold job-site meetings at least once a week with the Project Construction Team and at least once each week with the subcontractors, or more frequently as required by work progress, to review progress, discuss problems and their solutions and coordinate future work with all subcontractors.

**ARTICLE 11
QUALITY CONTROL**

- 11.1 The Construction Manager shall develop and maintain a program, acceptable to the Owner, to assure quality control of the construction. It shall supervise the work of all subcontractors providing instructions to each when their work does not conform to the requirements of the plans and specifications and he shall continue to exert its influence and control over each subcontractor to ensure that corrections are made in a timely manner so as to not affect the efficient progress of the work.

**ARTICLE 12
LICENSE AND PERMITS**

- 12.1 All licenses necessary to commence and prosecute the Work to completion shall be procured and paid for by the Construction Manager or his subcontractors.
- 12.2 Educational facilities constructed by The School Board of Broward County, Florida are exempt from all county, district, municipal or local building codes and ordinances; therefore building permits will not be required. However, any and all other permits, bonds and/or other fees required for Work to be performed, including but not limited to Work in public right-of-ways and other Work otherwise outside

the Owner's property line will be procured and paid for by the Construction Manager and will be considered part of the costs of the project.

- 12.3 All easements and rights-of-way will be procured and paid for by the Owner unless otherwise specifically provided within the Contract Documents.

ARTICLE 13 JOB SITE REQUIREMENTS

- 13.1 The Construction Manager shall perform or provide for each of the following activities as a part of his Construction Manager's fee:
- .01 Maintain a log of daily activities, including manpower records, weather, delays, major decisions, etc.;
 - .02 Maintain a roster of companies on the project with names and telephone numbers of key personnel;
 - .03 Establish and enforce job rules governing parking, clean-up, use of facilities and worker discipline;
 - .04 Provide labor relations management for a harmonious, productive project;
 - .05 Provide a safety program for the project to meet OSHA requirements;
 - .06 Monitor for subcontractor compliance without relieving them of responsibilities to perform work in accordance with the best acceptable practice;
 - .07 Provide a quality control program as developed under Article 11.1 herein above;
 - .08 Miscellaneous office supplies that support the construction efforts which are consumed by his own forces;
 - .09 Travel to and from his home office to the project site.
- 13.2 The Construction Manager shall provide personnel and equipment or shall arrange for separate subcontracts to provide each of the following as a direct cost item:
- .01 Schedule the services of independent testing laboratories (Selected and in privity of contract with the Owner) and provide the necessary testing of materials to ensure conformance to contract requirements;
 - .02 The printing and distribution of all required shop drawings.

ARTICLE 14 RESPONSIBILITY FOR WORK SECURITY

- 14.1 Construction Manager shall at all times conduct all operations under the Construction Contract in a manner to avoid the risk of loss, theft or damage by vandalism, sabotage or other means to any property.
- 14.2 Construction Manager shall promptly take such reasonable precautions as are necessary and adequate against any conditions which involve risk of a loss, theft or damage to its property.
- 14.3 Construction Manager shall continuously inspect all of its Work, materials, equipment and facilities to discover and determine any such conditions and shall be responsible for discovery, determination and correction of any such condition.
- 14.4 Construction Manager shall comply with all applicable laws and regulations in performance of the work.

- 14.5 Construction Manager shall cooperate with Owner on all security matters as set forth elsewhere in the Contract Documents and shall promptly comply with any project security requirements established by Owner.
- 14.6 These security requirements may be more stringent in the event portions of the facilities or project are occupied or otherwise being used.
- 14.7 Such compliance with these security requirements shall not relieve Construction Manager of its responsibility for maintaining proper security for the above noted items, nor shall it be construed as limiting in any manner Construction Manager's obligation to undertake reasonable action as required to establish and maintain secure conditions at the site.
- 14.8 Construction Manager shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall provide these reports to Owner in a timely manner.

ARTICLE 15
SAFETY, PROTECTION OF WORK AND PROPERTY

- 15.1 Construction Manager shall be responsible for conducting all operations under this Construction Contract at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property. Construction Manager shall continuously and diligently inspect all work, material and equipment to discover any conditions which might involve such risks and shall be responsible for discovery and correction of any such conditions.
 - .01 The Construction Manager, subcontractors and their employees shall prohibit the use of alcoholic beverages, smoking inside buildings and/or not in designated areas, food or beverages inside buildings, and carrying of firearms or weapons on school district property or be subject to removal and termination of subject employee.
- 15.2 Safety Precautions and Programs:
 - 01 The Construction Manager shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with performance on the Contract.
 - .02 In the event the Construction Manager encounters on the site material reasonably believed to be asbestos or polychlorinated biphenyl (PCB) or other hazardous materials which has not been rendered harmless, the Construction Manager shall immediately stop Work in the area affected and report the condition to the Owner and Project Consultant in writing. The Work in the affected area shall not thereafter be resumed except by written notice from the Owner. The Work in the affected area shall be resumed in the absence of asbestos, polychlorinated biphenyl (PCB) or other hazardous materials, or when it has been rendered harmless, by written agreement of the Owner, Construction Manager and Project Consultant.
 - .03 The Construction Manager shall not be required to perform without consent any Work relating to asbestos or polychlorinated biphenyl: (PCB) or other hazardous materials.
- 15.3 Safety of persons and Property.
 - .01 The Construction Manager shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:

- a) Employees on the Work and other persons who may be affected thereby;
 - b) The Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Construction Manager or the Construction Manager's Subcontractors or Sub-subcontractors; and
 - c) Other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- .02 The Construction Manager shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety or person or property or their protection from damage, injury or loss.
- a) The Construction Manager and his Subcontractors shall comply with and conform in all respects to the standard set forth in the Occupational Safety and Health act (OSHA) of 1970.
 - b) The Construction Manager shall prominently post and maintain at the job sites;
 - c) OSHA 200: Log and summary of occupational injuries and illness.
 - d) OSHA 2203: Provisions of the Act poster.
- .03 The Construction Manager shall implement and maintain a continuing safety program applicable to all Construction Manager's employees, Subcontractors, and Sub-subcontractors, to include:
- a) Designating a responsible member of the Construction Manager's organization at the site as the Construction Manager's Safety Officer whose duty shall be the prevention of accidents, safety inspections, and accident documentation. This person shall be the Construction Manager's superintendent unless otherwise designated by the Contractor in writing to the Owner and the Project Consultant.
 - b) Holding weekly safety meetings with employees and Subcontractors,
 - c) Implementing OSHA Voluntary Protection Programs.
 - d) Ensuring the presence of an American Red Cross (or other organization acceptable to the Owner) certified Cardiopulmonary Resuscitation (CPR) and first-aid trained individual on site at all times.
 - e) Compliance with the Drug Free Work Place Act of 1998, the Federal Omnibus Transportation Employee Testing Act of 1991, and the certification of compliance with the same as required by the Owner in Document 00457, Drug-Free Workplace Certification.
 - f) Erecting and maintaining reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.
 - g) Ensuring that employees are not discriminated against or discharged for filing reasonable safety or health complaints or for otherwise exercising their right in these regards.

- .04 When use of hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Construction Manager shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.
 - .05 The Construction Manager shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property caused in whole or in part by the Construction Manager, Subcontractor or a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Construction Manager is responsible, except damage or loss attributable to acts or omissions of the Owner or Project Consultant or anyone directly employed by either of them, or by anyone of whose acts either of them may be liable, and not attributable to the fault of negligence of the Contractor.
 - .06 The Construction Manager shall not occupy or permit any part of the construction site to be occupied so as to endanger its safety.
 - .07 Building materials, Construction Manager's equipment and other supplies may be stored on the premises, but the placing of same shall be in substantial, watertight storage sheds upon the premises where directed in which it shall store all materials which would be damaged by weather. This shall in no manner relieve the Construction Manager from full responsibility for such materials. Sheds and other storage structures must be secured and anchored in a manner sufficient to withstand hurricane force winds as defined by applicable codes but not less than a 120 mile per hour wind uplift force. Construction Manager shall provide engineering or other evidence to prove compliance, if requested by the Owner.
 - .08 Construction Manager shall remove graffiti without damage to substrate or paint over graffiti within forty-eight (48) hours of its discovery.
- 15.4 Emergencies: In an emergency affecting safety of persons or property, the Construction Manager shall take all reasonable and necessary actions, to prevent damage, injury or loss.
- 15.5 Construction Manager, as part of their safety plan, shall be required to provide a complete copy of all accident reports to Owner within five (5) days of any reported accident.

ARTICLE 16 MATERIALS

- 16.1 The Construction Manager shall provide materials and equipment as required in the Contract Documents. No substitution will be permitted except in the instance where a material is no longer available during the progress of the Work or is deemed by the Owner to be no longer suitable or appropriate for incorporation into the Work or for obvious economic benefits accruable to the Owner or as otherwise approved by the Owner in writing.
- 16.2 Any such substitution must be approved in writing by the Project Consultant and Owner prior to incorporation of the proposed substitution into the Work.
- 16.3 Proposed substitutions must be submitted for consideration from the Construction Manager to the Project Consultant and the Owner. Documentation for the proposed substitution must include, but is not limited to substantiation of the Construction Manager's efforts to obtain the originally specified materials including documentary evidence from the original materials' manufacturer that such materials

are not available.

- 16.4 Product delivery lead times shall not serve as a basis for any substitution request except for where approved in advance by the Owner. All additional costs incurred by the Owner as the result of any substitution shall be the responsibility of and borne by the Construction Manager.
- 16.5 The Construction Manager shall make written request to the Project Consultant and Owner for and obtain his written approval of the use of any materials proposed for use when "approval" materials are specified or a performance type specification is utilized without mentioning any standard by name.
- 16.6 If, in the opinion of the Construction Manager, a specified product or equipment no longer meets the quality of the products or equipment required for the Work, Construction Manager shall request a Change Order Proposal for modifying the Contract to incorporate the respective changes to the Work required, the Contract amount, and the Contract Time as beneficial to the Owner.

ARTICLE 17 WORKFORCE COMPOSITION

- 17.1 The following requirements apply to all aspects of the Work where skilled crafts or trades are to be utilized:
- 17.2 The ratio of journeymen utilized shall be two (2) journeymen to one other worker. When two (2) workers involved in the crafts are employed, the first employed shall be a journeyman, and the second may be either a journeyman or a worker.
- 17.3 The Construction Manager shall utilize at least one certified journeyman that holds a State of Florida Certification or a certificate of competency obtained through a proctored examination in Broward County for the respective crafts or trades required for the execution of the Work.
- 17.4 For trades or crafts for which licenses or Certificates of Competency are required in Broward County, no Work may be performed or person employed as a worker in that trade unless the Work is under the direct supervision of a master or certified journeyman, certified in that trade. A certified master or certified journeyman shall not provide direct supervision to more than three (3) other workers or uncertified journeymen at a job site.
- 17.5 The Construction Manager shall post on the inside of the Construction Manager's on-site project office and maintain by monthly updating a current list, available for the Owner and Project Consultant's use, of the names, areas of specialty, and license or certificate numbers, or all journeymen, certified journeymen, and certified masters utilized for prosecution of the Work, including those used by Subcontractor.
- 17.6 Work shall not commence in a particular trade or specialty until the Construction Manager's posted list has been updated to include that particular trade or specialty.
- 17.7 The Owner will not consider requisitions for payment for Work completed by a particular trade or specialty unless Journeymen, certified Journeymen, or certified Masters of that respective trade or specialty have been properly included on the Construction Manager's posted list.
- 17.8 The format for the posted list should begin with the Construction Manager's company name; name of qualifier with their certificate or registration number; a listing of all the Construction Manager's employee names, work trade and work skill; journeymen with their license number or certificate of

competency; or a designation as unskilled labor. The remainder of the list should follow the same format listing all the subcontractors and any other person performing labor on the project site. A copy of all licenses, certificates, registrations, and state registered apprenticeship documents should be kept on file in the Construction Manager's field office to substantiate his posted list.

- 17.9 Requirements for workforce quality specified above do not apply to those elements of the Work requiring only unskilled labor.
- 17.10 The Construction Manager shall employ no illegal aliens or other individuals not properly registered with and allowed to work by the United States Immigration and Naturalization Service (INS).
- 17.11 Construction Manager shall be assessed, and the Owner may deduct from each applicable Application for Payment, \$250 per day for failure to comply with these workforce composition requirements contained herein beginning three days after written notice of non-compliance is received by the Construction Manager.

ARTICLE 18
INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP.

- 18.1 All material and equipment provided and work performed shall be properly inspected by Construction Manager, and shall at all times be subject to quality surveillance, inspections, observations or quality audit by Owner, Facilities Project Manager and any inspectors conducting an inspection pursuant to code, law, regulations, etc.
- 18.2 Construction Manager shall provide safe and adequate facilities, and all samples, drawings, lists and documents necessary for such quality surveillance, observation or quality audit.
- 18.3 The Construction Manager shall permit and facilitate inspection of the Work by the Owner, Project Manager and Inspectors for any governmental agency, authority, or board including but not limited to Uniform Building Code Inspectors (BCI).
- 18.4 Owner also reserves the right to designate others such as consultants, commissioning authorities, test and balance agents, forensic specialists, etc. to conduct inspections during or subsequent to the Work as Owner in its discretion desires.
- 18.5 Owner shall be afforded full and free access to the shops, factories or places of business of Construction Manager and its Subcontractors for such quality surveillance, observation or quality audit and to determine the status of the Work.
- 18.6 In the event the Owner requires a factory inspection, the Construction Manager shall notify the suppliers that the material shall not be produced or fabricated without due notice to the Owner and an opportunity for such inspection.
- 18.7 If any designated Work should be covered up without approval or consent of the Owner, it must, if required by the Owner, be uncovered for examination at the Construction Manager's expense.
- 18.8 If any material, equipment or workmanship is determined by Owner or Inspector either during performance of the Work or on final quality surveillance, or during any applicable warranty period, to be defective or not complying with the requirements of this Construction Contract, Owner or Inspector will notify Construction Manager in writing that such material, equipment or portions of the Work is rejected and Owner reserves the right to withhold payment on any such item or seek compensation from

Construction Manager for same. Thereupon, Construction Manager shall, at its own expense, immediately remove, replace or correct such defective material, equipment or portions of the Work by making the same comply strictly with all requirements of the Contract Documents. The Construction Manager shall be responsible for the costs of any additional site observations, special inspections and/or testing, or other activities of the Owner made necessary by the correction of such defective materials, equipment or portions of the Work.

- 18.9 Neither the failure to make such quality surveillance, observation or quality audit, nor to discover defective workmanship, materials, or equipment, shall prejudice the rights of Owner to correct or reject the same as hereinafter provided.

ARTICLE 19 ADMINISTRATIVE RECORDS

- 19.1 The Construction Manager will maintain at the job site, unless otherwise agreed to in writing by the Project Manager, on a current basis, files and records such as, but not limited to the following:
- .01 Contracts or Purchase Orders, Shop Drawing Submittal/Approval Logs, Equipment Purchase/Delivery Logs, Contract Drawings and Specifications with Addenda, Warranties and Guarantees, Cost Accounting Records, Sales Tax Recovery Status Report, Labor Costs, Material Costs, Equipment Costs, Cost Proposal Request, Payment Request Records, Meeting Minutes, Cost-Estimates, Lab Test Reports, Insurance Certificates and Bonds, Contract Changes, Purchase Orders, Material Purchase Delivery Logs, Technical Standards, As-Built Marked Prints, Operating & Maintenance Instruction, Daily Progress Reports, Monthly Progress Reports, Correspondence Files, Transmittal Records, Inspection Reports, Bid/Award Information, Bid Analysis and Negotiations, Punch Lists, Project Manual, Records.
- 19.3 The project records shall be available at all times to the Owner and Project Consultant for reference or review.

ARTICLE 20 OWNER'S RESPONSIBILITIES

- 20.1 Owner's Information - The Owner shall provide full information regarding its requirements for the project to the Construction Manager.
- 20.2 Project Consultant's Agreement - The Owner shall retain a Project Consultant to design and prepare construction documents for the project. The Project Consultant's services, duties and responsibilities are described in the Agreement between the Owner and the Project Consultant, a copy of which will be furnished to the Construction Manager.
- 20.3 Site Survey and Reports - The Owner shall furnish all surveys describing the physical characteristics, soil reports, and subsurface investigations, legal limitations, utility locations, and a legal description of the project.
- 20.4 Approvals and Easements - The Owner shall pay for necessary approvals, easements, assessments and charges required for the construction, use or occupancy of permanent structures and for permanent changes in existing facilities.
- 20.5 Drawings and Specifications - The Construction Manager will be furnished a reproducible set of all copies of Drawings and Specifications reasonably necessary and ready for printing.

- 20.6 Cost of Surveys & Reports - The services, information, surveys and reports required by the above paragraphs shall be furnished with reasonable promptness in accordance with the approved schedule at the Owner's expense.
- 20.7 Project Faults or Defects - If the Owner becomes aware of any fault or defect in the Project or non-conformance with the drawings and specifications, he shall give prompt written notice thereof to the Construction Manager and Project Consultant.
- 20.8 Owner's Reviews, Inspections, Approvals, And Payments Not A Waiver - Owner's review, inspection, or approval of any Work, Design Documents, Applications for Payment or other submittals to Owner by Construction Manager shall be solely for the purpose of determining whether the same are generally consistent with Owner's construction program and requirements. No review, inspection, or approval by Owner or Owner's representative of such Work or documents shall relieve Construction Manager of its responsibility for the performance of its obligations under the Contract Documents or the accuracy, adequacy, fitness, suitability, or coordination of its Design Services or the Work. Approval by any governmental or other regulatory agency or other governing body of any Work, Design Document, or Contract Documents shall not relieve Construction Manager of responsibility for the performance of its obligations under the Contract. Payment by Owner pursuant to the Contract Documents shall not constitute a waiver of any of Owner's rights under the Contract Documents or at law, and Construction Manager expressly accepts the risk that defects in its performance, if any, may not be discovered until after payment, including final payment, is made by Owner.
- 20.9 Delay Or Forbearance Not Waiver - Owner's agreement not to exercise, or its delay or failure to exercise, any right under the Contract Documents or to require compliance with any obligation of Construction Manager under the Contract Documents shall not be a waiver of the right to exercise such right or to insist on such compliance at any other time or on any other occasion.
- 20.10 Right to Stop Work - If the Construction Manager fails or refuses to perform the Work in accordance with the Contract Documents, or is otherwise in breach of the Contract Documents in any way, Owner may, at its option, instruct Construction Manager to stop the Work or any part thereof. Upon receipt of such instruction from Owner in writing, Construction Manager shall immediately cease and desist as instructed by Owner and shall not proceed further until the cause for Owner's instruction to stop work has been corrected, no longer exists, or Owner instructs that the Work may resume.
- 20.11 Right to Perform Work - In the event Owner issues instructions to stop the Work and in the further event that Construction Manager fails and refuses within seven (7) days of receipt of same to provide adequate assurance to Owner that the cause of such instruction to stop work will be eliminated or corrected, then Owner shall have the right to carry out the Work with its own forces, or with the forces of other contractors, and Construction Manager shall be fully responsible for the cost incurred in performing such Work. The rights set forth in this Section herein shall be in addition to, and without prejudice, of any other rights and remedies Owner may have under the Contract Documents, at law or in equity.

ARTICLE 21 ADMINISTRATION OF THE CONTRACT

- 21.1 The Construction Manager will provide Administration of the Subcontracts. The Owner will provide administration of the contract between Owner and Construction Manager.
- 21.2 Neither the Project Consultant, Owners Representative, nor the Owner will be responsible for

construction means, methods, techniques, sequences or procedures, safety precautions and programs in connection with the Work or for the acts of omission or commission of the Construction Manager, its Subcontractors or their agents or employees or any other person performing any of the work.

- 21.3 The Owner will have the authority to reject Work which does not conform to the Contract Documents and to require special inspection or testing. Neither the Owner's authority to act under this Paragraph, nor any decision made by it in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the Owner to the Construction Manager, any Subcontractor, any of their agents or employees, or any other person performing any of the Work.
- 21.4 The Construction Manager shall forward all communications to the Owner's Representative and copy to the Project Consultant.
- 21.5 The Construction Manager shall submit Applications for Payment to the Owner for approval prior to Payment to the Construction Manager.
- 21.6 The Project Consultant shall approve shop drawings for design only, the Construction Manager being responsible for all dimensions, quantities, etc., necessary to complete the Work in compliance with the Drawings and Specifications and other Contract Documents.
- 21.7 The duties, responsibilities and limitations of authority of the Project Consultant and the Owner will not be modified nor extended without written consent of the Construction Manager, the Project Consultant, and the Owner.
- 21.8 Lines of Communication - During pre-construction and construction activities Construction Manager shall direct all communications to the Project Manager with a copy to Project Consultant. The Owner and Project Consultant shall communicate with the subcontractors or suppliers only through the Construction Manager while such method of communication is effective in maintaining project schedules and quality, except in cases of emergency and/or threat to property or person.
- 21.9 Forms. Construction Manager shall only use Owner's standard forms for Change Orders, Applications for Payment, and any other forms Construction Manager may be required to complete pursuant to the Contract Documents.

ARTICLE 22 INSPECTION

- 22.1 Construction will be inspected for code compliance, compliance with drawings and specifications, and quality by inspectors working for the Owner and/or other governmental authorities.
- 22.2 Code Inspections - All projects require detailed code compliance inspections during construction in disciplines determined by the inspecting Authority. These disciplines normally include, but are not necessarily limited to, structural, mechanical, electrical, plumbing and general building.
- 22.3 The Construction Manager shall notify the appropriate inspector(s), no less than 24 hours in advance, that the work is ready for inspection and before the work is covered. Work not inspected and approved prior to cover-up shall be uncovered for inspection when directed by the Permitting Authority. All costs for uncovering and reconstruction shall be borne by the Construction Manager.
- 22.4 All inspections shall be made for conformance with the applicable building codes, compliance with drawings and specifications, and quality.

- 22.5 Cost for all reinspection of work found defective and subsequently repaired shall be borne by the Construction Manager and corresponding subcontractor.

**ARTICLE 23
DISCOVERING AND CORRECTING DEFECTIVE
OR INCOMPLETE WORK.**

- 23.1 In the event that the Construction Manager covers, conceals or obscures its work in violation of this Contract or in violation of a directive from the Owner, such work shall be uncovered and displayed for the Owner's inspection upon request, and shall be reworked at no cost in time or money to the Owner.
- 23.2 If any of the work is covered, concealed or obscured in a manner not covered by Article 23.1 above, it shall, if directed by the Owner, be uncovered and displayed for the Owner's inspection. If the uncovered work conforms substantially with this Contract, the costs incurred by the Construction Manager to uncover and subsequently replace such work shall be borne by the Owner; otherwise, such costs shall be borne by the Construction Manager.
- 23.3 The Construction Manager shall, at no additional cost in money to the Owner or extension of time, correct work rejected by the Owner as defective or failing to conform to this Contract. Additionally, the Construction Manager shall reimburse the Owner for all testing, inspections and other expenses incurred as a result thereof.
- 23.4 In addition to its warranty obligations set forth elsewhere herein, the Construction Manager shall be specifically obligated to correct any and all defective or nonconforming work for a period of twelve (12) months following the date of Owner Occupancy of the Project or a designated portion thereof.
- 23.5 The Owner may, but shall in no event be required to, choose to accept defective or nonconforming work.
- 23.6 In such event, the Contract Price shall be reduced, at Owner's option, by the greater of (i) the reasonable costs of removing and correcting the defective or nonconforming work, or (ii) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as to include defective or nonconforming work.
- 23.7 If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate the Owner for the acceptance of defective or nonconforming work, the Construction Manager shall, upon written demand from the Owner, pay the owner such remaining compensation for accepting defective or nonconforming work.

**ARTICLE 24
SUBCONTRACTS**

- 24.1 The Contract Documents make no attempt to fix the scope of the Work of any Subcontractor nor the responsibilities of any such Subcontractor, it being understood that the Construction Manager shall fix the scope of all Work and responsibilities of the Subcontractor. Construction Manager shall not replace Subcontractor without good cause. Construction Manager will disclose any related party relationship in a bidding subcontractor in writing prior to the award of contracts. For the purposes of this agreement, a related party relationship shall constitute any instance of common ownership, common management, or an ownership stake in the bidding subcontractor.

- 24.2 The Construction Manager shall continuously update information concerning Subcontractors submitted to the Owner as Post-Award Information by submitting:
- .01 The general form of Subcontract Agreement used by the Construction Manager within thirty (30) days of execution of the GMP Addendum.
 - .02 Updated listings of Subcontractors denoting changes to the list submitted within ten (10) days of said change.
 - .03 Copies of executed Subcontractor Contracts within ten (10) days of their execution.
 - .04 A complete accounting of all payments made to Subcontractors and the balances owed to the Subcontractors with each Application For Payment submitted by the Construction Manager.
 - .05 All contracts with Subcontractors shall incorporate by reference the terms and conditions of the Contract Documents.
- 24.3 The Construction Manager shall cause and require to be included in all Subcontracts a provision for the benefit of the Owner binding the Subcontractors to remain bound by the Subcontracts in the event the Construction Manager is replaced by another Construction Manager pursuant to the term of the Contract Documents. The Construction Manager shall also include in all Subcontracts a provision requiring the Subcontractor, in the event of the Construction Manager's termination, to consent to the assignment of their Subcontracts to the Owner.
- 24.4 The Owner may at any time request from the Subcontractors, or any of them, a sworn statement of account with the Construction Manager and the Construction Manager shall cause to be included in all Subcontracts a requirement that the Subcontractors provide said sworn statement upon Owner's request.
- 24.5 Each Subcontractor and supplier must agree to assign all of its warranties to Owner. In addition each Subcontractor and supplier must warrant all of its Work, equipment, materials and labor to Owner in accordance with the terms and provisions of its contractual obligations to Construction Manager and any legal or statutory provisions that apply to its work, materials or equipment.
- 24.6 Owner may at its discretion require Construction Manager to have major sub-subcontractors or suppliers comply with the requirements of this Article or other provisions of the Contract Documents.
- 24.7 Any disputes which may arise in this connection between the Construction Manager and any Subcontractor must be settled between the parties concerned and the Owner will not undertake, nor be in any way responsible for, the settlement of such disputes.
- 24.8 No Subcontractor shall under any condition relieve the Construction Manager of his liabilities and obligations to the Owner under his Contract and the Construction Manager shall be solely responsible to the Owner as provided herein.
- 24.9 All subcontracts shall provide:
- .01 **LIMITATION OF REMEDY - NO DAMAGES FOR DELAY**
 - .02 That the subcontractor's exclusive remedy for delays in the performance of the contract caused by any events beyond its control, including delays claimed to be caused by the Owner or Project Consultant or attributable to the Owner or Project Consultant and including but not limited to

claims based on breach of contract or negligence, shall be an extension of its contract time.

- .03 In the event of a change in the work the subcontractor's claim for adjustments in the contract sum are computed in accordance with General Conditions Exhibit C.
- .04 Each subcontract shall require the subcontractor to expressly agree that the foregoing constitute the sole and exclusive remedies for delays and changes in the work and thus eliminate any other remedies for claim for increase in the contract price, damages, losses or additional compensation.
- .05 Each subcontract shall require that any claims by subcontractor must be submitted to Construction Manager within the time and in the manner in which the Construction Manager must submit such claims to the Owner, and that failure to comply with the conditions for giving notice and submitting claims shall result in the waiver of such claims.

24.10 Responsibilities for Acts and Omissions - The Construction Manager shall be responsible to the Owner for the acts and omissions of his employees and agents and his subcontractors, their agents and employees, and all other persons performing any of the work or supplying materials under a contract to the Construction Manager.

24.11 Subcontractor Interfacing - The Construction Manager shall be the single point of interface with all subcontractors for the Owner and all of its agents and representatives including the Project Consultant. He shall negotiate all change orders, field orders and request for proposals, with all affected subcontractors and shall review the costs of those proposals and advise the Owner of their validity and reasonableness, acting in the Owner's best interest prior to requesting approval of each change order from the Owner. Before any work is begun on any change order, a written authorization from the Owner must be issued. However, when health and safety are threatened, the Construction Manager shall act immediately to remove the threat to health and safety.

24.12 Subcontracts to be provided - The Construction Manager shall include a copy of each subcontract, including the general and supplementary conditions, in the project manual.

24.13 Bonding of Subcontractors - The Construction Manager shall submit proof, in the form of copies of properly executed bond forms, that the following major subcontractors have provided a performance bond and a payment bond to the Construction Manager and Owner as dual obligees with a corporate surety approved by the United States Treasury Department and authorized to do business in the State of Florida and otherwise acceptable to the Owner:

- HVAC/Mechanical
- Electrical
- Plumbing
- Roofing
- Shell Contractor

- .01 If the value of a subcontract listed above is below \$200,000, the Subcontractor Bonding requirement for that respective subcontract may be waived by the Owner, at its sole discretion, for M/WBE Subcontractors participating in the Owner's M/WBE Subcontractor Programs as described elsewhere in the Contract Documents. The Construction Manager may bond any subcontractor whose contract exceeds \$100,000.00 which shall be an expense to the Owner if approved in writing by the Owner.

- .02 The respective performance and payment bonds shall:
- a) Require the Surety to perform the Subcontract and to pay all bills and invoices for labor done and materials provided in the performance of the Work, including any guarantee or warranty period provided for in the Contract Documents.
 - b) Be on the forms as provided by the Owner. No other forms will be acceptable.
 - c) Executed under corporate seal of the surety and countersigned on the part of the surety by a qualified resident agent of the company or any attorney-in-fact. The Owner may request the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.
 - d) In case of default or other proceedings on the part of the Subcontractor, actions for all expenses incident to ascertaining and collecting losses under the bond, including reasonable attorney's fees for same, shall be covered by the bond.
 - e) Bonding companies acceptable to the Owner are bonding companies which are United States Treasury Department approved bonding companies, qualified and rated in accordance with Article 29 below and limited in bonding ability to the current United States Treasury Department standing for net limit on any one risk at the time of execution of the Subcontract.
 - f) Any expenses related to non-conforming bonds shall be the sole responsibility of Construction Manager.
- .03 The owner reserves the right in its sole discretion to accept a Subguard program in lieu of subcontractor bonds.

ARTICLE 25
CONSTRUCTION MANAGER'S FEES

- 25.1 Payment for Construction Services. Construction Manager's Fee related to the construction services rendered shall be limited to the percentage, shown on Exhibit B of the CMAR Agreement (and as outlined in General Conditions Exhibit D), of the Cost of Work. Cost of Work for the purposes of computing Construction Manager's Fees shall include all costs incurred in completion of the work as defined in Article 26 excluding any contingency or allowances.
- 25.2 Costs and Expenses Included in General Conditions / General Requirements Fee - The following (a non-exclusive list) shall be included in the Construction Manager's General Conditions / General Requirements for services during the Construction Phase:
- .01 Salaries or other compensation of the Construction Manager's employees at the Project site.
 - .02 The Construction Manager's personnel to be assigned during the construction phase, their duties and responsibilities to this project and the duration of their assignments are shown on General Conditions Exhibits C.
 - .03 General operating expenses incurred in the management and supervision of the project.
 - .04 Job office supplies - includes paper, pencils, paper clips, file folders, staples, etc., and other supplies.

.05 Other General Conditions - General Conditions, which are not Cost of the Work, as defined in Article 26 below, include but are not limited to:

- Field Office Rental
- Field Office Security
- Computers
- Pest Control
- Trash Hauling Equipment
- CPM Consultants
- Drug Testing
- Quality Control Systems
- Telephone Systems And Associated Charges
- Trash Chutes
- Surveys And Layouts
- Safety Rails
- Safety Inspections
- Parking Space
- Temporary Fencing
- Material Unloading
- Golf Carts
- General Purpose Carpenters
- Horizontal And Vertical Transportation Of Materials And Personnel
- Field Office Setup
- Field Office Furniture
- Copy Machines
- Postage
- As Built Drawings
- Security Guards
- Living Expenses
- Daily Cleanup
- Trash Dumpsters And Associated Fees
- Cleanup/Safety Labor
- Portable Toilets And Tanks
- Safety Supplies
- Water/Ice/Cups
- Barricades
- Electric Charges
- Material Hoists
- Punch Lists
- Temporary Plywood Partitions
- Temporary Storage Containers
- Field Office Janitorial
- Salaries At Project Site
- Fax Machines
- Couriers
- Closeout Documents
- I.D. Badges
- Progress Photographs
- Final Cleaning
- Blueprints And Copies Of Blueprints
- Radios
- Job Signs
- First Aid Supplies
- Fire Extinguishers
- Small Tools
- Water Charges
- Personnel Hoists
- Storage
- Temporary Heat

25.3 The costs of premiums for all insurance and bonds (including Subguard) which the Construction Manager is required to procure by this agreement specifically for the construction project.

ARTICLE 26 COST OF WORK

26.1 Definition - The term Cost of Work shall mean direct costs necessarily incurred in the Project during the Construction Phase for Construction services, paid by the Construction Manager less any reimbursement for scrap value and cash or trade discounts. Cost of Work does not include those fees and other costs set forth in Article 25. Cost of the Work shall include the items set forth below in this Article.

THE OWNER AGREES TO PAY THE CONSTRUCTION MANAGER FOR THE COST OF WORK AS DEFINED IN THIS ARTICLE. SUCH PAYMENT SHALL BE IN ADDITION TO THE CONSTRUCTION MANAGER'S FEES STIPULATED IN ARTICLE 25 OF THE GENERAL CONDITIONS.

26.2 Direct Cost Items

- .01 Payments due to subcontractors from the Construction Manager or made by the Construction Manager to subcontractors for their work performed pursuant to contract under this Agreement.
- .02 Construction Manager supplied heavy equipment used on the project shall be priced for contractor owned equipment, the "bare" equipment rental rates allowed to be used for pricing change order proposals shall be 75% of the monthly rate listed in the most current publication of The AED Green Book divided by 173 to arrive at a maximum hourly rate to be applied to the hours the equipment is used. Further, for contractor owned equipment, the aggregate equipment rent charges for any single piece of equipment used in any change order work shall be limited to the fair market value of the piece of equipment when first brought on to the job site. Fuel necessary to operate the equipment will be considered as a separate direct cost. Maintenance and Repairs on owned equipment are reimbursed through the rental rate.

EXCEPTION: Tools and equipment with a cost less than \$1,000 shall be considered part of the Construction Manager's General Conditions and shall not be considered to be part of Project Costs.

- .03 Not Used
- .04 Cost including transportation and maintenance of all materials, supplies, equipment and tools not owned by the workmen, which are employed or consumed in the performance of the work. Charges for material shall be the Construction Manager's net actual cost for the purchase of the material required to complete the Work. A reasonable allowance shall be made for waste and scrap. All materials purchased that exceed the quantities required to complete the work shall be returned or sold for scrap, with the proceeds credited to the Owner. Credits for cost reductions available to the Construction Manager due to trade discounts, free material credits, and/or volume rebates will accrue to the benefit of the Owner. Cash discounts available on material purchases shall be credited to Owner if the Construction Manager is provided Owner funds in time for Construction Manager to take advantage of any such cash discounts. The Construction Manager is required to notify the Owner should the cash discount on a particular purchase equal or exceed \$1,000, to allow the Owner the opportunity to participate in the cash discount.
- .05 Rental charges on all necessary machinery and equipment, exclusive of hand tools used at the site of the Project, including installation, repairs and replacements, dismantling, removal, costs of lubrication, transportation and delivery costs thereof which are used in the support of a subcontractor or the Construction Manager's own forces in the performance of the work, at rental charges consistent with those prevailing in the area.
 - a) Proposed rental rates and related fair market values for Contractor owned (affiliate owned, subsidiary owned, or related party owned) equipment shall be submitted to and approved by Owner prior to being used in connection with the Work. The projected usage for each piece of equipment proposed to be rented, and estimated total rentals shall be submitted for approval in advance in a form satisfactory to Owner so that an appropriate lease versus buy decision can be made.
 - b) Equipment rented from third parties shall be priced at the net actual rental cost, considering all trade and other discounts available to the Construction Manager. Costs of third party or rental equipment supplier insurance shall be declined and the insurance of such equipment

shall be under the insurance program for the entire project. Each piece of equipment to be rented shall have hourly, daily, weekly, and monthly rates submitted to and approved by Owner in advance before equipment rental charges will be considered reimbursable.

- c) The reimbursable equipment rental rates shall not exceed 75% of the published rates based on the latest edition of "Rental Rates and Specifications" published by the Associated Equipment Distributors (AED). If the AED publication does not contain information related to the type of equipment rented, the Owner and Contractor will use the applicable portions of the latest edition of the Army Corps of Engineers equipment rental rate guide (Construction Equipment Ownership and Operating Expense Schedule exclusive of the costs for fuel, filters, oil and grease) to mutually agree in advance on hourly, daily, weekly, and monthly rental rates to use during the project. If these two reference sources do not contain specific listings for pieces of equipment to be rented, the two parties may mutually agree to reimburse the Contractor up to 75% of the current competitive rental rates from local third party equipment rental companies.
- d) The aggregate rentals chargeable for each piece of Contractor owned tools or equipment shall not exceed 75% of the fair market value of such equipment at the time of its commitment to the Work. The original purchase price and date of purchase of the equipment will be documented with a copy of the purchase invoice and submitted to the Owner along with a proposed fair market value in accordance with the procedure outlined above. The fair market values to be used for purposes of this contract clause will be subject to advance written approval of the Owner. Such aggregate limitations will apply and no further rentals shall be charged even if a piece of equipment is taken off the job and is later replaced by a similar piece of equipment. For purposes of computing the aggregate rentals applicable to aggregate rental limitations, rental charges for like pieces of equipment will be combined if the pieces of equipment were not used at the same time.
- e) Fair market value for used material and equipment as referred to in this contract shall mean the estimated price a reasonable purchaser would pay to purchase the used material or equipment at the time it was initially needed for the job. Note: This is usually lower than the price a reasonable purchaser would pay for similar new construction material or construction equipment.
- f) Rental charges for equipment which is not owned by Contractor or any of its affiliates, subsidiaries, or other related parties and is rented from third parties for use in proper completion of the Work shall be considered reimbursable, will be reimbursable at actual costs, as long as rental rates are consistent with those prevailing in the locality. Arrangements such as rent-to-own shall be made known to and shall accrue to the benefit of the Owner. Any and all equipment acquired during this project due to a rent-to-own arrangement shall be the property of the Owner. At the conclusion of the project any of this equipment may, at the discretion of the Owner, be sold to the Construction Manager or others at a price to be negotiated at that time.
- g) All losses resulting from lost, damaged or stolen tools and equipment shall be the sole responsibility of the Contractor, and not the Owner, and the cost of such losses shall not be reimbursable under this contract except as covered by insurance procured for the work
- h) The Contractor shall be required to maintain a detailed equipment inventory of all job-owned equipment (either purchased and charged to job cost or job-owned through aggregate rentals) and such inventory shall be submitted to the Owner each month. For each piece of

equipment, such inventory should contain at a minimum (1) original purchase price or acquisition cost (2) acquisition date (3) approved FMV at the time the piece of equipment was first used on the job and (4) final disposition. At the completion of the project, the Contractor shall transfer title and possession of all remaining job-owned equipment to the Owner, or at Owner's option, Contractor may keep any such equipment for an appropriate credit to job cost, which will be mutually agreed to by Owner and Contractor.

- i) All costs incurred for minor maintenance and repairs shall be reimbursed at actual cost. Such costs include routine and preventative maintenance, minor repair and other incidental costs. Repairs and/or replacement of a capital nature are considered to be covered by the rental rates. Major repairs and overhauls are not considered routine and ordinary, consequently such costs are not reimbursable and are intended to be covered by the rental rates.
- .06 No costs shall be paid by the Owner to the Construction Manager for any expenses made necessary to correct defective workmanship or to correct any work not in conformance with the Plans and Specifications or to correct any deficiency or damage caused by negligent acts by the Construction Manager.
- .07 If pre-approved by the Owner in writing, the Construction Manager, when qualified, may perform all or a portion of the work for any item listed on the estimate or GMP Schedule of Values breakdown where it is deemed advantageous due to schedule or economic benefit.

26.3 COSTS NOT TO BE REIMBURSED

- .01 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the Project site office. Bonuses, profit sharing, and any discretionary form of compensation or fringe benefits.
- .02 Expenses of the Construction Manager's principal office and offices other than the Project site office.
- .03 Construction Manager's capital expenses, including interest on Construction Manager's capital used for the Work.
- .04 Any cost not specifically and expressly described in subsection 26.2 above.
- .05 Cost which would cause the GMP to be exceeded (other than adjustments pursuant to the terms herein for Change Orders and Construction Change Directives).
- .06 Cost of the Construction Manager's home office computer services or other outside computer processing services shall be considered overhead and general expense. Accordingly, the Construction Manager should not plan to perform any such computer related services or alternatives at the field office when such service or functions can be performed at the Construction Manager's home or branch offices, or other outside service locations.

Any personal computer applications and related costs or remote job entry data functions and related costs which will be incurred by personnel at the job site must receive advance written approval from the Owner to be considered a reimbursable cost, otherwise the associated cost will not be paid.

- .07 Costs of all reproductions used for bidding or information purposes required by the project to

directly benefit the project will only be reimbursed with prior written approval of the project manager.

- .08 Costs of subcontractors bonds not required by this agreement or approved in writing by Owner.
- .09 Payment and performance bonds, including individual subcontractor bonds and/or Subguard insurance, that results in cumulative coverage in excess of the agreed upon Guaranteed Maximum Price, without prior written consent from the Owner. Deductibles paid by Construction Manager on any insurance claim will not be reimbursed unless the loss could not have been reasonably avoided by Construction Manager and/or all subcontractors had it reasonably performed all contractual safeguards.
- .10 Costs due to negligence or willful misconduct of the Construction Manager, Subcontractors, or suppliers or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable.
- .11 Tools and equipment with a cost of \$1,000 or less.
- .12 Discretionary labor benefits such as, but not limited to: cost of living adjustments, auto allowances, etc. unless previously approved by Owner.
- .13 Overtime wages not approved in writing by the Owner prior to the Construction Manager incurring the cost.
- .14 Any costs or fees in excess of industry standards for the applicable benchmarks set forth in General Conditions Exhibit D.

ARTICLE 27
CHANGE ORDERS AND CONSTRUCTION CHANGE DIRECTIVES

- 27.1 The Owner, without invalidating this Agreement, may order Changes in the Project within the general scope of this Agreement consisting of additions, deletions or other revisions, the GMP, and the Construction Completion Date, being adjusted accordingly. All changes in the Project shall be authorized by Change Order (CO) or Construction Change Directive (CCD) signed by the Owner before the change is implemented.
- 27.2 A Change Order or Construction Change Directive is a written order to the Construction Manager signed by the Owner issued after the execution of this Agreement, authorizing a Change in the Project, the Construction Manager's fees, or the Construction Completion date. Each adjustment in the GMP resulting from a change order shall clearly separate the amount attributable to the Cost of Work.
- 27.3 If none of the methods set forth in General Conditions Exhibit C is agreed upon, the Construction Manager, provided he receives a written Construction Change Directive signed by the Owner, shall promptly proceed with the Work involved. The cost of such Work shall then be determined on the basis of the reasonable expenditures and savings of those performing the Work attributed to the change. However, in the event a Construction Change Directive is issued under these conditions, the Project Consultant will establish an estimated cost of the work and the Construction Manager shall not perform any work whose cost exceeds that estimate without prior written approval by the Owner. In such case, the Construction Manager shall keep and present, in such form as the Owner may prescribe, an itemized accounting together with appropriate supporting data of the increase in the Cost of Work as outlined in Article 26 of the General Conditions. The amount of decrease in the Guaranteed Maximum Price to be

allowed by the Construction Manager to the Owner for any deletion or change which results in a net decrease in cost will be the amount of the actual net decrease.

- 27.4 The cost of the Change in work shall be computed in accordance with General Conditions Exhibit C.
- 27.5 Should concealed conditions encountered in the performance of the Work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Drawings, Specifications, or Owner furnished information or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, be encountered, the Guaranteed Maximum Price and the Construction Completion date shall be equitably adjusted by Change Order upon a request for Change Order in accordance with General Conditions Exhibit C.
- 27.6 Claims For Additional Construction Costs or Time - All claims for additional costs or time shall be made by request for a change order submitted as provided in Article 27 of the General Conditions. Additional time shall be considered only if the approved CPM critical path is impacted by the change.
- .01 If the Construction Manager is delayed at any time in the progress of the work by any act or neglect of the Owner or the Project Consultant or of any employee of either or by any separate Construction Manager employed by the Owner or by any changes ordered in the work by labor disputes, fire, or unusual delay in transportation, unavoidable casualties or any causes beyond the Construction Manager's control or by delay authorized by the owner pending resolution of disputes, and such delay extends the completion date, the Substantial Completion shall be extended by Change Order for such time as the Owner may reasonably determine.
- .02 Only delays which are determined to extend the critical path for the schedule for constructing the project will result in a time extension. Neither the Owner nor the Construction Manager shall be considered to own the schedule float time.
- 27.7 Minor Changes In The Project - The Facilities Project Manager will have authority to order minor changes in the Project not involving an adjustment in the Guaranteed Maximum Price or an extension of the Construction Completion Date and not inconsistent with the intent of the Drawings and Specifications. Such changes shall be effected by written order.
- 27.8 Emergencies - In any emergency affecting the safety of persons or property, the Construction Manager shall act at his discretion, to prevent threatened damage, injury or loss. Any increase in the Guaranteed Maximum Price or extension of time claimed by the Construction Manager on account of emergency work shall be determined as provided in Article 27 and Exhibit C of the General Conditions.

ARTICLE 28 DISCOUNTS AND PENALTIES

- 28.1 All discounts for prompt payment shall accrue to the Owner to the extent the Cost of the project is paid directly by the Owner or from a fund made available by the Owner to the Construction Manager for such payments. To the extent the Cost of Work is paid with funds of the Construction Manager, all cash discounts shall accrue to the Construction Manager. All trade discounts, rebates and refunds, and all returns from sale of surplus materials and equipment, shall be credited to the Cost of Work. All penalties incurred due to fault of the Construction Manager for late payment of cost of the project will be paid by the Construction Manager.

- 28.2 Construction Manager shall comply with the Direct Owner Purchasing Program as set forth in SBBC Specification Section 01295, if applicable.

ARTICLE 29 BONDS

29.1 Bonds

- .01 In accordance with the provisions of Section 255.05, Florida Statutes, the Construction Manager shall provide to the Owner, on forms furnished by the Owner, a 100% Performance Bond and a 100% Labor and Material Payment Bond each in an amount not less than the GMP as revised.
- .02 To be acceptable to the School Board of Broward County as Surety for Performance Bonds and Labor and Material Payment Bonds, a Surety Company shall comply with the following provisions:
- .03 The Surety Company shall be approved by the United States Treasury Department and have a currently valid Certificate of Authority, issued by the State of Florida, Department of Insurance, authorizing it to write surety bonds in the State of Florida.
- .04 The Surety Company shall be in full compliance with the provisions of the Florida Insurance Code.
- .05 The Surety Company shall have at least twice the minimum surplus and capital required by the Florida Insurance Code at the time the invitation to bid is issued
- .06 If the Contract Award Amount exceeds \$500,000, the Surety Company shall also comply with the following provisions:
 - .1 The Surety Company shall have at the minimum an A- Policy Holder's Rating, and a Class VI Financial Rating in the latest issue of Best's Key Rating Guide.
 - .2 The Surety Company shall not expose itself to any loss on any one risk in an amount exceeding ten (10) percent of its surplus to policyholders, provided:
- .07 Any risk or portion of any risk being reinsured shall be deducted in determining the limitation of the risk as prescribed in this section. These minimum requirements shall apply to the reinsuring carrier providing authorization or approval by the State of Florida, Department of Insurance to do business in this state have been met.
- .08 In the case of the surety insurance company, in addition to the deduction for reinsurance, the amount assumed by any co-surety, the value of any security deposited, pledged or held subject to the consent of the surety and for the protection of the surety shall be deducted.

ARTICLE 30 INDEMNITY AND DUTY TO DEFEND

- 30.1 To the fullest extent permitted by law, the Construction Manager shall indemnify, defend and hold harmless the Owner, and its members, officers, employees and agents ("Indemnitees") from and against all claims, causes of action (by whomever brought or alleged and regardless of the legal theories upon

which the liability, claims or causes of action are based), liabilities, damages, losses, costs, expenses and fees, including, but not limited to, the reasonable fees of attorneys, expert witnesses and other consultants at the pre-trial, trial and appellate levels, which are or may be imposed upon, incurred by or asserted against Indemnitees that arise out of, are caused by, result from, or are incidental to Construction Manager's performance under this Agreement, or to the extent any claims, liability, causes of action, damages, losses, costs, expenses or fees are caused by negligence, recklessness, or intentional wrongful conduct of the Construction Manager or any sub-contractor or sub-sub-contractor, any supplier and any individual or entity directly or indirectly employed by any of them. Construction Manager shall insure each sub-contract contains this provision and the requirement for each sub-contractor to indemnify, defend and hold harmless the Indemnitees, and that flow-down clauses requiring this provision and requirement are utilized by all entities Construction Manager has a direct contract with. The remedy provided to the Indemnitees by this indemnification shall be in addition to and not in lieu of any other remedy available under the Agreement or otherwise. This indemnification obligation shall not be diminished or limited in any way by any insurance maintained pursuant to the Agreement or otherwise available to the Construction Manager. The remedy provided to the Indemnitees by this indemnification shall survive this Agreement. A claim for indemnity pursuant to this provision shall be commenced within the period established under Florida law for commencement of an action founded on the design, planning, or construction of an improvement to real property. The provisions of this Section are intended to require the Construction Manager to furnish the greatest amount of indemnification allowed under Florida law.

- 30.2 In any and all claims against the Owner by any employee of the Construction Manager, or anyone for whose acts the Construction Manager may be liable, the obligations for Construction Manager to indemnify Owner under this contract shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Construction Manager under workman's compensation acts, disability acts, or other employee benefit acts.
- 30.3 In the event that any claims are brought or actions filed against the Owner with respect to the indemnity contained herein, the Construction Manager agrees to defend against any such claims or actions regardless of whether such claims or actions are rightfully or wrongfully brought or filed. The Construction Manager agrees that the Owner may select the attorneys to appear and defend such claims or actions on behalf of the Owner. The Construction Manager further agrees to pay, at the sole expense of the Construction Manager, the attorney's fees and cost incurred by those attorneys selected by the Owner to appear and defend such claims or actions on behalf of the Owner. However, if the claims or actions are covered by insurance and such coverage is acknowledge by the insurance company in writing to the Owner, then, in that case, the insurance company shall choose counsel, direct the defense and be the judge of the acceptability of any compromise or settlement of any such claims or actions against the Owner which are within the insurance policy limits and are paid by the insurance company solely. Otherwise, if the claims or actions are not covered by insurance, then, at its sole option the Owner shall have the sole authority for the direction of the defense, and shall be the sole judge of the acceptability of any compromise or settlement of any claims or actions asserted against the Owner.
- 30.4 The Construction Manager agrees, at its own expense, and upon written request by the Owner, to defend any suit, action or demand brought against the Owner on any claim or demand that is alleged, whether rightfully or wrongfully, to arise out of or result from the negligence, recklessness or intentional wrongful conduct of the Construction Manager or any sub-contractor or sub-sub-contractor, any supplier and any individual or entity directly or indirectly employed by any of them
- 30.5 The Construction Manager recognizes the nature of the indemnification obligations imposed under this contract and voluntarily makes these covenants. The obligation imposed upon the Construction Manager under this Indemnification Agreement shall survive termination of this contract.

ARTICLE 31
CONSTRUCTION MANAGER'S INSURANCE

- 31.1 The Construction Manager shall not provide any services under this contract until the Construction Manager has obtained all insurances required hereunder and such insurances have been approved by the Owner. Owner may withhold payments due to Construction Manager in accordance with this Contract or terminate or suspend this contract with all costs or expenses associated with same to be paid by Construction Manager in the event Construction Manager fails to comply with any requirement in the Contract regarding insurance.
- 31.2 Performance Bond and Materials and Payment Bond are required on any single project costing two hundred thousand dollars (\$200,000) or more. Each bond shall equal to one hundred percent (100%) of the single project amount for projects in excess of two hundred thousand dollars (\$200,000) or more, and shall be with a surety insurer authorized to do business in Florida and complying with Section 255.05, F.S., as amended.
- 31.3 The Construction Manager shall furnish certificates of insurance to the Owner for review within ten (10) days after award and shall maintain the required insurance at all times during the term of this contract.
- 31.4 All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. All insurance companies providing policies required under this contract shall have at least an "A-" rating and a financial rating not less than VI in the current A.M. Best Manual or hold a Moody's Investors Service Financial Strength of "Aa3" or better.
- 31.5 All certificates of insurance shall be in the form as approved by Insurance Standards Office (ISO), unless approved by Owner's Designated Risk Management Administrator and such certificates shall clearly indicate that the Construction Manager has obtained insurance of the type, amount and classification required by these provisions, in excess of any pending claims. No material change or cancellation of the insurance shall be effective without a thirty (30) day prior written notice to and approval by the Owner's Designated Risk Management Administrator.
- 31.6 The Construction Manager shall verify that all subcontractors utilized in conjunction with all services provided under this contract shall maintain insurance of the type, amount, and classification required by these provisions.
- 31.7 Neither approval by the Owner, nor failure to disapprove the insurance provided by the Construction Manager shall relieve the Construction Manager of full responsibility to provide the insurance as required by this contract.
- 31.8 All insurance policies required under this contract shall be endorsed to be primary of all other valid and collectable coverages maintained by the Owner. The Owner shall be named as an additional insured under the General Liability policy.
- 31.9 The Owner reserves the right to review, reject or accept any required policies of insurance, including limits, coverage's or endorsements, herein throughout the life of this contract.
- 31.10 Insurance Provider and Surety: In the event that any insurance provider, including but not limited to performance and payment bond surety companies, is downgraded from A-VI rating by AM Best or Aa3 rating by Moody's Investor Service, or has an order of liquidation entered against it in any jurisdiction,

Construction Manager shall furnish a replacement insurance product, insurance policy or surety bond, that satisfies the requirements of this Agreement within fifteen (15) days of receipt of written notice from Owner or from the time Construction Manager becomes aware of the downgrade or order of liquidation whichever is sooner.

- 31.11 Construction Manager and Surety shall have a continuing obligation to insure that all insurance or surety requirements are satisfied throughout the construction of the project and until all post completion obligations; including punch list and warranty requirements are completed or expire.

INSURANCE REQUIRED:

- 31.12 **Commercial General Liability Insurance:** The Construction Manager shall maintain Comprehensive General Liability Insurance, including Products & Completed Operations, Personal and Bodily Injury, and Contractual Liability, to cover the indemnification language set forth herein. Limits shall not be less than \$1,000,000 per occurrence; \$1,000,000 general aggregate. General Aggregate shall apply Per Project. Products Completed Operations aggregate shall not be less than \$1,000,000. The Owner, its members, officers, employees and agents shall be named as an Additional Insured.
- 31.13 **Automobile Liability Insurance:** The Construction Manager shall maintain Automobile Liability Insurance covering all Owned, Non-Owned and Hired vehicles in the amount of not less than One Million Dollars (\$1,000,000) per occurrence Combined Single Limit for Bodily Injury and Property Damage and shall not be any less restrictive than the standard ISO Business Auto Policy CA 00 01.

In the event the Awardee does not own any vehicles, we will accept hired and non-owned coverage for \$1,000,000 Combined Single Limits and we will require an affidavit signed by the Awardee indicating the following:

(Insured's Name) does not own any vehicles. In the event we acquire any vehicles throughout the term of this agreement, (Insured's Name) agrees to provide proof of "Any Auto" coverage effective date of acquisition.

- 31.14 **Workers' Compensation Insurance:** The Construction Manager shall maintain Workers' Compensation Insurance in accordance with Florida Statutory Limits and Employers Liability Insurance with a limit of not less than \$500,000/\$500,000/\$500,000 (each accident/disease–each employee/disease-policy limit).
- 31.15 **Insurance Warranty Period:** All Insurance policies must remain in effect during performance of the work and for a period of one (1) year after Certificate of Completion, Certificate of Occupancy (OEF 110b), or Certificate of Final Inspection (OEF 209) which has been signed by the Chief Building Official /certified inspector.
- 31.16 **Certificate of Insurance Requirements:** Prior to the commencement of any work, as evidence of required coverage, Awardee must provide a Certificate of Insurance to The School Board of Broward County, Florida's Risk Management Department for approval. Certificates should be faxed to The School Board of Broward County, Florida, Risk Management Department Certificate Tracking System at 1-866-897-0425.
- 31.17 Liability Policies are to contain the following provisions. In addition, the following wording must be included on the Certificate of Insurance:

- .01 The School Board of Broward County, Florida, its members, officers, employees and agents are added as additional insured.
- .02 All liability policies are primary of all other valid and collectable coverage maintained by the School Board of Broward County, Florida.
- .03 Contractual liability is included in the General Liability policy.
- .04 General Aggregate must apply Per Project and indicated on the certificate.
- .05 Project Number/Location must be referenced in the Description of Operations.

OWNER PROVIDED BUILDER'S RISK INSURANCE PROGRAM

- 31.18 **OWNER TO MAINTAIN BUILDER'S RISK INSURANCE PROGRAM:** Except as otherwise provided, the Owner shall maintain a builder's risk insurance policy on behalf of the Construction Manager and its Subcontractors, in effect at the time that Notice to Proceed is received by Construction Manager.
- 31.19 Owner Builder's Risk Insurance Program for the Construction Manager and its Subcontractors will be limited to Covered Loss resulting from damage or destruction of property while such property is at the construction jobsite of the Project as described in this Contract.
- 31.20 **NO COVERAGE ON CONSTRUCTION MANAGER'S TOOLS OR EQUIPMENT:** The coverage under the Owner Builder's Risk Insurance Program will be limited to property which has been, or is intended to be, incorporated into the Work as part of the contract price for which title has either been passed to the Owner, or is intended to pass to the Owner.
- 31.21 **RESPONSIBILITY OF THE DEDUCTIBLE:** The Construction Manager shall be solely responsible for the first \$20,000 of Covered Loss in any one occurrence for any covered peril. If the deductible on the Owner Builder's Risk Insurance Program applicable to the Covered Loss exceeds the \$20,000 for which the Construction Manager is responsible, the Owner shall be responsible for that portion of Covered Loss incurred by the Construction Manager and its Subcontractors in excess of \$20,000 up to the amount of the deductible in the Owner's Builder's Risk Insurance Program.
- 31.22 **COMMENCEMENT OF THE OWNER BUILDER'S RISK INSURANCE PROGRAM:** The Owner Property Insurance Program shall commence with respect to the Work at the later of the date Notice to Proceed is received by the Construction Manager under this contract or commencement of Work at the construction jobsite of the Project as described in the Contract.
- 31.23 **TERMINATION OF OWNER PROPERTY INSURANCE PROGRAM:** Coverage under the Owner Builder's Risk Insurance Program for the Construction Manager and its Subcontractors shall terminate at the earliest of:
 - .01 With respect to any completed portion of the Work, if the Owner elects to occupy and/or use such completed portion of the Work prior to Substantial Completion, the date the Owner first occupies or uses such completed portion of the Work; or
 - .02 If work by the Construction Manager is permanently abandoned or terminated prior to Substantial Completion, at the time such work is permanently abandoned or terminated; or
 - .03 Termination of the Contract by the Owner.

- 31.24 **OWNER PROPERTY INSURANCE PROGRAM SUBJECT TO LIMITATIONS:** The rendering of the Owner Builder's Risk Insurance Program shall not constitute any representation by the Owner with respect to the adequacy of the insurance to protect the Construction Manager or its Subcontractors against property insurance type losses. The Owner emphasizes that coverages in the Owner Builder's Risk Insurance Program is limited in scope and do not necessarily include all insurance coverages, either desirable or normally maintained by the Construction Manager or Subcontractors. Except as otherwise specifically provided in the Contract, the providing of the Owner Builder's Risk Insurance Program shall not be construed to be a limitation on the nature or extent of the Construction Manager's or its Subcontractors' obligations under this Contract nor to relieve the Construction Manager or its Subcontractors of any such obligations.
- 31.25 **NOTICE OF CLAIM UNDER OWNER BUILDER'S INSURANCE PROGRAM:** In addition to, and not in lieu of, any other notice required under this Contract, if a Construction Manager or its Subcontractor suffers injury or damage to property which might result in Covered Loss under the Owner Builder's Risk Program, written notice of such injury or damage shall be given to the Division of Risk Management of the School Board of Broward County, as soon as practical, but not exceeding seven (7) day after first observance of such injury or damage. The notice shall provide sufficient detail to enable the Division of Risk Management or its designee, to provide an initial report to the Owner's insurers and to properly investigate the matter. Notification shall be directed to the SBBC Risk Management Division at (754) 321-1900.
- 31.26 **COOPERATION OF CONSTRUCTION MANAGER AND SUBCONTRACTORS:** The Construction Manager and all of its Subcontractors shall assist the Owner and the Owner's insurers and fully cooperate in respects to reporting, investigation and adjusting of claims under the Owner Builder's Risk Insurance Program whether or not involving the respective Construction Manager or Subcontractor.
- 31.27 **WAIVER OF SUBROGATION:** To the extent such insurance permits, and then only to the extent Owner collects under the Owner Builder's Risk Program, SBBC waives any and all claims against Construction Manager or Subcontractors and their respective agents, servants and employees, for loss or damage to Owner's property. To the extent such insurance permits and then only to the extent the Construction Manager collects under its property insurance coverage, Construction Manager waives any and all claims against Owner and its agents, servants and employees for loss or damage to Construction Manager's property. Construction Manager shall require all Subcontractors to waive, to the extent such insurance permits and then only to the extent such Subcontractor collects under its property insurance coverage, any and all claims against SBBC and its agents, servants and employees for loss or damage to such Subcontractor's property.
- 31.28 **OWNER'S RIGHT TO TERMINATE, MODIFY OR REPLACE:** The Owner reserves the right to terminate whole or in part or modify the Owner Builder's Risk Insurance Program. In the event of termination or modification, whether initiated by the Owner's or its insurers, the Owner will assume the responsibility for that portion of any loss suffered by the Construction Manager or its Subcontractors which would have been covered by the Owner Builder's Risk Insurance Program.

ARTICLE 32 WAIVER OF SUBROGATION

- 32.1 The Owner and the Construction Manager waive all rights against each other, for damages caused by perils covered by insurance provided under Article 31 to the extent covered by such insurance except such rights as they may have to the proceeds of such insurance held by the Owner and Construction Manager as trustees. The Construction Manager shall require similar waivers from all subcontractors

and their sub-subcontractors.

- 32.2 The Owner and Construction Manager waive all rights against each other for loss or damage to any equipment used in connection with the Project and covered by any property insurance. The Construction Manager shall require similar waivers from all subcontractors and their sub-subcontractors.
- 32.3 The Owner waives subrogation against the Construction Manager on all property and consequential loss policies carried by the Owner on adjacent properties and under property and consequential loss policies purchased for the Project after its completion.
- 32.4 If the policies of insurance referred to in this Article require an endorsement to provide for continued coverage where there is a waiver of subrogation, the Owner of such policies will cause them to be so endorsed, failure to obtain proper endorsement nullifies the waiver of subrogation.

ARTICLE 33
WITHHOLDING PAYMENT TO CONSTRUCTION MANAGER

- 33.1 In addition to the Retainage, payments, including but not limited to Final Payment, may be withheld or reduced by the Owner in its sole discretion if any of the following exists:
 - .01 The work is not proceeding in accordance with construction Documents Schedule as anticipated by the Owner. In that event, the Owner will assess the anticipated delay and the Owner will use the amounts specified for Liquidated Damages as the basis for amounts withheld. Said funds shall be held until such time as the Owner determines that the work is back on schedule. By making said funds available to Construction Manager, owner does not waive its right to assess liquidated damages at the completion of the Project;
 - .02 Liquidated Damages as set forth in this Contract;
 - .03 Unremedied Defective Work;
 - .04 Unremedied Punch-List items;
 - .05 Subject to Owner's written notice to Construction Manager in accordance with Contract Documents, back charge items for work performed by Owner or another contractor at the request of Owner, for work within the scope of Work under this Construction Contract.
 - .06 Claims filed by subcontractors, laborers, suppliers, materialmen or others;
 - .07 Failure to comply with any and all insurance requirements;
 - .08 Failure of the Construction Manager to make payment properly to Subcontractors or others;
 - .09 Damage to the Owner or its property or another contractors' work caused by the Construction Manager or its subcontractors.
- 33.2 To the extent that any portion of Article 33 is inconsistent with Section 218.70, as amended, Florida Statutes, Local Government Prompt Payment Act, Section 218.70 shall govern.

ARTICLE 34
TERMINATION BY THE CONSTRUCTION MANAGER

- 34.1 If the Project is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction or as a result of an act of government, such as a declaration of a national emergency making materials unavailable, through no act or fault of the Construction Manager, or if the Project should be stopped for a period of sixty (60) days by the Construction Manager, for the Owner's failure to make payments thereon, then the Construction Manager may, upon giving the Owner a written seven day notice to cure period, terminate the contract and request payment for all work executed, the Construction Manager's fees earned to date, and for any proven loss sustained upon any materials, equipment, tools, construction equipment, and machinery, including reasonable profit, damages and terminate expenses incurred by the Construction Manager.

ARTICLE 35
OWNER'S RIGHT TO PERFORM CONSTRUCTION MANAGER'S
OBLIGATIONS AND TERMINATION BY OWNER FOR CAUSE

- 35.1 If the Construction Manager fails to perform any of his obligations under this Agreement including any obligation he assumes to perform work with his own forces, the Owner may, after seven (7) days written notice during which period the Construction Manager fails to perform such obligation, make good such deficiencies. The GMP, or the actual cost of the Project, whichever is less, shall be reduced by the cost to the Owner of making good such deficiencies and the Construction Manager's Construction Phase Fee shall be reduced by an amount required to manage the making good of such deficiencies.
- 35.2 The Owner may terminate the contract with the Construction Manager for breach of any of the provisions of this Agreement. When such a breach exists the Owner shall notify the Construction Manager in writing of the breach, and if the Construction Manager does not within seven days of that written notice, cure, or satisfactorily commence cure, of the breach, the Owner may terminate this Agreement for cause.
- 35.3 If this Agreement is terminated by the Owner for cause, the Construction Manager shall not be entitled to receive any further payment until the all Work covered by this Agreement is completed and all costs relating to this Work are known to the Owner. After all Work is complete and paid for, any payments still owed the Construction Manager shall be paid by Owner to Construction Manager. Any amount paid by the Owner in excess of any payments still owed to the Construction Manager shall be paid by the Construction Manager to the Owner.
- 35.4 If the Construction Manager refuses to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Construction Manager in conjunction with this Agreement, then the Owner may, without prejudice to any right or remedy and after giving the Construction Manager and his surety, if any, seven (7) days written notice, during which period Construction Manager still fails to allow access, terminate the employment of the Construction Manager and take possession of the site and of all materials, equipment, tools, construction equipment and machinery thereon, owned by the Construction Manager, and may finish the project by whatever method he may deem expedient. In such case, the Construction Manager shall not be entitled to receive any further payment until the Project is finished nor shall he be relieved from his obligations. Reasonable termination expenses incurred by the Owner may be deducted from any payments left owing the Construction Manager (excluding monies owed the Construction Manager for subcontract work).

ARTICLE 36
TERMINATION BY OWNER WITHOUT CAUSE

- 36.1 The Owner may, upon ten (10) days' written notice to the Construction Manager, terminate this Agreement in whole or in part when it is in the interest of the Owner and at the sole discretion of the Owner. If the Owner terminates this Agreement for any reason other than pursuant to Article 35, he shall reimburse the Construction Manager for any unpaid Cost of Work due him under Article 26, plus that part of the unpaid balance of the Construction Phase Fee in an amount as will increase the payment on account of his fee to a sum which bears the same ratio to the Construction Phase Fee as the Cost of Work at the time of termination bears to the Guaranteed Maximum Price, if established, otherwise to the Owner's Construction Budget. The Owner shall also pay to the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment retained. In case of such termination of Agreement the Owner shall further assume and become liable for obligations, commitments and unsettled contractual claims that the Construction Manager has previously undertaken or incurred in good faith in connection with said Project. The Construction Manager shall, as a condition of receiving the payments referred to in this Article, execute and deliver all such papers and take all such steps including the legal assignment of his contractual rights, as the Owner may require for the purpose of fully vesting in him the rights and benefits of the Construction Manager under such obligations or commitments.
- 36.2 After the establishment of the Guaranteed Maximum Price or at the completion of the Preconstruction Phase, if the final cost estimates or lack of funding make the Project no longer feasible from the standpoint of the Owner, the Owner may terminate this Agreement at its sole discretion and pay the Construction Manager his proportionate fee due in accordance with Article 25 plus any costs incurred pursuant to Articles 26.

ARTICLE 37
LAWS AND REGULATIONS

- 37.1 Construction Manager and its employees, representatives and subcontractors shall at all times in the performance of the work, comply with all applicable laws, ordinances, statutes, rules and regulations (including but not limited to the Florida Building Code), in effect at the time this Agreement is signed.
- 37.2 If, during the term of this Construction Contract, there are any changed or new laws, ordinances or regulations not in existence at the time of signing this Construction Contract which become effective and which affect the cost or time of performance of the Construction Contract, Construction Manager shall within fifteen (15) days of the discovery of said law, ordinance or regulation, notify Owner in writing and submit detailed documentation of such effect in terms of both time and cost of performing the Construction Contract. Upon concurrence by Owner as to the effect of such changes, an adjustment in the compensation and/or time of performance may be made at Owner's discretion.
- 37.3 If any discrepancy or inconsistency should be discovered between the Contract Documents and any law, ordinance, regulation, order or decree, Construction Manager shall within fifteen (15) days of discovery of same report the same in writing to Owner and Project Consultant who will issue such instructions as may be necessary.

ARTICLE 38
DISPUTE RESOLUTION

- 38.1 The Owner and Construction Manager agree that, in the event of a dispute, the parties will attempt to resolve such dispute without litigation and that resolution through mediation procedures will be

encouraged. Failing resolution, and prior to commencement of depositions in any litigation between the parties with respect to the Project, the parties shall attempt to resolve the dispute through mediation before an agreed-upon Circuit Court Mediator certified by the State of Florida. Should either party fail to submit to mediation as required hereunder, the other party may request a court of law to order mediation under Florida Statutes Section 44.102.

- 38.2 The existence of a dispute between the parties shall not be the basis of the Construction Manager unilaterally electing not to continue performance pursuant to the terms of the Contract Documents.

**ARTICLE 39
GOVERNING LAW AND VENUE**

- 39.1 The Construction Contract shall be governed by the laws of the State of Florida.
- 39.2 Venue of any action arising out of this Agreement shall exclusively be in Broward County, Florida or in the US District Court for the Southern District of Florida.

**ARTICLE 40
RIGHTS AND REMEDIES**

- 40.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

**ARTICLE 41
SUCCESSORS, ASSIGNS AND ASSIGNMENT**

- 41.1 The Owner and the Construction Manager each binds itself, its partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements and obligations contained in the Construction Contract. It is agreed that the Construction Manager shall not assign, transfer, convey or otherwise dispose of the contract or its right, title and interest in and to the same or any part thereof, without previous consent of the Owner and concurred to by the Sureties.
- 41.2 If requested by Owner the Construction Manager agrees to assign all Subcontracts required for performance of this Contract to the Owner upon the Owner or Facilities Project Manager's determination that Construction Manager has defaulted under the Contract Documents. The Construction Manager shall include in all Subcontracts, equipment leases and purchase orders a provision requiring the subcontractor, equipment lessor or supplier, in the event of Construction Manager's default under this Contract, to consent to the assignment of their subcontracts to the Owner.

**ARTICLE 42
NOTICE OF CLAIM: WAIVER OF REMEDIES;
NO DAMAGES FOR DELAY**

- 42.1 The Owner's liability to Construction Manager for any claims arising out of or related to the subject matter of this contract, whether in contract or tort, including but not limited to, claims for extension of construction time, for payment by the Owner of the costs, damages or losses because of changed conditions under which the work is to be performed, or for additional work, shall be governed by the following provisions:

.01 All claims must be submitted as a Request for Change Order in the manner as provided herein;

- .02 The Construction Manager must submit a Notice of Claim to Owner within 20 days of when the Construction Manager was or should have been aware of the occurrence of the event giving rise to the claim; and
 - .03 Within 10 days of submitting its Notice of Claim, the Construction Manager shall submit to the Owner its Request for Change Order, which shall include a written statement of all details of the claim, including a description of the work affected.
 - .04 The Construction Manager agrees that the Owner shall not be liable for any claim that the Construction Manager fails to submit as a Request for Change Order as provided in this Article.
- 42.2 After receipt of a Request for Change Order, the Owner, within a reasonable time, shall deliver to the Construction Manager its written determination of the claim.
- 42.4 For work the Construction Manager performs with its own forces, and in addition to the adjustments provided for in Article 25, the Construction Manager's exclusive remedy for delays in performance of the construction caused by events beyond its control, including delays claimed to be caused by or attributable to the Owner or the Project Consultant, including claims based on breach of contract or negligence, shall be a claim submitted in compliance with 42.1 above, for an extension of the scheduled construction time. In the event of a change in such work, the Construction Manager's claim for adjustments in the contract sum are limited exclusively to its actual costs for such changes as set forth in Articles 25 and 27. The Construction Manager expressly agrees that the foregoing constitute its sole and exclusive remedies for delays and changes in such work, and eliminate any other remedies for claim for increase in the contract price, delays, changes in the work, damages, losses or additional compensation.
- 42.5 In the event it shall be determined by a Court of competent jurisdiction that the preceding provision is inapplicable or unenforceable for any reason or cause, then the Construction Manager shall be entitled to the sum of \$200 per day for each day it is actually delayed by the action of or neglect of the Owner or Project Consultant or by changes in the Work, or by any other cause of delay which is attributable to the Owner or Construction Manager and beyond the Construction Manager's control, avoidance or mitigation and without the fault or negligence of the Construction Manager and/or Subcontractor or supplier at any tier. This provision contemplates anticipated and actual loss caused by any delay and the difficulty in proving the loss. The sum set forth above, on a per diem basis, is the total amount recoverable from the Board as full and final compensation for all delay damages, consequential damages, loss of profits and/or the like. Article 42.5 compensation, if triggered as set forth in Article 42.5 of the General Conditions to the Construction Manager Agreement, are in addition to any monies due pursuant to Article 25 of the General Conditions.

**ARTICLE 43
ROYALTIES AND PATENTS.**

- 43.1 The Construction Manager shall pay all royalties and license fees.
- 43.2 The Construction Manager shall be responsible for all infringement of patent rights and shall assume the defense, including payment of attorney fees and costs, of any suit brought against Construction Manager and/or Owner for infringement of any United States patent or for wrongful use of proprietary information of any third party.
- 43.3 Construction Manager hereby indemnifies and shall defend and hold harmless Owner and its representatives, respectively, from and against all claims, losses, costs, damages, and expenses,

including attorney's fees, incurred by Owner and its representatives, respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent, and arising out of the use of the equipment or materials provided under this Construction Contract by Construction Manager, or out of the process of actions employed by, or on behalf of Construction Manager in connection with the performances of this Construction Contract. Construction Manager shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by Owner or its representatives; provided that Owner or its representatives shall have notified Construction Manager upon becoming aware of such claims or actions, and provided further, that Construction Manager's aforementioned obligations shall not apply to equipment, materials, or processes furnished or specified by Owner or its representatives.

- 43.4 Construction Manager shall have the right, in order to avoid such claims or actions, to substitute at its expense non-infringing equipment, materials, or processes, or to modify such infringing equipment, materials and processes so they become non-infringing, or obtain the necessary licenses to use the infringing equipment, materials or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of the Contract Documents.
- 43.5 The indemnification pursuant to Florida Statute 725.06 and other Florida laws, etc., shall have a separate consideration of \$1.00, receipt of which is hereby acknowledged and incorporated into the project sum. This is incorporated by reference into the Bid Documentation and Specifications if any.

ARTICLE 44 RIGHT TO AUDIT PROVISIONS

- 44.1 Construction Manager's "records", as referred to in this contract, shall include any and all information, materials and data of every kind and character, including without limitation, records, books, papers, documents, subscriptions, recordings, agreements, purchase orders, leases, contracts, commitments, arrangements, notes, daily diaries, superintendent reports, drawings, receipts, vouchers and memoranda, and any and all other agreements, sources of information and matters that may in Owner's judgment have any bearing or pertain to any matters, rights, duties or obligations under or covered by any Contract Document. Such records shall include (hard copy, as well as computer readable data if it can be made available), written policies and procedures; time sheets; payroll registers; cancelled checks; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.); original estimates; estimating work sheets; correspondence; change order files (including documentation covering negotiated settlements); backcharge logs and supporting documentation; general ledger entries detailing cash and trade discounts earned, insurance rebates and dividends; and any other Construction Manager records which may have a bearing on matters of interest to the Owner in connection with Construction Manager's dealings with the Owner (,all foregoing hereinafter referred to as "records") to the extent necessary to permit evaluation and verification of: a) Construction Manager compliance with contract requirements, b) compliance with Owner's business ethics policies, and c) compliance with provisions for pricing change orders, invoices or claims submitted by the Construction Manager or his payees. Construction Manager shall require all payees (examples of payees include Subcontractors, insurance agents, material suppliers, etc.) to comply with the provisions of this article by incurring the requirements hereof in a written contract agreement between Construction Manager and payee. Such requirements to include flow-down right of audit provisions in contracts with payees will also apply to Subcontractors and Sub-Subcontractors, material suppliers, etc. Construction Manager will cooperate fully and will require Related Parties and all of Construction Manager's Subcontractors (including those entering into lump sum subcontracts) to cooperate fully in furnishing or in making available to Owner from time to time whenever requested in an expeditious manner any and all such information, materials and data.

- 44.2 Whenever the Owner enters into any type of contractual arrangement, including but not limited to, lump sum contracts (i.e., fixed price or stipulated sum contracts), unit price, cost plus or time and material contracts, with or without a guaranteed maximum (or not-to-exceed amounts), Construction Manager's "records" shall, upon reasonable notice, be open to inspection and subject to audit and/or reproduction during normal business working hours. Such audits may be performed by an Owner's representative or an outside representative engaged by Owner. The Owner or its designee may conduct such audits or inspections throughout the term of this contract and for a period of five years after final payment or longer if required by law.
- 44.3 Owner's authorized representative or designee shall have reasonable access to the Construction Manager's facilities, shall be allowed to interview all current or former employees to discuss matters pertinent to the performance of this contract, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with this article.
- 44.4 Construction Manager shall require all subcontractors, insurance agents, and material suppliers (payees) to comply with the provisions of this Article by insertion of the requirements hereof in any written contract agreement. Failure to obtain such written contracts which include such provisions shall be reason to exclude some or all of the related payees' costs from amounts payable to the Construction Manager pursuant to this contract.
- 44.5 If an audit inspection or examination in accordance with this Article, finds that the Construction Manager overcharged Owner, the Construction Manager shall pay to Owner the Overcharged Amount, which is defined as the total aggregate overcharged amount, together with interest thereon, (such interest to be established at the rate of 12% per annum). If the Overcharged Amount is equal to or greater than \$25,000.00, Construction Manager shall pay to Owner the Overcharged Amount and the Audit Amount, which is defined as the total aggregate of Owner's reasonable audit costs, incurred as a result of its audit of Construction Manager and Owner. If such amounts owed Construction Manager are insufficient to cover the Overcharged Amount and Audit amount, as applicable, then Construction Manager hereby acknowledges and agrees that it shall pay such remaining amounts; to Owner within seven (7) business days of its receipt of Owner's invoice or such remaining amounts. In no event shall the Overcharged Amount or the Audit Amount be deemed a reimbursable Cost of the Work.

ARTICLE 45 MISCELLANEOUS

- 45.1 Interest - Any monies not paid when due to either party under this contract shall not bear interest except as may be required by Section, 218.74(4) Florida Statutes (1998) as amended.
- 45.2 Harmony - Construction Manager is advised and hereby agrees that he will exert every reasonable and diligent effort to assure that all labor employed by Construction Manager and his Subcontractors for work on the project shall work in harmony with and be compatible with all other labor being used by Construction Manager now or hereafter on the site of the project. Construction Manager further agrees that this provision will be included in all subcontracts of the Subcontractors as well as the Construction Manager's own contract; provided, however, that this provision shall not be interpreted or enforced so as to deny or abridge, on account of membership or non-membership in any labor union or labor organization, the right of any person to work as guaranteed by Article 1, Section 6 of the Florida Constitution.
- 45.3 Apprentices - If the Construction Manager employs apprentices on the project, the behavior of the Construction Manager and the Owner shall be governed by the provisions of Chapter 446, Florida

Statutes, and by applicable standards and policies governing apprentice programs and agreements established by the Division of Labor of the State of Florida Department of Labor and Employment Security. The Construction Manager will include a provision similar to the foregoing sentence in each subcontract.

- 45.4 Invoices - Invoices shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. Invoices for any travel expenses shall be submitted in accordance with procedures specified in Section 112.061 of the Florida Statutes governing payments by the State for travel expenses.
- 45.5 Construction Manager's Project Records - The Construction Manager's Project Records shall be maintained as prescribed herein above in accordance with the State of Florida General Records Schedule for State Agencies A-I and shall be made available to the Owner or his authorized representative at mutually convenient times.
- 45.6 Public Entity Crime Information Statement - A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a Construction Manager, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.
- 45.7 Electronic Mail Capabilities - The Construction Manager must have electronic mail capabilities through the World Wide Web. It is the intention of the School Board of Broward County to use electronic communication for all projects whenever possible. The Construction Manager shall provide their electronic mail address and the name of a contact person responsible for their electronic communications.
- 45.8 Trench Safety Act - The Construction Manager must comply with the provisions of the Trench Safety Act (Florida Statutes Section 553.66, as amended).
- 45.9 Strict Performance - The failure of either party to insist upon or enforce strict performance by the other party of any of the provisions of this Agreement or to exercise any rights under this Agreement shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon any such provisions or rights in that or any other instance.
- 45.10 Severability - If any clause or provision of this Agreement is illegal, invalid or otherwise unenforceable under present or future laws effective during the term hereof, then the remainder of the Agreement shall not be affected thereby; and in lieu of each clause or provision of this Agreement which is illegal, invalid or otherwise unenforceable, there shall be added, as part of this Agreement, a clause or provision as similar in terms to such illegal, invalid, or otherwise unenforceable clause or provision as may be possible and as may be legal, valid and enforceable.

**EXHIBIT A
CONSTRUCTION TEAM ASSIGNED REPRESENTATIVES**

Owner

<u>Individual</u>	<u>Title</u>
	Superintendent of Schools
	Chief Facilities and Construction Officer

Owner's Representative

<u>Individual</u>	<u>Title</u>
	Project Manager

Project Consultant

<u>Individual</u>	<u>Title</u>
	Project Principal
	Project Manager
	Site Representative

Construction Manager

<u>Individual</u>	<u>Title</u>
	Project Principal
	Project Manager
	Site Superintendent

**EXHIBIT B
CONSTRUCTION MANAGER'S PERSONNEL**

PRECONSTRUCTION PHASE STAFF (included in Preconstruction Services Fee)

<u>Individual</u>	<u>Title</u>	<u>% of Time assigned to project</u>

CONSTRUCTION PHASE - OFF-SITE SUPPORT STAFF (included in Construction Management Fee unless approved in writing by Owner)

<u>Individual</u>	<u>Title</u>	<u>% of Time assigned to project</u>

CONSTRUCTION PHASE - ON-SITE SUPPORT STAFF (included in Construction Manager's lump sum General Conditions cost as part of GMP)

<u>Individual</u>	<u>Title</u>	<u>% of Time assigned to project</u>

EXHIBIT C
CHANGE ORDERS, EXTRA WORK AND CLAIMS

1. The contract language contained in this Article will supplement and take precedence over all other change order pricing contract provisions in file contract documents provided by either the Owner or the Construction Manager and/or Architect/Engineer. It is understood that these contract provisions will govern the pricing and administration of all change order proposals to be submitted by the Construction Manager, Prime Contractors, Trade Contractors or Subcontractors (Subcontractor), and all other lower tier Contractors (Sub-Subcontractors) working on the Project. In the event of a conflict between the language in this Exhibit and the other contract documents used for the project, the change order pricing and contract provisions in this Exhibit shall govern.
2. The Construction Manager agrees that it will incorporate the provisions of this Exhibit into all agreements with lower tier Contractors, Subcontractors, etc. It is understood that these change order pricing provisions apply to all types of contracts and/or subcontracts specifically including lump sum (or fixed price contracts), unit price contracts, and/or cost plus contracts with or without a guaranteed maximum. It is further understood that these change order provisions will apply to all methods of change order pricing, specifically including lump sum change order proposals, unit price change order proposals, and cost plus change order proposals.
3. The term change order shall include Extra Work and Claims unless specifically excluded or further described.
4. Whenever change order proposals to adjust the contract price become necessary, the Owner will have the right to select the method of pricing to be used by the Construction Manager in accordance with the pricing provisions found in this Exhibit. The options will be (1) lump sum change order proposal, (2) unit price change order proposal, or (3) cost plus change order proposal as defined in the following provisions:
 - a. **Lump Sum Change Order Proposals** - The Construction Manager will submit a properly itemized Lump Sum Change Order Proposal covering the additional work and/or the work to be deleted. This proposal will be itemized for the various components of work and segregated by labor, material, and equipment in a detailed format *satisfactory* to Owner. The Owner will require itemized change orders on all change order proposals from the Construction Manager, subcontractors, and sub-subcontractors regardless of tier. Details to be submitted will include detailed line item estimates showing detailed materials quantity take-offs, material prices by item and related labor hour pricing information and extensions (by line item by drawing as applicable).

Labor: Estimated labor costs to be included for self-performed work shall be based on the actual cost per hour paid by the Construction Manager for those workers or crews of workers who the Construction Manager reasonably anticipates will perform the change order work. Estimated labor hours shall include hours only for those workmen and working foremen directly involved in performing the change order work. Supervision above the level of working foremen (such as general foremen, superintendent, project manager, etc.) is considered to be included in the agreed upon Markup Percentages as outlined in paragraph 6 of this Article.

Labor Burden - Labor burden allowable in change orders shall be defined as employer's net *actual* cost of payroll taxes (FICA, Medicare, SUTA, FUTA), net actual cost for employer's

cost of union benefits (or other usual and customary fringe benefits if the employees are not union employees), and net actual cost to employers for worker's compensation insurance taking into consideration adjustments for experience modifiers, premium discounts, dividends, rebates, expense constants, assigned risk pool costs, net cost reductions due to policies with deductibles for self-insured losses, assigned risk rebates, etc. Construction Manager shall reduce its standard payroll tax percentages to reflect the effective cost reduction due to the estimated impact of the annual maximum wages subject to payroll taxes.

Material: Estimated material change order costs shall reflect the Construction Managers reasonably anticipated net actual cost for the *purchase* of the material needed for the change order work. Estimated material costs shall reflect cost reductions available to the Construction Manager due to trade discounts, free material credits, and/or volume rebates. Cash discounts available on material purchased for change order work shall be credited to Owner if the Construction Managers provided Owner funds in time for Construction Manager to take advantage of any such cash discounts. Price quotations from material suppliers must be itemized by each specific item to be purchased. "Lot pricing" quotations will not be considered sufficient substantiating detail.

Equipment: Allowable change order estimated costs may include appropriate amounts for rental of major equipment specifically needed to perform the change order work (defined as tools and equipment with an individual purchase cost of more than \$1000), For Construction Manager or subcontractor owned equipment, the "bare" equipment rental rates allowed *to be used* for pricing change order proposals shall be 75% of the monthly rate listed in the most current publication of The AED Green Book divided by 173 to arrive at a maximum hourly rate to be applied to the hours the equipment is used performing the change order work. Further, for Construction Manager or subcontractor owned equipment, the aggregate equipment rent charges for any single piece of equipment used in any change order work shall be limited to 50% of the fair market value of the piece of equipment when the first change order is priced involving usage of the piece of equipment. Fuel necessary to operate the equipment will be considered as a separate direct cost associated with the change order work.

- b. Unit Price Change Order Proposals - As an alternative to Lump Sum Change Order Proposals, the Owner or the Construction Manager acting with the approval of the Owner may choose the option to use Contract Unit Prices. The Construction Manager will submit within seven (7) days after receipt of the Owner's written request for a Unit Price Proposal, a written Unit Price proposal itemizing the quantities of each item of work for which there is an applicable Contract Unit Price. The quantities must be itemized in relation to each specific contract drawing.

Contract Unit Prices will be applied to net differences of quantities of the same item. Such Contract Unit Prices will be considered to cover all direct and indirect costs of furnishing and installing the item including the subcontractor's Markup Percentage Fee.

- c. Cost Plus Change Order Proposals - As an alternative to either Lump Sum Change Order Proposals or Unit Price Change Order Proposals, the Owner may elect to have any extra work performed on a cost plus markup percentage fee basis. Upon written notice to proceed, the Contractor shall perform such authorized extra work at actual cost for direct labor (journeymen, apprentices, helpers, etc.), actual cost of labor burden, actual cost of material used to perform the extra work, and actual cost of rental of major equipment (without any charge for administration, clerical expense, general supervision or superintendence of any nature whatsoever, including the cost or rental of small tools, minor equipment, or plant (fabrication), plus the approved markup percentage fee. The intent of this clause is to define allowable cost plus chargeable costs to be the same as those allowable when pricing Lump

Sum Change Proposals as above. Owner and Construction Manager may agree in advance in writing on a maximum price for this work and Owner shall not be liable for any charge in excess of the maximum. Daily time sheets with names of all Construction Manager's employees working on the project will be required to be submitted to the Owner for both labor and equipment used by the Construction Manager and / or contractors for time periods during which extra work is performed on a cost plus fee basis. Daily time sheets will break down the paid hours worked by the Construction Manager's employees showing both base contract work as well as extra work performed by each employee.

5. **Maximum Markup Percentage Allowable on Self-Performed Work:** With respect to pricing change orders to any Lump Sum Contract change order, the maximum Markup Percentage Fee to be paid to any Contractor (regardless of tier) on self-performed work shall be a single markup percentage not-to-exceed (the following sliding scale of percentages) of the net direct cost of (1) direct labor and allowable labor burden costs applicable to the change order or extra work; (2) the net cost of material and installed equipment incorporated into the change or extra work, and (3) net rental cost of major equipment and related fuel costs necessary to complete the change in the Work. The following sliding scale will apply for the pricing of the self-performed work portion of each change order proposal request:
 - a. 15% on the first \$25,000 of the change order direct cost of self-performed work,
 - b. 10% on the portion of the change order direct cost of self-performed work between \$25,000 and \$50,000 and,
 - c. 7.5% on the portion of the change order direct cost of self-performed work between \$50,000 and \$200,000 and,
 - d. 5% on the portion of the change order direct cost of self-performed work greater than \$200,000.
6. **Maximum Markup Percentages Allowable on Work Performed by Lower Tier Contractors:** With respect to pricing the portion of change order proposals involving work performed by lower tier contractors, the maximum Markup Percentage Fee allowable to the Construction Manager supervising the lower tier contractor's work shall be not-to-exceed the following sliding scale on the aggregate amount allowed to be charged by the lower tier contractor(s) for each change order event:
 - a. 8% on the first \$25,000 of approved change order work performed by all subcontractors combined for any particular change order proposal.
 - b. 4% on any amount greater than \$25,000 of approved change order work performed by all the subcontractors combined for any particular change order proposal.
7. Sales and use tax (if applicable) shall not be subject to any Markup Percentage Fee. Any sales or use tax properly payable by the Construction Managers shall be added, after computing the change order amount before tax.
8. As a further clarification, the agreed upon Markup Percentage Fee is intended to cover the Construction Manager's profit and all indirect costs associated with the change order work. Items intended to be covered by the Markup Percentage Fee include, but are not limited to: home office expenses, branch office and field office overhead expense of any kind; project management; superintendents, general foremen; estimating, engineering; coordination; expediting; purchasing; detailing; legal, accounting, data processing or other administrative expenses; shop drawings; permits; comprehensive general liability insurance; auto insurance and umbrella insurance; pick-up truck costs. The cost for the use of small tools is also to be considered covered by the Markup Percentage Fee. Small tools shall be defined as tools and equipment (power or non-power) with an individual value of \$1,000 or less.
9. The application of the markup percentages referenced in the preceding paragraphs will apply to both

additive and deductive change orders. In the case of a deductive change order, after the net credit is computed by applying the sliding scale percentages as outlined, an adjustment will be made to the computed credit by multiplying the credit amount by a factor of .975 to arrive at a final credit amount to be issued to the owner. In those instances where a change involves both additive and deductive work, the additions and deductions will be netted and the markup percentage adjustments will be applied to the net additive or deductive amount.

10. In no event will any lump sum or percentage amounts for "contingency" be allowed to be added as a separate line item in change order estimates. Unknowns attributable to labor hours will be accounted for when estimating labor hours anticipated to accomplish the work. Unknowns attributable to material scrap and waste will be estimated as part of material costs.
11. The Construction Manager's proposals for changes in the contract amount or time shall be submitted within seven (7) calendar days of the Owner's request, unless the Owner extends such period of time due to the circumstances involved. If such proposals are not received in a timely manner, if the proposals are not acceptable to Owner, or if the changed work should be started immediately to avoid damage to the project or costly delay, the Owner may direct the Construction Manager to proceed with the changes without waiting for the Construction Manager's proposal or for the formal change order to be issued. In the case of an unacceptable Construction Manager proposal, the Owner may direct the Construction Manager to proceed with the changed work on a cost-plus basis with an agreed upon "not-to-exceed" price for the work to be performed. Such directions to the Construction Manager by the Owner shall be confirmed in writing by a "Notice to Proceed on Changes" letter within seven (7) calendar days. The cost or credit, and or time extensions will be determined by negotiations as soon as practical thereafter and incorporated in a Change Order to the Contract.
12. In the event the Construction Manager has been required to furnish performance and/or payment bonds as part of the base contract price, a final contract change order will be processed to account for the Construction Manager's net increase or decrease in bond premium costs associated with change orders to Construction Manager's base contract price. Contract adjustments related to any such increased or decreased costs of related to insurance and/or bond coverage will not be subject to any Construction Manager markup for overhead and profit.
13. Accurate Change Order Pricing Information: Construction Manager agrees that it is responsible for submitting accurate cost and pricing data to support its Lump Sum Change and/or Cost Plus Change Order Proposals or other contract price adjustments under the contract. Construction Manager further agrees to submit change order proposals with cost and pricing data, which is accurate, complete, current and in accordance with the terms of the contract with respect to pricing of change orders.
14. Right to Verify Change Order Pricing Information: Construction Manager agrees that any designated Owner's representative will have the right to examine the Construction Manager's records to verify the accuracy and appropriateness of the pricing data used to price change proposals. Even after a Change Order Proposal has been approved, Construction Manager agrees that if the Owner later determines the cost and pricing data submitted was inaccurate, incomplete, not current or not in compliance with the terms of the contract regarding pricing of change orders; then an appropriate contract price reduction will be made.
15. Requirements for Detailed Change Order Pricing Information: Construction Manager agrees to provide and require all subcontractors to provide a breakdown of allowable labor and labor burden cost information as outlined in this Article. This information will be used to evaluate the potential cost of labor and labor burden related to change order work. It is intended that this information represent an

accurate estimate of the Construction Manager's actual labor and labor burden cost components. This information is not intended to establish fixed billing or change order pricing labor rates. However, at the time change orders are priced, the submitted cost data for labor rates may be used to price change order work. The accuracy of any such agreed upon labor cost components used to price change orders will be subject to later audit. Approved change order amounts may be adjusted later to correct the impact of inaccurate labor cost components if the agreed upon labor cost components are determined to be inaccurate.

- 16.** The Construction Manager is required to notify the owner within seven (7) calendar days subsequent to an event that may lead to a claim by the Construction Manager or Subcontractor of any tier. The claim is to be perfected and the Owner provided a full accounting for all costs associated with the claim within thirty (30) calendar days, unless the Construction Manager requests in writing and the Owner agrees to a specific extension of this time. The reason for the extension is to be made known to the Owner in the written request. Any claims that are not promptly and accurately reported in keeping with this article will not be entertained. The Owner has the right to verify amounts claimed in the same manner as described in paragraphs 14 and 15 of this Exhibit.
- 17.** The Construction Manager shall not be paid overhead and profit on any additional cost item of work, not included in GMP, for which the Construction Manager should have reasonably discovered in their review of Contract documents (see also Agreement Section 3.3.2).

**EXHIBIT D
INDUSTRY BENCHMARKS**

Description	Rate	Base
Design Fee	6%-7%	GMP
Preconstruction Fee	0.5%-1%	GMP
General Conditions	7%-8%	GMP (exlcude CM Fee)
OH & P Fee (CM Fee)	2%-5%	Cost of Work
GL Insurance A	0.45%	Revenue
Subcontract Bonds B	1%-1.3%	GMP
P&P Bond CM	1%	GMP/CM Revenue
Labor Burden C	30%-40%	Labor

A CCIP ranges from 3 to 4% of subcontract revenue

B Including discount would result in 0.75%

C Burden includes: FICA, FUTA, SUTA, MED/DENT, STD, LTD, W/C and Compensated Absences.

REQUIRED RESPONSE FORM - Proposer Information

RFQ Issued Date: _____ Title of Request or Solicitation: _____

Note: For Joint Venture Proposals, see instructions at the bottom of this page.

PROPOSER INFORMATION

PROPOSER'S (COMPANY) NAME: _____

STREET ADDRESS: _____

CITY, STATE AND ZIP CODE: _____

PROPOSER TELEPHONE: _____ PROPOSER FAX: _____

CONTACT PERSON: _____

CONTACT TELEPHONE: _____ CONTACT FAX: _____

E-MAIL ADDRESS TO SEND PURCHASE ORDERS TO: _____

INTERNET E-MAIL ADDRESS: _____ INTERNET URL: _____

PROPOSER FIRM - TAX IDENTIFICATION NUMBER: _____

Proposal Certification

I hereby certify that:

1. I am submitting the following information as my Firm's Qualifications and I am an Officer of the Firm.
2. Proposer has not discussed, or compared the Qualifications with other Proposers and has not colluded with any other Proposer.
3. Proposer, its principals, or their lobbyists has not provided any campaign contributions to School Board Members during the period in which the Proposer is attempting to qualify, to provide Design Services to the School Board. This period of limitation shall commence at the time of the "cone of silence" period for any solicitation for a competitive procurement as described by:
 - School Board Policy 3320, Part II, Section HH
 - School Board Policy 1007, Section 5.4 Campaign Contribution Fundraising
4. Proposer acknowledges that all information contained herein is part of the public record as defined by the State of Florida Sunshine and Public Records Laws.
- 5 All responses, data and information contained in this Proposal are true and accurate
6. Proposer agrees to acceptance of the contents of all pages in this Request for Qualifications (RFQ) including all attachments and the contents of all issued Addenda.
7. Proposer agrees to be bound to all terms, conditions and requirements identified in the Request for Qualifications, its Addenda and its Attachments.
8. The Proposer understands that everything contained herein are requirements of this RFQ and failure to comply will result in disqualification of the Qualifications submitted.

Signature of Proposer's Officer (blue ink preferred on original)

Date

Name of Proposer's Officer

Title of Proposer's Officer.

JOINT VENTURES: In the event multiple Proposers submit a joint Proposal in response to the RFQ, a single Proposer shall be identified as the Prime Proposer. If offering a joint Proposal, Prime Proposer must include the name and address of all parties of the joint Proposal. Prime Proposer shall provide all bonding and insurance requirements, execute any Contract, complete the **REQUIRED RESPONSE FORM** shown herein, have overall and complete accountability to resolve any dispute arising within this contract. Only a single contract with one Proposer shall be acceptable. Prime Proposer responsibilities shall include, but not be limited to, performing of overall contract administration, preside over other Proposers participating or present at SBBC meetings, oversee preparation of reports and presentations, and file any notice of protest and final protest as described herein. Prime Proposer shall also prepare and present a consolidated invoice(s) for services performed. SBBC shall issue only one check for each consolidated invoice to the Prime Proposer for services performed. Prime Proposer shall remain responsible for performing services associated with response to this RFQ.



The School Board of Broward County, Florida
Procurement and Warehousing Department
7720 W. Oakland Park Blvd., Suite 323
Sunrise, Florida 33351

(754) 321-0505

Document 00220a: Proposer's Request for Information

To: **Purchasing Agent**
Procurement and Warehousing Department
7720 W. Oakland Park Blvd., Suite 323
Sunrise, Florida 33351

Date: _____

(For Owner's Use Only)
Bidder's
RFI No.:

Project: _____
Facility Name: _____

Project Number &
Location Number: _____
Project Consultant: _____

Category:

- Information not shown on RFQ Documents
- Interpretation of RFQ Documents
- Conflict in RFQ Requirements
- Coordination

Subject: _____

Description:

Attachments:

Bidder:

Company Name
& Address:

Phone:

By:

Signature

Title

Attachment G - Project Scope of Work

Northeast Senior High School
700 NE 56th Street
Oakland Park, FL 33334

Project Number: P-0016xx (TBD)
Project Description: Design & Renovation
RFQ Number: 16-194C

Prepared for: The School Board of Broward County

600 SE 3rd Ave
Ft Lauderdale, FL 33301

Prepared by: HEERY

A group of professional service practices
999 Peachtree St, NE
Atlanta, Georgia 30309

Contents

Attachment G - Project Scope of Work.....	1
1.0.0 Executive Summary.....	3
2.0.0 Northeast Senior High School.....	4
2.1.0 Project Scope of Work.....	4
2.2.0 Site Summary.....	5
2.3.0 FISH Documents.....	6
2.3.1 FISH Summary Report.....	6
2.3.2 FISH Inventory.....	10
2.3.3 FISH Site Plan.....	75
2.3.4 FISH Building Plan.....	76
2.4.0 Facility Assessments and Budgetary Documentation.....	77
2.4.1 Adopted District Educational Facilities Plan (DEFP).....	79
2.4.2 SMART Campus Summary.....	81
2.4.3 MAPPS Deficiency Listing.....	83
2.4.4 MAPPS Deficiency Data.....	105

1.0.0 Executive Summary

On November 4, 2014, Broward County voters approved a General Obligation Bond (Bond) referendum that provides critically needed funding for Broward's students. Broward County Public Schools has committed to investing the funding to enhance students' learning environments by focusing on improvements in Safety, Music, Art, Athletics, Renovations and Technology (SMART).

To ensure equity among schools regarding Broward County Public Schools SMART initiative, a comprehensive Facility Needs Assessment was conducted Districtwide. The Needs Assessment provided an objective, data-driven overview of the District as a whole, as well as a strategic planning tool for prioritizing the most critical needs facing our schools for safety and security; repairs and renovations; and technology and technology infrastructure.

Based on the Facility Needs Assessment, Northeast Senior High School was found to require renovations to multiple facility components. The key objectives are 1) to thoroughly plan the work to allow normal school activities to continue without interruption with a focus on safety and completing work as soon as possible, and 2) to capitalize on 2017 Summer break to complete portions of scope when students are not on campus.

Included in this project scope of work is:

Northeast Senior High School

- Provide Single Point of Entry
- Safety/Security Upgrade – Provide Additional Security Cameras Throughout the Campus
- Provide Fire Sprinklers for Non-Protected Buildings
- Replace Fire Alarm System
- Weight Room Renovations (Flooring, Paint, Replace Old/Unsafe Equipment, Equipment Layout)
- STEM Lab Improvements
- HVAC Improvements
- Electrical Improvements
- Roof and Covered Walkway Replacements
- ADA renovations related to educational adequacy

2.0.0 Northeast Senior High School

2.1.0 Project Scope of Work

The scope of work is broken down in accordance with the Approved District Educational Facility Plan SMART Program. The scope is presented as overall site deficiencies with specific trades called out when possible. Additionally, the scope of services specific to each campus building is itemized in section 2.4.0 facility assessment reports with specific trades called out when possible for reference purposes only.

The Design Team is responsible for confirming all areas within the scope of work and necessary quantities and component sizes relevant to the campus renovations. The scope of work is limited to that which is being funded by the General Obligation Bond or agreed upon alternatives with the designated representatives of the school district.

The scope of service includes a “Single Point of Entry” to the school, such that visitors to the school must go through the main administration office and have no other “non-secure” method of entering school grounds. The design shall coordinate all trades affected by this Single Entry Point, including but not limited to: HVAC, Electrical, Fire Alarm, Lighting, Life-Safety and ADA compliance issues.

The scope of service includes, but is not limited to a complete replacement of the Fire Alarm System for the campus and new Fire Sprinkler System serving buildings currently not served, which shall meet all applicable codes and SREF design requirements. The fire alarm system and fire sprinkler systems are viewed as mission critical concern of the highest priority level.

The scope of service includes, but is not limited to a full renovation of the Weight Room renovation with equipment and flooring upgrades based on the condition of the existing facilities. In addition, the scope includes a full renovation of STEM Lab improvements across the campus. The design shall be coordinated with designated representatives of the school district to identify and perform remodeling of these spaces. These renovations may include but are not limited to typical design disciplines and may require specialty trades. Refer to Section 2.4.1 ADEFP for budgeted SMART program allocation. The design shall be coordinated with the overall ADEFP budget with individual Weight Room, Media Center, and STEM Lab renovations that take place across the campus. See Section 2.3.3 and 2.3.4 for room designations, and 2.3.2 FISH Inventory for relevant Design Code for room coordination.

Public restrooms throughout the campus were found not to be ADA compliant. The scope shall include renovations to bring the public restrooms up to applicable code and ADA compliance.

The facility assessment determined various envelope and building systems to require replacement. This scope includes, but not limited, to multiple building roofing repairs, building envelope improvements electrical system improvements, and HVAC improvements and equipment replacement. In addition to the identified deficiencies found in section 2.4.0, the design shall be coordinated with designated representatives of the school district to identify additional deficiencies related to the envelope, indoor air quality, lighting, and HVAC systems. The facility assessment reports stand as initial budgeted concerns, but does not serve as the limits of scope of work for the project renovation.

2.2.0 Site Summary

Northeast Senior High School is an existing school originally built in 1963 with expansion and renovation having taken place over the entire life of the facility. The campus currently encompasses twenty-nine (29) buildings with an approximate square footage of 280,786 SF. Additionally the campus includes three (3) portable facilities with an approximate square footage of 2,376 SF.



Not identified on map:

Building #15 – 58 SF – Between Bldg. 5 & 25

2.3.0 FISH Documents

2.3.1 FISH Summary Report



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

**FLORIDA DEPARTMENT OF EDUCATION
EDUCATIONAL FACILITIES
AGENCY NSF/STUDENT STATIONS SUMMARY REPORT**

ORGANIZATION: 6-BROWARD COUNTY SCHOOL DISTRICT
FACILITY: NORTHEAST SENIOR HIGH
FACILITY USE: All
STRUCTURE TYPE: All
CONDITION: All
GROUP BY: DISTRICT

District : 6 - BROWARD COUNTY SCHOOL DISTRICT

DESIGN CODE	ROOM DESIGN CODE	TOTAL ROOMS	NET SQ FT	STUDENT STATIONS
00003	SENIOR HIGH CLASSROOM (9-12)	59	45,827	1,475
00012	SENIOR HIGH SKILLS LAB (9-12)	3	2,826	75
00023	SENIOR HIGH SCIENCE LAB (9-12)	9	12,205	225
00040	RE SOURCE ROOM	2	927	0
00052	ART - SENIOR HIGH	2	3,172	54
00061	E S E PART-TIME	3	2,511	45
00062	E S E FULL-TIME	1	736	10
00065	E S E RESOURCE	1	574	0
00075	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	1	1,139	20
00076	BAND CLASS (MIDDLE-SR HIGH)	1	2,000	50
00078	GENERAL MUSIC CLASS (MIDDLE-SR HIGH)	1	1,503	30
00083	MUSIC RELATED SPACE	11	1,035	0
00090	P E DRESSING ROOM (MALE)	1	152	0
00091	P E DRESSING ROOM (FEMALE)	1	144	0
00092	P E LOCKER ROOM (MALE)	4	3,672	0
00093	P E LOCKER ROOM (FEMALE)	1	1,508	0
00094	P E SHOWER (MALE)	4	944	0
00095	P E SHOWER (FEMALE)	2	724	0
00098	P E STORAGE (MIDDLE-SR HIGH)	16	2,933	0
00112	SR HIGH GYMNASIUM	1	9,728	70
00114	P E LAUNDRY	2	70	0
00115	P E FIRST AID	1	132	0
00117	P E WEIGHT ROOM	1	780	0
00120	GYMNASIUM STORAGE	3	1,038	0



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FLORIDA DEPARTMENT OF EDUCATION EDUCATIONAL FACILITIES AGENCY NSF/STUDENT STATIONS SUMMARY REPORT

District : 6 - BROWARD COUNTY SCHOOL DISTRICT

DESIGN CODE	ROOM DESIGN CODE	TOTAL ROOMS	NET SQ FT	STUDENT STATIONS
00121	OTHER P E SPACE	7	2,220	0
00211	PRACTICAL BUSINESS LAB	5	5,929	120
00222	SMALL DISTRIBUTIVE/DIVERSIFIED LAB	2	2,092	40
00231	PRACTICAL HOME ECONOMICS LAB	2	2,713	48
00232	SMALL HOME ECONOMICS LAB	1	996	20
00241	SMALL TECHNOLOGY LAB	3	4,612	72
00246	LARGE INDUSTRIAL LAB	5	17,082	100
00262	SMALL PUBLIC SERVICE LAB	1	900	20
00272	VOCATIONAL LAB SUPPORT SPACE	12	5,633	0
00300	PRINCIPAL/DIRECTOR OFFICE	1	219	0
00301	ASSISTANT PRINCIPAL/OTHER OFFICE	17	2,351	0
00302	BOOKKEEPING OFFICE	1	175	0
00303	SECRETARIAL SPACE	1	153	0
00304	RECEPTION AREA	6	2,245	0
00305	PRODUCTION WORKROOM	3	516	0
00306	CONFERENCE ROOM	12	1,625	0
00307	CLINIC	2	285	0
00308	GENERAL SCHOOL STORAGE	11	509	0
00309	VAULT/STUDENT RECORDS	2	207	0
00311	STUDENT ACTIVITIES	2	738	0
00313	CAREERS ROOM	1	506	0
00315	TEACHER PLANNING OFFICE	32	7,234	0
00316	TEACHER LOUNGE/DINING	4	1,690	0
00330	CUSTODIAL RECEIVING	1	437	0
00331	CUSTODIAL SERVICE CLOSET	14	792	0
00333	FLAMMABLE STORAGE	4	492	0
00334	CUSTODIAL EQUIPMENT STORAGE	1	109	0
00340	DINING AREA	1	11,051	0
00341	KITCHEN & SERVING AREA	2	7,043	0
00342	KITCHEN DRY STORAGE	1	910	0
00343	KITCHEN OFFICE	2	235	0



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FLORIDA DEPARTMENT OF EDUCATION EDUCATIONAL FACILITIES AGENCY NSF/STUDENT STATIONS SUMMARY REPORT

District : 6 - BROWARD COUNTY SCHOOL DISTRICT

DESIGN CODE	ROOM DESIGN CODE	TOTAL ROOMS	NET SQ FT	STUDENT STATIONS
00344	KITCHEN GARBAGE WASH	1	102	0
00349	KITCHEN CHAIR STORAGE	1	391	0
00350	OTHER FOOD SERVICE	3	781	0
00360	AUDITORIUM	1	4,346	0
00363	STAGE	1	1,483	0
00364	STAGE STORAGE	5	638	0
00365	STAGE DRESSING ROOM (MALE)	1	94	0
00366	STAGE DRESSING ROOM (FEMALE)	1	94	0
00367	CONTROL BOOTH/PROJECTION ROOM	2	210	0
00368	TEXTBOOK STORAGE	4	527	0
00370	LOBBY	1	200	0
00371	CONCESSIONS	6	1,150	0
00372	TICKET BOOTH	1	72	0
00380	LIBRARY (READING ROOM/STACKS)	1	7,268	0
00383	AUDIO VISUAL STORAGE	1	1,148	0
00384	PERIODICAL STORAGE	1	440	0
00385	CLOSED CIRCUIT TVLAB	1	1,561	0
00386	CLOSED CIRCUIT STORAGE	2	935	0
00387	MEDIA PRODUCTION LAB	1	2,480	0
00391	MEDIA MAINTENANCE/REPAIR	1	280	0
00700	INSIDE CIRCULATION	52	33,355	0
00701	COVERED WALKWAY	33	61,282	0
00702	MECHANICAL ROOM	28	8,964	0
00703	ELECTRICAL ROOM	18	1,465	0
00707	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	2	105	0
00803	INSTRUCTIONAL DARKROOM	6	601	0
00805	KILN	1	177	0
00806	REFERENCE	3	447	0
00808	MATERIAL STORAGE	39	3,609	0
00810	MATERIAL STORAGE (LARGE)	9	4,165	0
00811	OUTSIDE STORAGE	1	51	0



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FLORIDA DEPARTMENT OF EDUCATION EDUCATIONAL FACILITIES AGENCY NSF/STUDENT STATIONS SUMMARY REPORT

District : 6 - BROWARD COUNTY SCHOOL DISTRICT

DESIGN CODE	ROOM DESIGN CODE	TOTAL ROOMS	NET SQ FT	STUDENT STATIONS
00812	PROJECT STORAGE	6	892	0
00814	STUDENT RESTROOM (BOTH SEXES)	3	223	0
00815	STUDENT RESTROOM (MALE)	18	3,237	0
00816	STUDENT RESTROOM (FEMALE)	16	2,948	0
00819	STAFF RESTROOM (MALE)	12	576	0
00820	STAFF RESTROOM (FEMALE)	10	480	0
00830	MUSIC ENSEMBLE	1	280	0
00831	MUSIC PRACTICE ROOM	1	84	0
00840	VOCATIONAL RELATED CLASSROOM	7	4,629	41
00849	VOCATIONAL PROJECT STORAGE	1	403	0
00850	VOCATIONAL TOOL STORAGE (SMALL)	6	922	0
	TOTALS :	599	331,074	2,515
	TOTALS FOR SELECTED DISTRICTS :	599	331,074	2,515

2.3.2 FISH Inventory



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT

ORGANIZATION: 6-BROWARD COUNTY SCHOOL DISTRICT
FACILITY: NORTHEAST SENIOR HIGH
FACILITY USE: 7-SENIOR HIGH

DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH

Primary Use: SENIOR HIGH Grades Housed: 09 - 12 DOE Validation Date: Capital Outlay Classification: SCHOOL RECOMMENDED FOR CONTINUED USE

MASTER SCHOOL ID

MSID	Name	Status
1241	NORTHEAST HIGH SCHOOL	Default

CAPITAL OUTLAY FTE

Year: 2010 / 2011						
PK: 0.00	01: 0.00	03: 0.00	05: 0.00	07: 0.00	09: 492.49	11: 528.32
KG: 0.00	02: 0.00	04: 0.00	06: 0.00	08: 0.00	10: 570.52	12: 535.53
						Total: 2126.86

SCHOOL CAPACITY

SCHOOL CAPACITY	YEAR ROUND CAPACITY	UTILIZATION FACTOR	PRIMARY USE
2,389	2,867	0.95	SENIOR HIGH

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



PARCEL: 92

700 NE 56TH STREET
OAKLAND PARK, FL 33334

Parking: DEVELOPED	Owner: SCHOOL BOARD	Fire: 9
Athletic: INCLUDED WITH SITE	Water: PRIVATE	Police: CITY
Sewage: PRIVATE	Plan: COMBINATION OF 1-7	Drainage: ADEQUATE
Landscape: PARTIALLY DEVELOPED	Playground: INCLUDED WITH SITE	Acreeage: 52.00
Date Acquired: 1/1/1960		Lease Expiration Date:

DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 1 - Building Number 00001

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1963	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: DOUBLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
001	5193	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
002	2172	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
003	2172	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91

Page 2 of 65

Report Date: 6/4/2012 9:53:06 AM

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



004	1353	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
005	1353	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
006	2047	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
007	2047	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
007A	42	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
007B	184	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
007C	88	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
015	336	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
016	137	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
100	45	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
100A	45	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
100B	2010	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
100C	1941	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
101	138	304	RECEPTION AREA	0	01	CARPET	1963	SATISFACTORY	1	92	91
101A	219	300	PRINCIPAL/DIRECTOR OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
101B	152	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
101C	169	305	PRODUCTION WORKROOM	0	01	CARPET	1963	SATISFACTORY	1	92	91
101D	32	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
101E	175	302	BOOKKEEPING OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
101F	222	306	CONFERENCE ROOM	0	01	CARPET	1963	SATISFACTORY	1	92	91
101G	38	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
101H	32	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
101J	153	303	SECRETARIAL SPACE	0	01	CARPET	1963	SATISFACTORY	1	92	91
101K	22	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 3 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



101L	160	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
101M	225	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
101N	10	703	ELECTRICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
101P	48	309	VAULT/STUDENT RECORDS	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
102	879	304	RECEPTION AREA	0	01	CARPET	1963	SATISFACTORY	1	92	91
102A	138	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
102B	159	307	CLINIC	0	01	CARPET	1963	SATISFACTORY	1	92	91
102C	22	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
102D	150	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
102E	126	307	CLINIC	0	01	CARPET	1963	SATISFACTORY	1	92	91
102F	23	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
102G	116	305	PRODUCTION WORKROOM	0	01	CARPET	1963	SATISFACTORY	1	92	91
102H	45	703	ELECTRICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
102J	10	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
103	451	304	RECEPTION AREA	0	01	CARPET	1963	SATISFACTORY	1	92	91
103A	73	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
103B	85	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
103C	63	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
104	192	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
105	58	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
111	449	304	RECEPTION AREA	0	01	CARPET	1963	SATISFACTORY	1	92	91
111A	121	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
111B	159	309	VAULT/STUDENT RECORDS	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
111C	506	313	CAREERS ROOM	0	01	CARPET	1963	SATISFACTORY	1	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 4 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



111D	173	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	WOOD	1963	SATISFACTORY	1	92	91
111E	88	306	CONFERENCE ROOM	0	01	WOOD	1963	SATISFACTORY	1	92	91
111F	88	306	CONFERENCE ROOM	0	01	WOOD	1963	SATISFACTORY	1	92	91
111G	135	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	WOOD	1963	SATISFACTORY	1	92	91
111H	135	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	WOOD	1963	SATISFACTORY	1	92	91
111J	135	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	WOOD	1963	SATISFACTORY	1	92	91
111K	135	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	WOOD	1963	SATISFACTORY	1	92	91
111L	159	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	WOOD	1963	SATISFACTORY	1	92	91
111M	155	304	RECEPTION AREA	0	01	CARPET	1963	SATISFACTORY	1	92	91
111N	42	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
112	518	316	TEACHER LOUNGE/DINING	0	01	CARPET	1963	SATISFACTORY	1	92	91
112A	582	315	TEACHER PLANNING OFFICE	0	01	CARPET	1963	SATISFACTORY	1	92	91
112B	6	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1963	SATISFACTORY	1	92	91
112C	72	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1963	SATISFACTORY	1	92	91
112D	72	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1963	SATISFACTORY	1	92	91
112E	72	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1963	SATISFACTORY	1	92	91
112F	72	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1963	SATISFACTORY	1	92	91
113	211	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
114	107	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
115	186	311	STUDENT ACTIVITIES	0	01	CARPET	1963	SATISFACTORY	1	92	91
116	182	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
117	192	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
118	215	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
119	204	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 5 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



121	673	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
122	1018	12	SENIOR HIGH SKILLS LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
123	657	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
124	678	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
125	657	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
126	678	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
127	678	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
128	675	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
130	648	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
131	1421	231	PRACTICAL HOME ECONOMICS LAB	24	01	CARPET	1963	SATISFACTORY	1	92	91
131A	168	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
131B	25	272	VOCATIONAL LAB SUPPORT SPACE	0	01	CARPET	1963	SATISFACTORY	1	92	91
132	678	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
134	657	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
135	1292	231	PRACTICAL HOME ECONOMICS LAB	24	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
135A	164	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
135B	80	272	VOCATIONAL LAB SUPPORT SPACE	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
136	657	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
138	678	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
140	773	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1963	SATISFACTORY	1	92	91
140A	50	808	MATERIAL STORAGE	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
141	880	12	SENIOR HIGH SKILLS LAB (9-12)	25	01	CARPET	1963	SATISFACTORY	1	92	91
142	1337	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
143	1357	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 6 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



144	470	40	RESOURCE ROOM	0	01	CARPET	1963	SATISFACTORY	1	92	91
144A	93	808	MATERIAL STORAGE	0	01	CARPET	1963	SATISFACTORY	1	92	91
145	1357	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
146	555	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
147	1357	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
148	102	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
148A	99	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
148B	140	306	CONFERENCE ROOM	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
148C	93	368	TEXTBOOK STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
148D	35	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
148E	35	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
148F	25	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
150	1448	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
151	773	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1963	SATISFACTORY	1	92	91
151A	50	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
152	345	272	VOCATIONAL LAB SUPPORT SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
152A	112	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
152B	112	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
153	1337	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
154	1448	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
155	1161	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
155B	109	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
156	1403	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
157	1093	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 7 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



158	191	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
159	174	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	1	92	91
160	25	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
160A	26	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1963	SATISFACTORY	1	92	91
160B	73	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91
161	25	700	INSIDE CIRCULATION	0	01	CARPET	1963	SATISFACTORY	1	92	91
161A	80	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	1	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	61,646	623	0	0	0	0	0	0
TOTAL	61,646	623	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 2 - Building Number 00002

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified: 2010	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 1963	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
175	192	703	ELECTRICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	2	92	91
176	641	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	2	92	91
177	347	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	2	92	91
178	778	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	2	92	91
200	3462	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	2	92	91
200A	5760	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	2	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	11,180	0	0	0	0	0	0	0
TOTAL	11,180	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 3 - Building Number 00003

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1963	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: DOUBLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
008	1480	700	INSIDE CIRCULATION	0	01	TERRAZZO	1963	SATISFACTORY	3	92	91
009	1476	700	INSIDE CIRCULATION	0	01	TERRAZZO	1963	SATISFACTORY	3	92	91
010	471	700	INSIDE CIRCULATION	0	01	TERRAZZO	1963	SATISFACTORY	3	92	91
181	1881	241	SMALL TECHNOLOGY LAB	24	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
181A	173	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
181B	76	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
181C	123	803	INSTRUCTIONAL DARKROOM	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
181D	76	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
181E	125	803	INSTRUCTIONAL DARKROOM	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
183	229	702	MECHANICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
184	2765	246	LARGE INDUSTRIAL LAB	20	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
184A	791	840	VOCATIONAL RELATED CLASSROOM	0	01	CARPET	1963	SATISFACTORY	3	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 10 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



184B	25	94	P E SHOWER (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	3	92	91
184C	174	850	VOCATIONAL TOOL STORAGE (SMALL)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
184D	349	810	MATERIAL STORAGE (LARGE)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
184E	127	92	P E LOCKER ROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	3	92	91
184F	900	272	VOCATIONAL LAB SUPPORT SPACE	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
185	1224	241	SMALL TECHNOLOGY LAB	24	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
185A	952	272	VOCATIONAL LAB SUPPORT SPACE	0	01	CARPET	1963	SATISFACTORY	3	92	91
185B	384	810	MATERIAL STORAGE (LARGE)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
185C	112	850	VOCATIONAL TOOL STORAGE (SMALL)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
188	68	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
189	137	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	3	92	91
190	57	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
191	108	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	3	92	91
193	3275	246	LARGE INDUSTRIAL LAB	20	01	CONCRETE	1963	SATISFACTORY	3	92	91
193A	715	840	VOCATIONAL RELATED CLASSROOM	0	01	CARPET	1963	SATISFACTORY	3	92	91
193B	309	810	MATERIAL STORAGE (LARGE)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
193C	198	812	PROJECT STORAGE	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
193D	102	850	VOCATIONAL TOOL STORAGE (SMALL)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
194	3475	246	LARGE INDUSTRIAL LAB	20	01	CONCRETE	1963	SATISFACTORY	3	92	91
194A	672	840	VOCATIONAL RELATED CLASSROOM	0	01	COMPOSITION TILE	1963	SATISFACTORY	3	92	91
194B	203	810	MATERIAL STORAGE (LARGE)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
194C	147	812	PROJECT STORAGE	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
194D	182	850	VOCATIONAL TOOL STORAGE (SMALL)	0	01	CONCRETE	1963	SATISFACTORY	3	92	91
195	73	703	ELECTRICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	3	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 11 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



ID	Area	Material	Condition	Year	Notes	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
						Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
188	100	808	MATERIAL STORAGE	0	01	CONCRETE	1963	SATISFACTORY	3	92	91		
199	25	808	MATERIAL STORAGE	0	01	CONCRETE	1963	SATISFACTORY	3	92	91		
300	4300	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	3	92	91		
300A	400	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	3	92	91		
300B	3236	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	3	92	91		
300C	48	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	3	92	91		
						Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
						Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent						31,743	108	0	0	0	0	0	0
TOTAL						31,743	108	0	0	0	0	0	0

Report Date: 6/4/2012 9:53:06 AM

Page 12 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 4 - Building Number 00004

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1963	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 2		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
201	200	370	LOBBY	0	01	CARPET	1963	SATISFACTORY	4	92	91
201A	220	315	TEACHER PLANNING OFFICE	0	01	CARPET	1963	SATISFACTORY	4	92	91
202	4346	360	AUDITORIUM	0	01	CARPET	1963	SATISFACTORY	4	92	91
202A	105	367	CONTROL BOOTH/PROJECTION ROOM	0	01	COMPOSITION TILE	1963	SATISFACTORY	4	92	91
202B	17	364	STAGE STORAGE	0	01	CONCRETE	1963	SATISFACTORY	4	92	91
202C	17	364	STAGE STORAGE	0	01	CONCRETE	1963	SATISFACTORY	4	92	91
203	1483	363	STAGE	0	01	WOOD	1963	SATISFACTORY	4	92	91
203A	94	366	STAGE DRESSING ROOM (FEMALE)	0	01	COMPOSITION TILE	1963	SATISFACTORY	4	92	91
203B	94	365	STAGE DRESSING ROOM (MALE)	0	01	COMPOSITION TILE	1963	SATISFACTORY	4	92	91
203C	97	364	STAGE STORAGE	0	01	CONCRETE	1963	SATISFACTORY	4	92	91
400	10232	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	4	92	91
204	216	702	MECHANICAL ROOM	0	02	CONCRETE	1963	SATISFACTORY	4	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 13 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



	205	162	364	STAGE STORAGE	0	02	CONCRETE	1963	SATISFACTORY	4	92	91
	206	345	364	STAGE STORAGE	0	02 <td>CONCRETE</td> <td>1963</td> <td>SATISFACTORY</td> <td>4</td> <td>92</td> <td>91</td>	CONCRETE	1963	SATISFACTORY	4	92	91
	206A	130	702	MECHANICAL ROOM	0	02 <td>CONCRETE</td> <td>1963</td> <td>SATISFACTORY</td> <td>4</td> <td>92</td> <td>91</td>	CONCRETE	1963	SATISFACTORY	4	92	91
	208	105	367	CONTROL BOOTH/PROJECTION ROOM	0	02 <td>COMPOSITION TILE</td> <td>1963</td> <td>SATISFACTORY</td> <td>4</td> <td>92</td> <td>91</td>	COMPOSITION TILE	1963	SATISFACTORY	4	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	17,993	0	0	0	0	0	0	0
TOTAL	17,993	0	0	0	0	0	0	0

Report Date: 6/4/2012 9:53:06 AM

Page 14 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 5 - Building Number 00005

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified: 1990	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1975	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
020	127	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1990	SATISFACTORY	5	92	91
211	1139	75	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	20	01	CARPET	1963	SATISFACTORY	5	92	91
211A	175	806	REFERENCE	0	01	CARPET	1963	SATISFACTORY	5	92	91
211B	12	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
211C	121	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212	2000	76	BAND CLASS (MIDDLE-SR HIGH)	50	01	CARPET	1963	SATISFACTORY	5	92	91
212A	321	83	MUSIC RELATED SPACE	0	01	CARPET	1963	SATISFACTORY	5	92	91
212B	149	315	TEACHER PLANNING OFFICE	0	01	CARPET	1963	SATISFACTORY	5	92	91
212C	149	806	REFERENCE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212D	43	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212E	43	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212F	117	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 15 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



212G	36	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212H	36	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212J	36	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212K	36	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212L	36	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212M	96	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
212N	251	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	1963	SATISFACTORY	5	92	91
213	136	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	5	92	91
214	27	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1963	SATISFACTORY	5	92	91
215	136	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	5	92	91
216	736	62	E S E FULL-TIME	10	01	CARPET	1990	SATISFACTORY	5	92	91
216A	106	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1990	SATISFACTORY	5	92	91
216B	155	306	CONFERENCE ROOM	0	01	COMPOSITION TILE	1990	SATISFACTORY	5	92	91
217	805	61	E S E PART-TIME	15	01	CARPET	1990	SATISFACTORY	5	92	91
217A	71	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1990	SATISFACTORY	5	92	91
217B	111	315	TEACHER PLANNING OFFICE	0	01	CARPET	1990	SATISFACTORY	5	92	91
217C	68	702	MECHANICAL ROOM	0	01	CONCRETE	1990	SATISFACTORY	5	92	91
217D	30	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1990	SATISFACTORY	5	92	91
217E	30	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1990	SATISFACTORY	5	92	91
217F	109	315	TEACHER PLANNING OFFICE	0	01	CARPET	1990	SATISFACTORY	5	92	91
218	173	304	RECEPTION AREA	0	01	CARPET	1990	SATISFACTORY	5	92	91
218A	46	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1990	SATISFACTORY	5	92	91
218B	164	315	TEACHER PLANNING OFFICE	0	01	CARPET	1990	SATISFACTORY	5	92	91
218C	164	315	TEACHER PLANNING OFFICE	0	01	CARPET	1990	SATISFACTORY	5	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 16 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



Item	Room	Code	Material	Year	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
					Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
219	702		MECHANICAL ROOM	0	01	CONCRETE	1990	SATISFACTORY	5	92	91	
500	701		COVERED WALKWAY	0	01	CONCRETE	1990	SATISFACTORY	5	92	91	
500A	701		COVERED WALKWAY	0	01	CONCRETE	1990	SATISFACTORY	5	92	91	
Permanent				9,557	0							
TOTAL				9,557	0							

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 6 - Building Number 00006

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1963	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
221	9728	112	SR HIGH GYMNASIUM	70	01	WOOD	1963	SATISFACTORY	6	92	91
221A	134	703	ELECTRICAL ROOM	0	01	CONCRETE	1963	SATISFACTORY	6	92	91
221B	32	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1963	SATISFACTORY	6	92	91
221C	100	315	TEACHER PLANNING OFFICE	0	01	CONCRETE	1963	SATISFACTORY	6	92	91
221D	134	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1963	SATISFACTORY	6	92	91
221E	134	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1963	SATISFACTORY	6	92	91
221F	100	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1963	SATISFACTORY	6	92	91
221G	100	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1963	SATISFACTORY	6	92	91
223	100	371	CONCESSIONS	0	01	CONCRETE	1963	SATISFACTORY	6	92	91
225	100	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	6	92	91

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



600	2870	701	COVERED WALKWAY	0	01	CONCRETE	1963	SATISFACTORY	6	92	91
		Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent		13,532	70	0	0	0	0	0	0	0	0
TOTAL		13,532	70	0	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 7 - Building Number 00007

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1963	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
222	1508	93	P E LOCKER ROOM (FEMALE)	0	01	TERRAZZO	1963	SATISFACTORY	7	92	91
222A	226	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	7	92	91
222B	58	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	7	92	91
222C	123	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1963	SATISFACTORY	7	92	91
222D	35	114	P E LAUNDRY	0	01	COMPOSITION TILE	1963	SATISFACTORY	7	92	91
222E	650	95	P E SHOWER (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	7	92	91
222F	167	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	7	92	91
224	1549	92	P E LOCKER ROOM (MALE)	0	01	TERRAZZO	1963	SATISFACTORY	7	92	91
224A	318	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1963	SATISFACTORY	7	92	91
224B	78	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1963	SATISFACTORY	7	92	91
224C	132	115	P E FIRST AID	0	01	COMPOSITION TILE	1963	SATISFACTORY	7	92	91
224D	272	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1963	SATISFACTORY	7	92	91

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



Item ID	Room Number	Room Name	Condition	Year	Material	Area	Notes
224E	35	114	P E LAUNDRY	0	01	TERRAZZO	1963 SATISFACTORY 7 92 91
224F	168	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1963 SATISFACTORY 7 92 91
224G	428	94	P E SHOWER (MALE)	0	01	CERAMIC TILE	1963 SATISFACTORY 7 92 91
224H	222	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1963 SATISFACTORY 7 92 91
226	129	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1963 SATISFACTORY 7 92 91
226A	129	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1963 SATISFACTORY 7 92 91
227	163	702	MECHANICAL ROOM	0	01	CONCRETE	1963 SATISFACTORY 7 92 91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	6,390	0	0	0	0	0	0	0
TOTAL	6,390	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 8 - Building Number 00008

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1964	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1964	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
231	900	262	SMALL PUBLIC SERVICE LAB	20	01	CARPET	1964	SATISFACTORY	8	92	91
231A	114	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	8	92	91
231B	73	814	STUDENT RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231C	675	840	VOCATIONAL RELATED CLASSROOM	20	01	CARPET	1964	SATISFACTORY	8	92	91
231D	120	808	MATERIAL STORAGE	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231E	24	700	INSIDE CIRCULATION	0	01	TERRAZZO	1964	SATISFACTORY	8	92	91
231F	132	803	INSTRUCTIONAL DARKROOM	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231G	20	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231H	150	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231J	20	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231K	150	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	8	92	91
231L	312	810	MATERIAL STORAGE (LARGE)	0	01	CONCRETE	1964	SATISFACTORY	8	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 22 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 9 - Building Number 00009

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1964	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1964	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
241	1052	222	SMALL DISTRIBUTIVE/DIVERSIFIED LAB	20	01	COMPOSITION TILE	1964	SATISFACTORY	9	92	91
241A	123	806	REFERENCE	0	01	COMPOSITION TILE	1964	SATISFACTORY	9	92	91
241B	49	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	9	92	91
241C	22	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	9	92	91
241D	22	808	MATERIAL STORAGE	0	01	CONCRETE	1964	SATISFACTORY	9	92	91
242	83	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	9	92	91
243	111	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	9	92	91
244	1503	78	GENERAL MUSIC CLASS (MIDDLE-SR HIGH)	30	01	CARPET	1964	SATISFACTORY	9	92	91
244A	210	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	9	92	91
244B	280	830	MUSIC ENSEMBLE	0	01	COMPOSITION TILE	1964	SATISFACTORY	9	92	91
244C	66	700	INSIDE CIRCULATION	0	01	CARPET	1964	SATISFACTORY	9	92	91
244D	84	831	MUSIC PRACTICE ROOM	0	01	CARPET	1964	SATISFACTORY	9	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 24 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



	32	83	MUSIC RELATED SPACE	0	01	CARPET	1964	SATISFACTORY	9	92	91
	34	83	MUSIC RELATED SPACE	0	01	CARPET	1964	SATISFACTORY	9	92	91
	59	808	MATERIAL STORAGE	0	01	CARPET	1964	SATISFACTORY	9	92	91
	59	808	MATERIAL STORAGE	0	01	CARPET	1964	SATISFACTORY	9	92	91
	441	702	MECHANICAL ROOM	0	01	CONCRETE	1964	SATISFACTORY	9	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	4,230	50	0	0	0	0	0	0
TOTAL	4,230	50	0	0	0	0	0	0

Report Date: 6/4/2012 9:53:06 AM

Page 25 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 10 - Building Number 00010

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1964	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1964	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: DOUBLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
011	1805	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
012	1700	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
013	1805	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
014	2391	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
014A	36	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
014B	116	700	INSIDE CIRCULATION	0	01	CARPET	1964	SATISFACTORY	10	92	91
1000	3524	701	COVERED WALKWAY	0	01	CONCRETE	1964	SATISFACTORY	10	92	91
1000A	1450	701	COVERED WALKWAY	0	01	CONCRETE	1964	SATISFACTORY	10	92	91
1000B	804	701	COVERED WALKWAY	0	01	CONCRETE	1964	SATISFACTORY	10	92	91
251	231	305	PRODUCTION WORKROOM	0	01	CARPET	1964	SATISFACTORY	10	92	91
251A	172	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
251B	129	306	CONFERENCE ROOM	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 26 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



251C	137	700	INSIDE CIRCULATION	0	01	CARPET	1964	SATISFACTORY	10	92	91
251D	10	331	CUSTODIAL SERVICE CLOSET	0	01	CARPET	1964	SATISFACTORY	10	92	91
251E	51	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
251F	40	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
251G	14	703	ELECTRICAL ROOM	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
252	936	61	E S E PART-TIME	15	01	CARPET	1964	SATISFACTORY	10	92	91
252A	168	368	TEXTBOOK STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
252B	100	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
252C	22	808	MATERIAL STORAGE	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
252D	50	700	INSIDE CIRCULATION	0	01	CARPET	1964	SATISFACTORY	10	92	91
252E	176	808	MATERIAL STORAGE	0	01	CARPET	1964	SATISFACTORY	10	92	91
254	96	703	ELECTRICAL ROOM	0	01	CONCRETE	1964	SATISFACTORY	10	92	91
255	187	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
256	156	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
257	126	368	TEXTBOOK STORAGE	0	01	CARPET	1964	SATISFACTORY	10	92	91
258	140	368	TEXTBOOK STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
259	928	12	SENIOR HIGH SKILLS LAB (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
259A	770	61	E S E PART-TIME	15	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
259B	574	65	E S E RESOURCE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
259C	166	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
259D	192	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
259E	96	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
260	596	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
260A	52	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 27 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



260B	52	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
260C	118	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
260D	84	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
260E	84	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
260F	84	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
261	733	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
262	1040	222	SMALL DISTRIBUTIVE/DIVERSIFIED LAB	20	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
262A	141	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
262B	155	306	CONFERENCE ROOM	0	01	CARPET	1964	SATISFACTORY	10	92	91
262C	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
262D	79	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
263	738	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
265	729	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
266	990	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
267	729	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
268	996	232	SMALL HOME ECONOMICS LAB	20	01	CARPET	1964	SATISFACTORY	10	92	91
268A	60	272	VOCATIONAL LAB SUPPORT SPACE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
268B	70	814	STUDENT RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
268C	108	272	VOCATIONAL LAB SUPPORT SPACE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
268D	80	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
268E	51	811	OUTSIDE STORAGE	0	01	CONCRETE	1964	SATISFACTORY	10	92	91
269	725	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1964	SATISFACTORY	10	92	91
270	457	40	RESOURCE ROOM	0	01	CARPET	1964	SATISFACTORY	10	92	91
270A	104	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 26 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



270B	51	812	PROJECT STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
271	725	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
272	733	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
272A	403	849	VOCATIONAL PROJECT STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
273	1095	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
273A	80	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
273B	43	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	10	92	91
273C	248	316	TEACHER LOUNGE/DINING	0	01	CARPET	1964	SATISFACTORY	10	92	91
273D	120	306	CONFERENCE ROOM	0	01	CARPET	1964	SATISFACTORY	10	92	91
274	733	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
275	1152	211	PRACTICAL BUSINESS LAB	24	01	CARPET	1964	SATISFACTORY	10	92	91
275A	128	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	10	92	91
276	733	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
277	1016	211	PRACTICAL BUSINESS LAB	24	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
277A	135	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
278	729	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
280	729	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
281	729	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1964	SATISFACTORY	10	92	91
282	1241	211	PRACTICAL BUSINESS LAB	24	01	CARPET	1964	SATISFACTORY	10	92	91
282A	122	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	10	92	91
283	733	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1964	SATISFACTORY	10	92	91
284	1241	211	PRACTICAL BUSINESS LAB	24	01	CARPET	1964	SATISFACTORY	10	92	91
284A	122	808	MATERIAL STORAGE	0	01	CARPET	1964	SATISFACTORY	10	92	91
285	733	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1964	SATISFACTORY	10	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 29 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



ID	Room Number	Room Description	Area	Code	Material	Year	Condition	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement		
								Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	
286	125	MATERIAL STORAGE	808	0	CARPET	1964	SATISFACTORY	0	01	0	01	0	01	10	92	91
287	733	SENIOR HIGH CLASSROOM (9-12)	3	25	CARPET	1964	SATISFACTORY	25	01	0	01	0	01	10	92	91
289	733	SENIOR HIGH CLASSROOM (9-12)	3	25	CARPET	1964	SATISFACTORY	25	01	0	01	0	01	10	92	91
290	1279	PRACTICAL BUSINESS LAB	211	24	CARPET	1964	SATISFACTORY	24	01	0	01	0	01	10	92	91
290A	190	MATERIAL STORAGE	808	0	CARPET	1964	SATISFACTORY	0	01	0	01	0	01	10	92	91
291	729	SENIOR HIGH CLASSROOM (9-12)	3	25	COMPOSITION TILE	1964	SATISFACTORY	25	01	0	01	0	01	10	92	91
292	342	MECHANICAL ROOM	702	0	CONCRETE	1964	SATISFACTORY	0	01	0	01	0	01	10	92	91
293	320	MECHANICAL ROOM	702	0	CONCRETE	1964	SATISFACTORY	0	01	0	01	0	01	10	92	91
294	308	MECHANICAL ROOM	702	0	CONCRETE	1964	SATISFACTORY	0	01	0	01	0	01	10	92	91
								Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement		
								Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	
Permanent								46,898	665	0	0	0	0	0	0	0
TOTAL								46,898	665	0	0	0	0	0	0	

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 11 - Building Number 00011

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1964	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1964	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1100	800	701	COVERED WALKWAY	0	01	CONCRETE	1964	SATISFACTORY	11	92	91
301	232	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	11	92	91
302	92	703	ELECTRICAL ROOM	0	01	CONCRETE	1964	SATISFACTORY	11	92	91
303	1250	52	ART - SENIOR HIGH	24	01	COMPOSITION TILE	1964	SATISFACTORY	11	92	91
303A	903	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	1964	SATISFACTORY	11	92	91
303B	105	812	PROJECT STORAGE	0	01	CARPET	1964	SATISFACTORY	11	92	91
303C	84	315	TEACHER PLANNING OFFICE	0	01	CARPET	1964	SATISFACTORY	11	92	91
303D	165	808	MATERIAL STORAGE	0	01	CARPET	1964	SATISFACTORY	11	92	91
305	60	703	ELECTRICAL ROOM	0	01	CONCRETE	1964	SATISFACTORY	11	92	91
307	231	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	11	92	91
308	1507	241	SMALL TECHNOLOGY LAB	24	01	COMPOSITION TILE	1964	SATISFACTORY	11	92	91
308A	94	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	11	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 31 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



ID	Room No.	Room Description	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement			
			Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations		
308B	201	PROJECT STORAGE		0	01		COMPOSITION TILE	1964	SATISFACTORY	11	92	91
309	621	SENIOR HIGH CLASSROOM (9-12)		25	01		COMPOSITION TILE	1964	SATISFACTORY	11	92	91
309A	621	SENIOR HIGH CLASSROOM (9-12)		25	01		CARPET	1964	SATISFACTORY	11	92	91
310	136	TEACHER PLANNING OFFICE		0	01		COMPOSITION TILE	1964	SATISFACTORY	11	92	91
310A	64	MATERIAL STORAGE		0	01		CARPET	1964	SATISFACTORY	11	92	91
311	1922	ART - SENIOR HIGH		30	01		COMPOSITION TILE	1964	SATISFACTORY	11	92	91
311A	355	MATERIAL STORAGE (LARGE)		0	01		COMPOSITION TILE	1964	SATISFACTORY	11	92	91
311B	177	KILN		0	01		CONCRETE	1964	SATISFACTORY	11	92	91
311C	512	VOCATIONAL LAB SUPPORT SPACE		0	01		COMPOSITION TILE	1964	SATISFACTORY	11	92	91
311D	653	VOCATIONAL LAB SUPPORT SPACE		0	01		CONCRETE	1964	SATISFACTORY	11	92	91
			Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement			
			Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations		
Permanent			10,785	128	0	0						
TOTAL			10,785	128	0	0	0	0	0	0		

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 12 - Building Number 00012

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: GAS
Year Constructed: 1964	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: ZONE HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1964	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1200	1800	701	COVERED WALKWAY	0	01	CONCRETE	1964	SATISFACTORY	12	92	91
321	498	272	VOCATIONAL LAB SUPPORT SPACE	0	01	COMPOSITION TILE	1964	SATISFACTORY	12	92	91
321B	481	840	VOCATIONAL RELATED CLASSROOM	0	01	CARPET	1964	SATISFACTORY	12	92	91
321C	127	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1964	SATISFACTORY	12	92	91
321D	68	808	MATERIAL STORAGE	0	01	CARPET	1964	SATISFACTORY	12	92	91
322	28	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1964	SATISFACTORY	12	92	91
322A	79	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	12	92	91
322B	35	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1964	SATISFACTORY	12	92	91
322C	115	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1964	SATISFACTORY	12	92	91
323	2903	246	LARGE INDUSTRIAL LAB	20	01	OTHER	1964	SATISFACTORY	12	92	91
323A	591	840	VOCATIONAL RELATED CLASSROOM	0	01	OTHER	1964	SATISFACTORY	12	92	91
323B	162	850	VOCATIONAL TOOL STORAGE (SMALL)	0	01	CONCRETE	1964	SATISFACTORY	12	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 33 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



Item ID	Room No.	Room Description	Area	Material	Year	Condition	Area	Material	Year	Condition	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement		
											Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	
323C	257	810	MATERIAL STORAGE (LARGE)	0	01	CONCRETE	1964	SATISFACTORY	12	92	91								
323D	1250	272	VOCATIONAL LAB SUPPORT SPACE	0	01	CONCRETE	1964	SATISFACTORY	12	92	91								
325	4664	246	LARGE INDUSTRIAL LAB	20	01	OTHER	1964	SATISFACTORY	12	92	91								
325A	704	840	VOCATIONAL RELATED CLASSROOM	21	01	COMPOSITION TILE	1964	SATISFACTORY	12	92	91								
325B	190	812	PROJECT STORAGE	0	01	OTHER	1964	SATISFACTORY	12	92	91								
325C	190	850	VOCATIONAL TOOL STORAGE (SMALL)	0	01	OTHER	1964	SATISFACTORY	12	92	91								
325D	250	272	VOCATIONAL LAB SUPPORT SPACE	0	01	COMPOSITION TILE	1964	SATISFACTORY	12	92	91								
325E	82	333	FLAMMABLE STORAGE	0	01	OTHER	1964	SATISFACTORY	12	92	91								
328	38	703	ELECTRICAL ROOM	0	01	CONCRETE	1964	SATISFACTORY	12	92	91								
328A	112	703	ELECTRICAL ROOM	0	01	CONCRETE	1964	SATISFACTORY	12	92	91								
												Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
												Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent												14,624	61	0	0	0	0	0	0
TOTAL												14,624	61	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 13 - Building Number 00013

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: NONE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1301	900	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	2001	SATISFACTORY	13	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	900	0	0	0	0	0	0	0
TOTAL	900	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 14 - Building Number 00014

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1972	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: INDIVIDUAL UNIT REVERSE CYCLE
Year Modified:	Educational TV: NONE	Heat Capacity: ADEQUATE
Average Age NSF: 1972	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
044	127	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341	780	117	P E WEIGHT ROOM	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341A	437	92	P E LOCKER ROOM (MALE)	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341B	105	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341C	105	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341D	121	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341G	105	121	OTHER P E SPACE	0	01	COMPOSITION TILE	1972	SATISFACTORY	14	92	91
341H	130	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1972	SATISFACTORY	14	92	91
341J	316	702	MECHANICAL ROOM	0	01	CONCRETE	1972	SATISFACTORY	14	92	91

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



341L	91	703	ELECTRICAL ROOM	0	01	CONCRETE	1972	SATISFACTORY	14	92	91	Scheduled For Replacement							
												Square Feet	Student Stations	Square Feet	Student Stations				
												Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
												Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent												2,317	0	0	0	0	0	0	0
TOTAL												2,317	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 15 - Building Number 00015

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: NONE	Heat Source: NONE
Year Constructed: 1972	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 1972	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
501	98	333	FLAMMABLE STORAGE	0	01	CONCRETE	1972	SATISFACTORY	15	92	91
501A	62	333	FLAMMABLE STORAGE	0	01	CONCRETE	1972	SATISFACTORY	15	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	160	0	0	0	0	0	0	0
TOTAL	160	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 17 - Building Number 00017

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1990	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: FIXED SERVICE TRANSMITTER/RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1990	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1700	2880	701	COVERED WALKWAY	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
1700A	1120	701	COVERED WALKWAY	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
401	7268	380	LIBRARY (READING ROOM/STACKS)	0	01	CARPET	1990	SATISFACTORY	17	92	91
401A	314	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
401B	180	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1990	SATISFACTORY	17	92	91
401C	30	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
401D	168	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1990	SATISFACTORY	17	92	91
401E	33	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
401F	130	306	CONFERENCE ROOM	0	01	CARPET	1990	SATISFACTORY	17	92	91
401G	130	306	CONFERENCE ROOM	0	01	CARPET	1990	SATISFACTORY	17	92	91
401H	130	306	CONFERENCE ROOM	0	01	CARPET	1990	SATISFACTORY	17	92	91
401J	138	306	CONFERENCE ROOM	0	01	CARPET	1990	SATISFACTORY	17	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 39 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



Item ID	Room Number	Room Description	Material	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement			
				Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations		
402	134	702	MECHANICAL ROOM	0	01	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
403	2480	387	MEDIA PRODUCTION LAB	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
403A	154	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
403B	63	331	CUSTODIAL SERVICE CLOSET	0	01	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
403C	280	391	MEDIA MAINTENANCE/REPAIR	0	01	0	01	CARPET	1990	SATISFACTORY	17	92	91
403D	440	384	PERIODICAL STORAGE	0	01	0	01	CARPET	1990	SATISFACTORY	17	92	91
403E	27	820	STAFF RESTROOM (FEMALE)	0	01	0	01	CERAMIC TILE	1990	SATISFACTORY	17	92	91
403F	52	803	INSTRUCTIONAL DARKROOM	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
403G	74	803	INSTRUCTIONAL DARKROOM	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
403H	95	803	INSTRUCTIONAL DARKROOM	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
403J	27	819	STAFF RESTROOM (MALE)	0	01	0	01	CERAMIC TILE	1990	SATISFACTORY	17	92	91
403K	1148	383	AUDIO VISUAL STORAGE	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
403L	43	331	CUSTODIAL SERVICE CLOSET	0	01	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
404	1561	385	CLOSED CIRCUIT TV LAB	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
404A	554	386	CLOSED CIRCUIT STORAGE	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
404B	381	386	CLOSED CIRCUIT STORAGE	0	01	0	01	COMPOSITION TILE	1990	SATISFACTORY	17	92	91
405	257	702	MECHANICAL ROOM	0	01	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
405A	32	703	ELECTRICAL ROOM	0	01	0	01	CONCRETE	1990	SATISFACTORY	17	92	91
				Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement			
				Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations		
Permanent				20,323	0	0	0	0	0	0	0		
TOTAL				20,323	0	0	0	0	0	0	0		

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 18 - Building Number 00018

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: NONE	Heat Source: NONE
Year Constructed: 1963	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 1963	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
801	250	333	FLAMMABLE STORAGE	0	01	CONCRETE	1963	SATISFACTORY	18	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	250	0	0	0	0	0	0	0
TOTAL	250	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 19 - Building Number 00019

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: NONE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
900	65	701	COVERED WALKWAY	0	01	CONCRETE	2001	SATISFACTORY	19	92	91
901	72	372	TICKET BOOTH	0	01	QUARRY TILE	2001	SATISFACTORY	19	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	137	0	0	0	0	0	0	0
TOTAL	137	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 20 - Building Number 00020

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 2		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
021	88	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	2001	SATISFACTORY	20	92	91
2000	255	701	COVERED WALKWAY	0	01	CONCRETE	2001	SATISFACTORY	20	92	91
295	403	371	CONCESSIONS	0	01	QUARRY TILE	2001	SATISFACTORY	20	92	91
296	34	331	CUSTODIAL SERVICE CLOSET	0	01	CERAMIC TILE	2001	SATISFACTORY	20	92	91
297	247	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2001	SATISFACTORY	20	92	91
298	247	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2001	SATISFACTORY	20	92	91
298A	46	702	MECHANICAL ROOM	0	01	CONCRETE	2001	SATISFACTORY	20	92	91
299	34	703	ELECTRICAL ROOM	0	01	CERAMIC TILE	2001	SATISFACTORY	20	92	91

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



295A	255	121	OTHER P E SPACE	0	02	COMPOSITION TILE	2001	SATISFACTORY	20	92	91
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	
Permanent	1,609	0	0	0	0	0	0	0	0	0	
TOTAL	1,609	0	0	0	0	0	0	0	0	0	

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 21 - Building Number 00021

Owner: SCHOOL BOARD	Light: NONE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: NONE	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: CONCRETE
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
2101	405	121	OTHER P E SPACE	0	01	CONCRETE	2001	SATISFACTORY	21	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	405	0	0	0	0	0	0	0
TOTAL	405	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 22 - Building Number 00022

Owner: SCHOOL BOARD	Light: NONE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: NONE	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: CONCRETE
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
2201	405	121	OTHER P E SPACE	0	01	CONCRETE	2001	SATISFACTORY	22	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	405	0	0	0	0	0	0	0
TOTAL	405	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 23 - Building Number 00023

Owner: SCHOOL BOARD	Light: NONE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: NONE	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: CONCRETE
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
2301	405	121	OTHER P E SPACE	0	01	CONCRETE	2001	SATISFACTORY	23	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	405	0	0	0	0	0	0	0
TOTAL	405	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 24 - Building Number 00024

Owner: SCHOOL BOARD	Light: NONE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 2001	Artificial Lighting: NONE	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 2001	Intercom: NONE	Walls: CONCRETE
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
2401	405	121	OTHER P E SPACE	0	01	CONCRETE	2001	SATISFACTORY	24	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	405	0	0	0	0	0	0	0
TOTAL	405	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 25 - Building Number 00025

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: INDIVIDUAL UNIT REVERSE CYCLE
Year Modified:	Educational TV: FIXED SERVICE RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: CONCRETE
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: CONCRETE
Stories: 1		Corridor: DOUBLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
025	2295	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2500	311	701	COVERED WALKWAY	0	01	CONCRETE	2004	SATISFACTORY	25	92	91
2501	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2502	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2503	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2504	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2505	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2506	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2507	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2508	53	707	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	0	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91
2509	235	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	25	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 49 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



2510	235	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	25	92	91	Scheduled For Replacement			
												Square Feet	Student Stations	Square Feet	Student Stations
2511	50	331	CUSTODIAL SERVICE CLOSET	0	01	CERAMIC TILE	2004	SATISFACTORY	25	92	91				
2512	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91				
2513	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91				
2514	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91				
2515	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91				
2516	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91				
2517	850	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	25	92	91				
2518	87	703	ELECTRICAL ROOM	0	01	CONCRETE	2004	SATISFACTORY	25	92	91				
Permanent		14,316	325	0	0										
TOTAL		14,316	325	0	0										

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 26

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2010	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: NONE	Heat Capacity: ADEQUATE
Average Age NSF: 2010	Intercom: TWO WAY COMPLETE	Walls: COMBINATION OF 1-5
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
2600	354	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	26	92	91
2600A	153	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	26	92	91
2600B	138	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	26	92	91
2601	409	120	GYMNASIUM STORAGE	0	01	CONCRETE	2010	SATISFACTORY	26	92	91
2601A	38	702	MECHANICAL ROOM	0	01	CONCRETE	2010	SATISFACTORY	26	92	91
2602	80	814	STUDENT RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	2010	SATISFACTORY	26	92	91
2603	192	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	COMPOSITION TILE	2010	SATISFACTORY	26	92	91
2604	398	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	26	92	91
2604A	144	91	P E DRESSING ROOM (FEMALE)	0	01	QUARRY TILE	2010	SATISFACTORY	26	92	91
2604B	74	95	P E SHOWER (FEMALE)	0	01	QUARRY TILE	2010	SATISFACTORY	26	92	91
2605	316	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	26	92	91
2605A	152	90	P E DRESSING ROOM (MALE)	0	01	QUARRY TILE	2010	SATISFACTORY	26	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 51 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



Item ID	Room Number	Room Name	Condition	Year	Material	Area (sq ft)	Station Count
2605B	94	P E SHOWER (MALE)	0	01	QUARRY TILE	26	91
2606	331	CUSTODIAL SERVICE CLOSET	0	01	CERAMIC TILE	26	91
2607	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	COMPOSITION TILE	26	91
2608	240	OTHER P E SPACE	0	01	COMPOSITION TILE	26	91
2609	61	GYMNASIUM STORAGE	0	01	CONCRETE	26	91
2610	703	ELECTRICAL ROOM	0	01	CONCRETE	26	91
2611	568	GYMNASIUM STORAGE	0	01	CONCRETE	26	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	3,696	0	0	0	0	0	0	0
TOTAL	3,696	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 27 - Building Number 00027

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: NONE
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: NONE
Year Constructed: 1985	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 1985	Intercom: NONE	Walls: CONCRETE
Relocatable Units: 0	Telephone: NONE	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
2701	1350	702	MECHANICAL ROOM	0	01	CONCRETE	1985	SATISFACTORY	27	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	1,350	0	0	0	0	0	0	0
TOTAL	1,350	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 28

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2010	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: NONE	Heat Capacity: ADEQUATE
Average Age NSF: 2010	Intercom: TWO WAY COMPLETE	Walls: COMBINATION OF 1-5
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
028A	96	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
028B	111	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
028C	137	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
028D	87	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
028E	77	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
028F	206	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
028G	89	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2800	3807	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2800A	437	330	CUSTODIAL RECEIVING	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2800B	292	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2800C	1416	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2800D	249	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	28	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 54 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



2800E	2292	701	COVERED WALKWAY	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2801	11051	340	DINING AREA	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2801A	2832	341	KITCHEN & SERVING AREA	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2802	391	349	KITCHEN CHAIR STORAGE	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2803	145	371	CONCESSIONS	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2804	552	311	STUDENT ACTIVITIES	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2805	337	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2806	40	331	CUSTODIAL SERVICE CLOSET	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2807	344	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2808	111	371	CONCESSIONS	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2809	111	371	CONCESSIONS	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2810	43	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2811	43	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2812	280	371	CONCESSIONS	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2813	43	819	STAFF RESTROOM (MALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2814	43	820	STAFF RESTROOM (FEMALE)	0	01	CERAMIC TILE	2010	SATISFACTORY	28	92	91
2815	152	316	TEACHER LOUNGE/DINING	0	01	COMPOSITION TILE	2010	SATISFACTORY	28	92	91
2816	103	350	OTHER FOOD SERVICE	0	01	QUARRY TILE	2010	SATISFACTORY	28	92	91
2817	150	343	KITCHEN OFFICE	0	01	QUARRY TILE	2010	SATISFACTORY	28	92	91
2817A	85	343	KITCHEN OFFICE	0	01	QUARRY TILE	2010	SATISFACTORY	28	92	91
2818	321	350	OTHER FOOD SERVICE	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2818A	357	350	OTHER FOOD SERVICE	0	01	CONCRETE	2010	SATISFACTORY	28	92	91
2819	910	342	KITCHEN DRY STORAGE	0	01	QUARRY TILE	2010	SATISFACTORY	28	92	91
2820	102	344	KITCHEN GARBAGE WASH	0	01	QUARRY TILE	2010	SATISFACTORY	28	92	91

Report Date: 6/4/2012 9:53:06 AM

Page 55 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



Item ID	Room Number	Room Description	Condition	Year	Material	Area	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement		
							Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	
2821	4211	KITCHEN & SERVING AREA	0	01	QUARRY TILE	28	0	0	0	0	0	0	0	0	
2822	703	ELECTRICAL ROOM	0	01	CONCRETE	28	0	0	0	0	0	0	0	0	
2823	772	TEACHER LOUNGE/DINING	0	01	COMPOSITION TILE	28	0	0	0	0	0	0	0	0	
2824	210	MECHANICAL ROOM	0	01	CONCRETE	28	0	0	0	0	0	0	0	0	
2825	785	MECHANICAL ROOM	0	01	CONCRETE	28	0	0	0	0	0	0	0	0	
2826	109	CUSTODIAL EQUIPMENT STORAGE	0	01	CONCRETE	28	0	0	0	0	0	0	0	0	
2827	38	INSIDE CIRCULATION	0	01	COMPOSITION TILE	28	0	0	0	0	0	0	0	0	
2828	52	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	0	01	COMPOSITION TILE	28	0	0	0	0	0	0	0	0	
2829	91	ELECTRICAL ROOM	0	01	CONCRETE	28	0	0	0	0	0	0	0	0	
							Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	
Permanent							34,303	0	0	0	0	0	0	0	0
TOTAL							34,303	0	0	0	0	0	0	0	0

Report Date: 6/4/2012 9:53:06 AM

Page 56 of 65

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 85 - Building Number 00085

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: INDIVIDUAL UNIT REVERSE CYCLE
Year Modified:	Educational TV: FIXED SERVICE RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: CONCRETE
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
800M	4075	701	COVERED WALKWAY	0	01	CONCRETE	2004	SATISFACTORY	85	92	91
850	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
851	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
852	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
853	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
854	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
855	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
856	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
857	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
858	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



859	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	85	92	91
			Satisfactory			Failed Standards			Scheduled For Replacement		
			Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	
Permanent			12,715	0	0	0	0	0	0	0	0
TOTAL			12,715	0	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT

FACILITY: 91-A NORTHEAST SENIOR HIGH

BUILDING: 86 - Building Number 00086

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: SENIOR HIGH	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: INDIVIDUAL UNIT REVERSE CYCLE
Year Modified:	Educational TV: FIXED SERVICE RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: CONCRETE
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: CONCRETE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG PAR	FAC
860	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	2004	SATISFACTORY	86	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	864	25	0	0	0	0	0	0
TOTAL	864	25	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) FACILITY INVENTORY REPORT



DISTRICT: 6 BROWARD COUNTY SCHOOL DISTRICT
FACILITY: 91-A NORTHEAST SENIOR HIGH
BUILDING: 99 - Building Number 00099

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: SENIOR HIGH	Mech Vent: NONE	Heat Source: ELECTRIC
Year Constructed: 1988	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: INDIVIDUAL UNIT REVERSE CYCLE
Year Modified:	Educational TV: FIXED SERVICE RECEIVER	Heat Capacity: ADEQUATE
Average Age NSF: 1988	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 3	Telephone: NONE	Struct Comp: RELOCATABLE
Stories: 1	Corridor: NONE	

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
462C	792	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1988	SATISFACTORY	99	92	91
561C	792	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1988	SATISFACTORY	99	92	91
563C	792	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1988	SATISFACTORY	99	92	91

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	2,376	75	0	0	0	0	0	0
TOTAL	2,376	75	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



STUDENT STATIONS BY DESIGN CODE FOR:
FACILITY: NORTHEAST SENIOR HIGH

Design Code	Design Code Description	Satis Stu Sta			Unsat Stu Sta			Sat Tot	Unsat Tot	Satis Rooms			Unsat Rooms			Fail Std Stu Sta		Fail Std Rooms		Repl Rooms	
		Perm	Mod	Relo	Perm	Mod	Relo			Perm	Mod	Relo	Perm	Mod	Relo	Fail	Relo	Fail	Relo	Repl	Relo
00003	SENIOR HIGH CLASSROOM (9-12)	1400	0	75	0	0	0	1475	0	56	0	3	0	0	0	0	0	0	0	0	
00012	SENIOR HIGH SKILLS LAB (9-12)	75	0	0	0	0	0	75	0	3	0	0	0	0	0	0	0	0	0	0	
00023	SENIOR HIGH SCIENCE LAB (9-12)	225	0	0	0	0	0	225	0	9	0	0	0	0	0	0	0	0	0	0	
00040	RESOURCE ROOM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00052	ART - SENIOR HIGH	54	0	0	0	0	0	54	0	2	0	0	0	0	0	0	0	0	0	0	
00061	E S E PART-TIME	45	0	0	0	0	0	45	0	3	0	0	0	0	0	0	0	0	0	0	
00062	E S E FULL-TIME	10	0	0	0	0	0	10	0	1	0	0	0	0	0	0	0	0	0	0	
00065	E S E RESOURCE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00075	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	20	0	0	0	0	0	20	0	1	0	0	0	0	0	0	0	0	0	0	
00076	BAND CLASS (MIDDLE-SR HIGH)	50	0	0	0	0	0	50	0	1	0	0	0	0	0	0	0	0	0	0	
00078	GENERAL MUSIC CLASS (MIDDLE-SR HIGH)	30	0	0	0	0	0	30	0	1	0	0	0	0	0	0	0	0	0	0	
00083	MUSIC RELATED SPACE	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	
00090	P E DRESSING ROOM (MALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00091	P E DRESSING ROOM (FEMALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00092	P E LOCKER ROOM (MALE)	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	
00093	P E LOCKER ROOM (FEMALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00094	P E SHOWER (MALE)	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	
00095	P E SHOWER (FEMALE)	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00098	P E STORAGE (MIDDLE-SR HIGH)	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	
00112	SR HIGH GYMNASIUM	70	0	0	0	0	0	70	0	1	0	0	0	0	0	0	0	0	0	0	
00114	P E LAUNDRY	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00115	P E FIRST AID	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00117	P E WEIGHT ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00120	GYMNASIUM STORAGE	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	

Report Date: 6/4/2012 9:53:06 AM

Page 61 of 65

**FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT**



Design Code	Design Code Description	Satis Stu Sta			Unsat Stu Sta			Unsat			Satis Rooms			Unsat Rooms			Fail Std Stu Sta		Fail Std Rooms		Repl Rooms	
		Perm	Mod	Relo	Perm	Mod	Relo	Tot	Tot	Perm	Mod	Relo	Perm	Mod	Relo	Relo	Relo	Relo	Relo	Relo		
00121	OTHER P E SPACE	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0		
00211	PRACTICAL BUSINESS LAB	120	0	0	0	0	120	0	5	0	0	0	0	0	0	0	0	0	0	0		
00222	SMALL DISTRIBUTIVE/DIVERSIFIED LAB	40	0	0	0	0	40	0	2	0	0	0	0	0	0	0	0	0	0	0		
00231	PRACTICAL HOME ECONOMICS LAB	48	0	0	0	0	48	0	2	0	0	0	0	0	0	0	0	0	0	0		
00232	SMALL HOME ECONOMICS LAB	20	0	0	0	0	20	0	1	0	0	0	0	0	0	0	0	0	0	0		
00241	SMALL TECHNOLOGY LAB	72	0	0	0	0	72	0	3	0	0	0	0	0	0	0	0	0	0	0		
00246	LARGE INDUSTRIAL LAB	100	0	0	0	0	100	0	5	0	0	0	0	0	0	0	0	0	0	0		
00262	SMALL PUBLIC SERVICE LAB	20	0	0	0	0	20	0	1	0	0	0	0	0	0	0	0	0	0	0		
00272	VOCATIONAL LAB SUPPORT SPACE	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0		
00300	PRINCIPAL/DIRECTOR OFFICE	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		
00301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0		
00302	BOOKKEEPING OFFICE	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		
00303	SECRETARIAL SPACE	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		
00304	RECEPTION AREA	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0		
00305	PRODUCTION WORKROOM	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0		
00306	CONFERENCE ROOM	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0		
00307	CLINIC	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0		
00308	GENERAL SCHOOL STORAGE	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0		
00309	VAULT/STUDENT RECORDS	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0		
00311	STUDENT ACTIVITIES	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0		
00313	CAREERS ROOM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		
00315	TEACHER PLANNING OFFICE	0	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0		
00316	TEACHER LOUNGE/DINING	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0		
00330	CUSTODIAL RECEIVING	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		
00331	CUSTODIAL SERVICE CLOSET	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0		
00333	FLAMMABLE STORAGE	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0		

**FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT**



Design Code	Design Code Description	Satis Stu Sta			Unsat Stu Sta			Unsat		Satis Rooms			Unsat Rooms			Fail Std Stu Sta		Fail Std Rooms		Repl Rooms	
		Perm	Mod	Relo	Perm	Mod	Relo	Tot	Relo	Perm	Mod	Relo	Perm	Mod	Relo	Relo	Relo	Relo	Relo	Relo	
00334	CUSTODIAL EQUIPMENT STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00340	DINING AREA	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00341	KITCHEN & SERVING AREA	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00342	KITCHEN DRY STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00343	KITCHEN OFFICE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00344	KITCHEN GARBAGE WASH	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00349	KITCHEN CHAIR STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00350	OTHER FOOD SERVICE	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	
00360	AUDITORIUM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00363	STAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00364	STAGE STORAGE	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	
00365	STAGE DRESSING ROOM (MALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00366	STAGE DRESSING ROOM (FEMALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00367	CONTROL BOOTH/PROJECTION ROOM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00368	TEXTBOOK STORAGE	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	
00370	LOBBY	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00371	CONCESSIONS	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	
00372	TICKET BOOTH	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00380	LIBRARY (READING ROOM/STACKS)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00383	AUDIO VISUAL STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00384	PERIODICAL STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00385	CLOSED CIRCUIT TV LAB	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00386	CLOSED CIRCUIT STORAGE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
00387	MEDIA PRODUCTION LAB	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00391	MEDIA MAINTENANCE/REPAIR	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
00700	INSIDE CIRCULATION	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	

Report Date: 6/4/2012 9:53:06 AM

Page 63 of 65

**FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT**



Design Code	Design Code Description	Satis Stu Sta			Unsat Stu Sta			Unsat		Satis Rooms			Unsat Rooms			Fail Std Stu Sta		Fail Std Rooms		Repl Rooms	
		Perm	Mod	Relo	Perm	Mod	Relo	Tot	Tot	Perm	Mod	Relo	Perm	Mod	Relo	Perm	Relo	Perm	Relo	Perm	Relo
00701	COVERED WALKWAY	0	0	0	0	0	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0
00702	MECHANICAL ROOM	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
00703	ELECTRICAL ROOM	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0
00707	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
00803	INSTRUCTIONAL DARKROOM	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
00805	KILN	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00806	REFERENCE	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
00808	MATERIAL STORAGE	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0
00810	MATERIAL STORAGE (LARGE)	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
00811	OUTSIDE STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00812	PROJECT STORAGE	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
00814	STUDENT RESTROOM (BOTH SEXES)	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
00815	STUDENT RESTROOM (MALE)	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0
00816	STUDENT RESTROOM (FEMALE)	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0
00819	STAFF RESTROOM (MALE)	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0
00820	STAFF RESTROOM (FEMALE)	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
00830	MUSIC ENSEMBLE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00831	MUSIC PRACTICE ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00840	VOCATIONAL RELATED CLASSROOM	41	0	0	0	0	0	41	0	7	0	0	0	0	0	0	0	0	0	0	0
00849	VOCATIONAL PROJECT STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
00850	VOCATIONAL TOOL STORAGE (SMALL)	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
Totals:		2440	0	75	0	0	0	2515	0	596	0	3	0	0	0	0	0	0	0	0	0

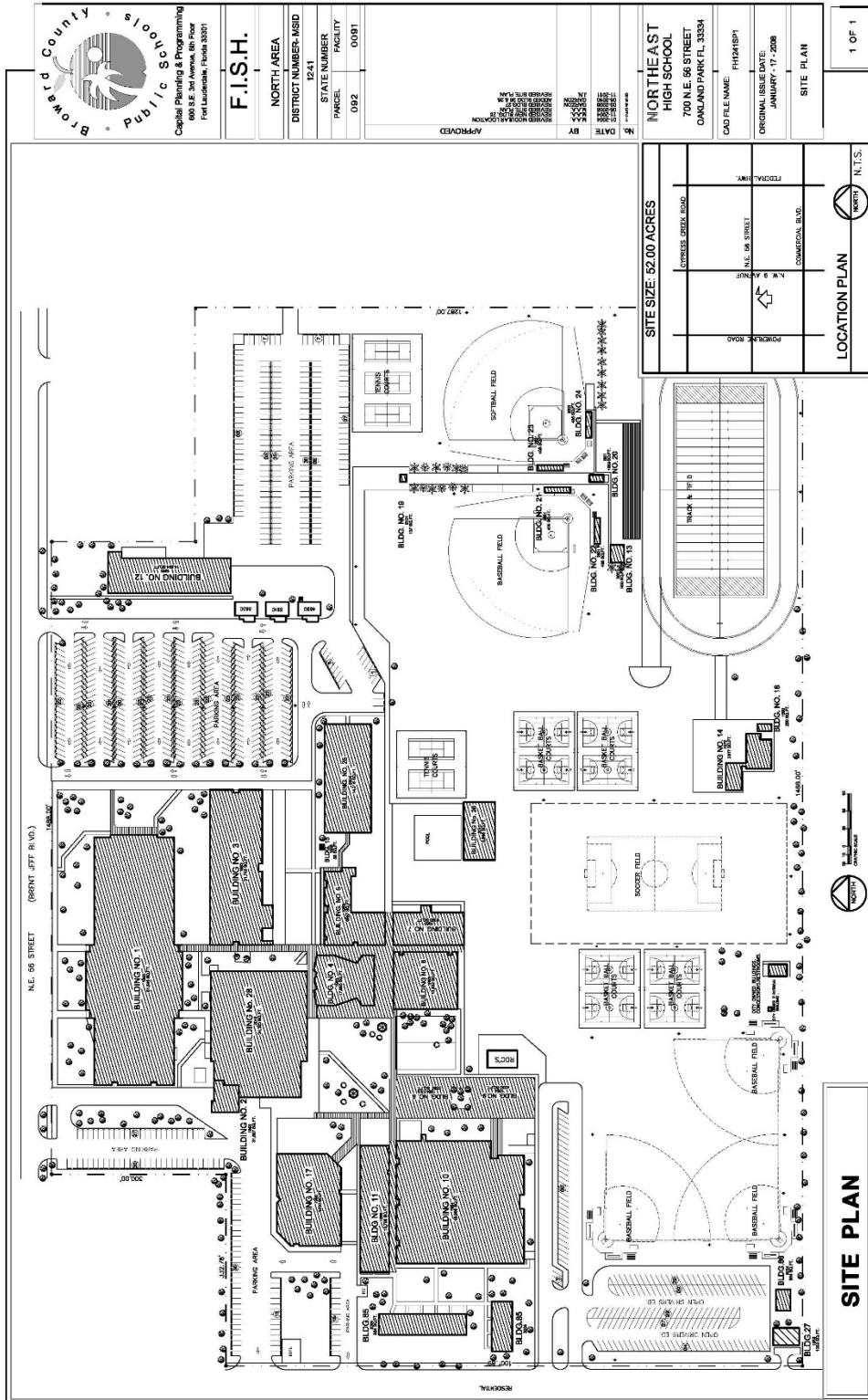
FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)
FACILITY INVENTORY REPORT



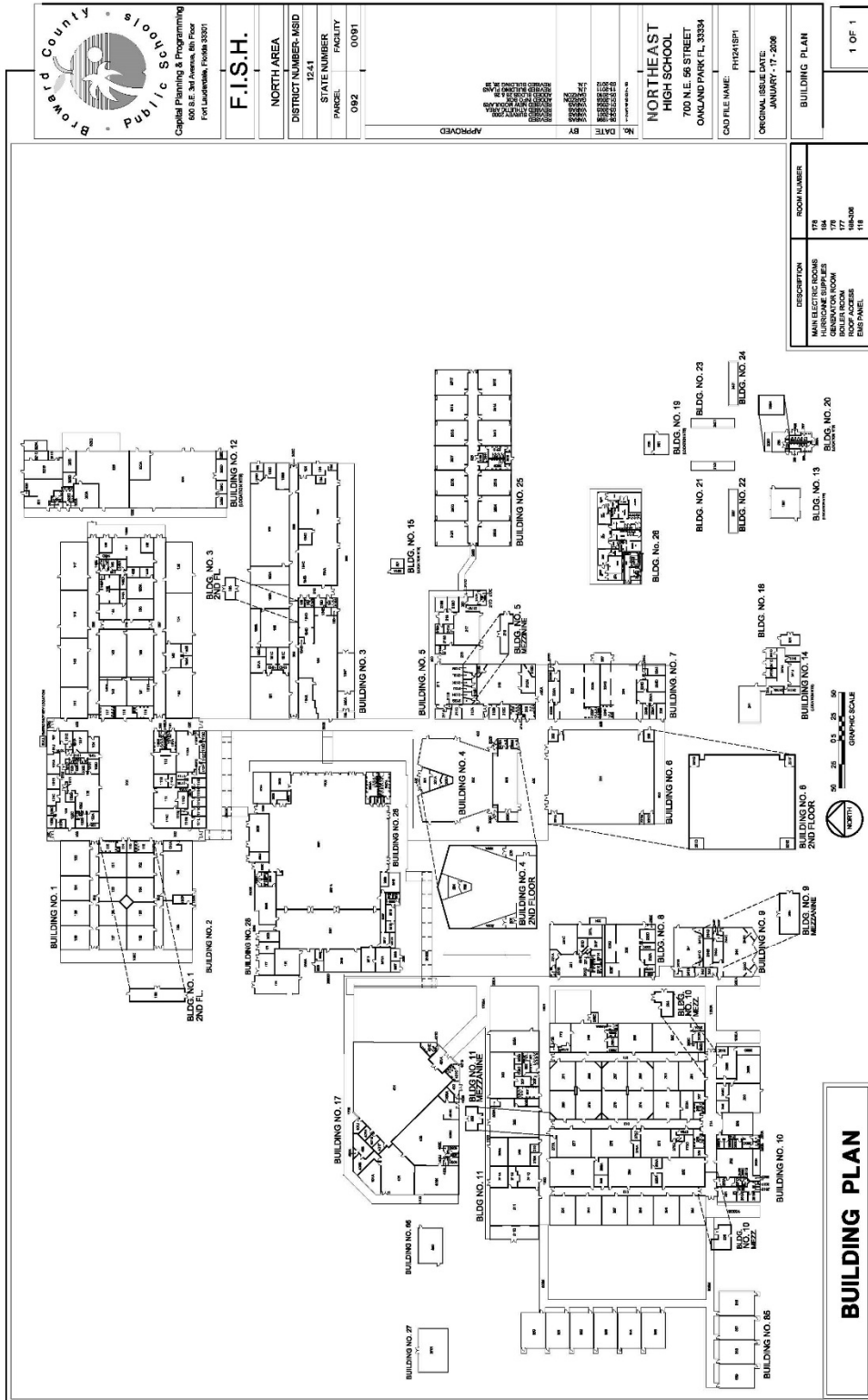
Report Date: 6/4/2012 9:53:06 AM

Page 65 of 65

2.3.3 FISH Site Plan



2.3.4 FISH Building Plan



2.4.0 Facility Assessments and Budgetary Documentation

This section includes facility condition assessments and budgetary documentation that has been completed over recent years regarding the General Obligation Bond funding and approved budgetary construction scope of work.

2.3.1 Adopted District Educational Facilities Plan

The ADEFP is the most recent approved budget for each campus of Broward County Schools. Construction scope is itemized including changes to the initial deficiency listings for each campus. It is the responsibility of the Design/Build Contractor to reconcile any differences between the ADEFP and additional budgetary or facility condition assessments.

2.3.2 SMART Campus Summary

The SMART Campus Summary is the most recent facility condition assessment completed for each campus. The summary provides existing building applicable dates and square footage, in addition to deficiency listings broken down into Safety & Security, Music & Arts, Athletics, Renovations, and Technology (SMART) categories to organize the approved funding in terms of programs that are affected.

The Campus Summary does not represent the final approved funding, and is for information purposes only.

2.3.3 MAPPS Deficiency Listing

The MAPPS Deficiency Listing is a detailed facility condition assessment conducted by Jacobs over recent years. The deficiency listing is presented as an itemized list of deficiencies on a site and building specific level organized by discipline. Note that all deficiency items are not in the scope of work. Items initialed "GOB" are included in the initial General Obligation Bond, prior to final approval of ADEFP.

The MAPPS Deficiency Listing does not represent the final approved funding, and is for information purposes only.

2.3.4 MAPPS Detailed List

The MAPPS Detailed List is raw database information in tabular format. The purpose of the Detailed List is to provide additional notes and quantity to cost estimate information. It is important to note that the Detailed List does not include all items from the approved budget. Additional items may occur and should be confirmed with the ADEFP.

2.3.5 MAPPS Deficiency Detail

The MAPPS Deficiency Detail report is raw database information with a breakdown of the cost estimate including construction adjustments and soft cost adjustments. As is with the Detail List, budget confirmation with the ADEFP is required.

2.3.6 Storm Drainage Report

Storm drainage report conducted during December 2014 to survey affected surface flooding areas and evaluation of existing drainage systems with recommended solutions for the areas that are flooding.

2.4.1 Adopted District Educational Facilities Plan (DEFP)

Northeast Senior High School

Adopted District Educational Facilities Plan							
Project	Carryover (2014-15)	Year 1 (2015-16)	Year 2 (2016-17)	Year 3 (2017-18)	Year 4 (2018-19)	Total	Scope
Building Envelope	6,197,000					6,197,000	Re-Roofing
ADEFP Sub-Total	0	0	0	0	0	0	

SMART Program							
Project	Carryover (2014-15)	Year 1 (2015-16)	Year 2 (2016-17)	Year 3 (2017-18)	Year 4 (2018-19)	Total	Scope
Safety & Security	540,000					540,000	Single Point of Entry
Safety & Security	83,000					83,000	Safety / Security Upgrade
Safety & Security	1,421,000					1,421,000	Fire Sprinklers
Safety & Security	1,007,000					1,007,000	Fire Alarm
Athletics	121,000					121,000	Weight Room Renovation
Renovation	74,000					74,000	Wireless Network Upgrade
Renovation	2,727,000					2,727,000	STEM Lab improvements
Renovation	100,000					100,000	School Choice Enhancement
Renovation	4,588,000					4,588,000	HVAC Improvements
Renovation	368,000					368,000	Electrical Improvements
Renovation	45,000					45,000	CAT 6 Data port Upgrade
Renovation	3,769,000					3,769,000	Re-Roofing
Renovation	284,000					284,000	ADA renovations related to educational adequacy
Technology	326,000					326,000	Technology Infrastructure (Servers, Racks, etc.) Upgrade
Technology	419,000					419,000	Additional computers to close computer gap
SMART Sub-Total	15,872,000	0	0	0	0	15,872,000	
	<i>Carryover (2014-15)</i>	<i>Year 1 (2015-16)</i>	<i>Year 2 (2016-17)</i>	<i>Year 3 (2017-18)</i>	<i>Year 4 (2018-19)</i>	<i>Total</i>	
School Total	15,872,000	0	0	0	0	15,872,000	

Addendum #1

List of Facility Project Revisions

This addendum is a result of the Facilities Department’s ongoing review process for construction projects. The addendum provides updated information received on February 11th, after the major reports in the Amendment to the ADEFP were compiled and the summary tables had been reviewed and finalized. This addendum is attached to and made a part of the Amendment to the Adopted District Educational Facilities Plan.

School	Project	Scope	Amount	Revised Amount	Increase/ (Decrease)
Deerfield Beach Senior High School	Renovations	Roof Repairs and HVAC	9,431,000	8,752,000	(679,000)
Hollywood Hills Senior High School	Renovations	Roof Replacement	4,105,000	3,568,000	(537,000)
Lauderdale Lakes Middle School	Renovations	Roof repair, stucco and waterproof, interior repairs, HVAC - evaluation, test/balance and repair. Replace FB in 4 AHUs and provide dehumidification.	3,125,000	3,346,000	221,000
Lauderhill 6-12	Renovations	Roof repairs, new elevator, remodel mezzanine, covered walkway, gym lights	1,943,000	1,868,000	(75,000)
	Athletics	Weight Room Renovation	0	121,000	121,000
Northeast Senior High School	Renovations	Re-Roofing.	3,769,000	3,408,000	(361,000)
Nova Senior High School	Music & Arts	Replacement of building 15	885,000	-	(885,000)
	Renovations	Building Envelope Improvements (Roof, Window, Ext Wall, etc.)	2,644,000	3,544,000	900,000
	Renovations	Electrical Improvements	1,466,000	2,642,000	1,176,000
	Renovations	HVAC Improvements	6,631,000	8,493,000	1,862,000
	Renovations	Replacement of building 14	1,928,200	-	(1,928,200)
	Renovations	Replacement of building 16	2,103,750	-	(2,103,750)
	Safety & Security	Safety / Security Upgrade	250,000	570,000	320,000
	Renovations	Media Center Improvements	34,000	543,000	509,000
Walter C Young Middle School	Renovations	Building Envelope Improvements (Roof, Window, Ext Wall, etc.)	2,318,000	3,011,000	693,000
	Renovations	HVAC Improvements	5,508,000	5,805,000	297,000
	Safety & Security	Single Point of Entry	465,000	-	(465,000)
William T Mcfatter Technical College	Renovations	HVAC repairs to include buildings 1,2,4,5.	2,624,000	3,296,000	672,000
Wingate Oaks Center	Renovations	Replacement of HVAC equipment in buildings 1,2,4,5.	700,000	1,120,000	420,000
Wingate Oaks Center	Renovations	Building Envelope Improvements (Roof, Window, Ext Wall, etc.)	-	902,000	902,000
			49,929,950	50,989,000	1,059,050

* Additional correction made by the Facilities Department after the April 14, 2015, School Board Workshop.

4.4.2 SMART Campus Summary



1241 Northeast Senior High School

700 NE 56th Street
Oakland Park FL 33334

Year Open		1963
Other Years	1964, 1972, 1985, 1990, 2001, 2004,	2010
Perm. Bldgs/SF	29	280,786
Port. Bldgs/SF	3	2,376
Current FCI Need		22,338,479
Replacement Value	÷	67,642,479
Facility Condition Index	=	33.0 %

2014 Facility Condition Assessment
Campus Summary



Facility Condition Index



GOB Bond / Construction Projects

Safety & Security	Budget	Fund Yr.	Status
Northeast Senior High School Fire Alarm	\$1,007,000	2015	2014 GOB
Northeast Senior High School Fire Sprinklers	\$1,421,000	2015	2014 GOB
Northeast Senior High School Safety / Security	\$83,000	2015	2014 GOB
	\$2,511,000		
Music & Arts	Budget	Fund Yr.	Status
None Identified			
Athletics	Budget	Fund Yr.	Status
Northeast Senior High School PE/Athletic Improvements	\$121,000	2015	2014 GOB
	\$121,000		
Renovations	Budget	Fund Yr.	Status
Northeast Senior High School Envelope	\$102,000	2015	2014 GOB
Northeast Senior High School Roofing	\$3,150,000	2015	2014 GOB
Northeast Senior High School HVAC	\$2,386,000	2015	2014 GOB
Northeast SHS School Choice Enhancement	\$100,000	2015	2014 GOB
Northeast Senior High School Other Envelope Improvements	\$149,000	2015	2014 GOB
Northeast Senior High School Other HVAC Improvements	\$2,202,000	2015	2014 GOB
Northeast Senior High School Electrical Improvements	\$368,000	2015	2014 GOB
Northeast Senior High School STEM Lab Renovations	\$2,727,000	2015	2014 GOB
Northeast Senior High School ADA Related Renovations	\$284,000	2015	2014 GOB
	\$11,468,000		
Technology	Budget	Fund Yr.	Status
Northeast SHS Technology Infrastructure (Servers, Racks, etc.)	\$326,000	2015	2014 GOB
Northeast SHS Computer Gap	\$419,000	2015	2014 GOB
Northeast SHS CAT 6 Dataport	\$45,000	2015	2014 GOB
Northeast SHS Wireless Network	\$74,000	2015	2014 GOB
	\$864,000		
Total In-Progress and Planned	\$14,964,000		
Total Unplanned Need	\$9,427,447		



2014 Facility Condition Assessment
Campus Summary

Unplanned Need

Safety & Security	Budget
None Identified	
	\$0
<hr/>	
Music & Arts	Budget
Northeast Senior High School Music / Art Renovations	\$668,057
	\$668,057
<hr/>	
Athletics	Budget
None Identified	
	\$0
<hr/>	
Renovations	Budget
Other Electrical improvements at Northeast Senior High School	\$73,098
Various maintenance projects throughout campus	
Misc Maintenance Improvements at Northeast SHS	\$3,579,130
Misc Site Improvements at Northeast SHS	\$1,634,102
Misc Interior Improvements at Northeast SHS	\$775,921
Misc Plumbing Improvements at Northeast SHS	\$500,372
Misc Specialties Improvements at Northeast SHS	\$1,596,093
Misc Other Improvements at Northeast SHS	\$269,935
	\$8,428,651
<hr/>	
Technology	Budget
Fiber Optic Network (10GB) Upgrade at Northeast SHS	\$330,739
	\$330,739

Total Unplanned Need \$9,427,447

2.4.3 MAPPS Deficiency Listing

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Security Fencing and Gates.	Functional Deficiency	30,000	LS	2	\$51,842	203507
Walkways do not have shelter from rain.	Educational Adequacy	400	LF	2	\$108,416	313962
Adequacy and condition of Play Courts, and Fields.	Functional Deficiency	65,000	LS	3	\$112,323	203513
Adequacy and condition of Storm Water Management system for site drainage and flooding.	Functional Deficiency	250,000	LS	3	\$432,013	203515
Adequacy and Service Capacity of the Water and Waste Water infrastructure and Maintenance issues.	Functional Deficiency	75,000	LS	3	\$129,604	203517
Condition of Pump Stations and other Utilities Service Equipment.	Capital Renewal	25,000	LS	3	\$43,201	203518
Condition of the Athletic Field, Tracks and Bleachers including Accessibility.	Functional Deficiency	35,000	LS	3	\$80,482	203514
General Site Condition, Grading, Landscaping and Irrigation system.	Functional Deficiency	55,000	LS	3	\$95,043	203510
General Site lighting.	Functional Deficiency	80,000	LS	3	\$138,244	203511
Site Parking and Drive Adequacy and Pavement condition.	Functional Deficiency	150,000	LS	3	\$258,208	203509
Adequacy of Traffic Control devices and Off-Site Signalization for pedestrian and Traffic movement.	Functional Deficiency	7,500	LS	4	\$12,980	203508
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	4	\$26,600	303530
Site Signage and Marking for pedestrian and traffic circulation.	Functional Deficiency	10,000	LS	4	\$17,281	203508
General site Accessibility from Off-Site for Pedestrian and Traffic.	Functional Deficiency	85,000	LS	5	\$146,884	203505
Sub Total for System		14	items		\$1,634,102	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Covered Walkways Require Replacement	Capital Renewal	9,222	SF	2	\$56,764	314648 G-OB
Aluminum Covered Walkways Require Replacement	Capital Renewal	7,984	SF	2	\$49,144	314649 G-OB
Sub Total for System		2	items		\$105,907	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	2	\$32,292	225715 G-OB
Sub Total for System		1	items		\$32,292	

Location: Swimming Pool

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	52	Ea.	3	\$258,397	255340
Sub Total for System		1	items		\$258,397	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Availability and adequacy of Fire Suppression and Protection system.	Code Compliance	40,000	LS	1	\$89,122	203519
Entire Fire Alarm System Needs to be Replaced	Capital Renewal	1	LS	1	\$1,006,954	220854 G-OB
Sub Total for System		2	items		\$1,076,076	

Location: Main/Portable

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School requires computers to close accessibility gap	Functional Deficiency	1	LS	1	\$418,800	313817 G-OB
School requires technology infrastructure (servers, racks, etc).	Functional Deficiency	1	LS	1	\$326,160	313407 G-OB
School requires voice over internet protocol phone system	Functional Deficiency	1	LS	1	\$130,546	313883
School requires Wireless Access Point hardware	Functional Deficiency	1	LS	1	\$32,012	313616 G-OB
CAT-6 wiring to WAP needs to be provided	Functional Deficiency	53	Ea.	3	\$41,804	225059 G-OB
The Phone System Is Inadequate And A System Should Be Installed For The Entire School	Educational Adequacy	280,786	SF	4	\$1,236,856	225732
Sub Total for System		6	items		\$2,185,978	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Site Level Deficiencies

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School Selected Educational Adequacy Enhancement	Educational Adequacy	1	LS	2	\$100,000	314161 GOB
Provide for Science Labs in HS (Support for Programs)	New Construction	1	Ea.	5	\$269,935	226472
Sub Total for System		2	items		\$369,935	
Sub Total for School and Site Level		28	items		\$5,662,688	

Building: 01 - Building 1

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Communications Wiring Is Damaged And Should Be Replaced	Deferred Maintenance	1,000	LF	2	\$2,008	65209
Sub Total for System		0	items		\$2,008	

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Damaged And Should Be Replaced	Capital Renewal	6	Ea.	2	\$31,665	65207 GOB
Sub Total for System		1	items		\$31,665	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	64,526	SF	1	\$808,897	65199 GOB
Sub Total for System		1	items		\$808,897	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	3	\$373	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	28	Ea.	3	\$4,790	Rollup
Room has insufficient writing area.	Educational Adequacy	25	Ea.	3	\$25,964	Rollup
Room has insufficient tackboard area.	Educational Adequacy	4	Ea.	4	\$1,541	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	11	Ea.	4	\$6,653	Rollup
Sub Total for System		5	items		\$39,322	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Out-Door Air Handler HVAC Component Required Replacement	Capital Renewal	1	Ea.	2	\$118,606	65650 GOB
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	60,485	SF	3	\$254,988	65635 GOB
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	15	Ea.	3	\$31,254	65637 GOB
Make-Up Air Should Be Increased	Functional Deficiency	60,485	SF	3	\$100,328	65645 GOB
Out-Door Air Handler HVAC Component Required Replacement	Capital Renewal	1	Ea.	3	\$61,320	65648 GOB
The Air Handler HVAC Component Requires Replacement	Capital Renewal	4	Ea.	3	\$222,017	65646 GOB
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	150	SF	3	\$1,100	65640 GOB
The Window AC Unit Component Requires Replacement	Capital Renewal	1	Ea.	3	\$2,140	65638 GOB
Duct Cleaning Required	Deferred Maintenance	60,485	SF	5	\$50,251	65636
Sub Total for System		9	items		\$842,002	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Is Missing And Needed	Deferred Maintenance	30	Ea.	2	\$32,800	65211 GOB
Room has insufficient electrical outlets.	Educational Adequacy	222	Ea.	3	\$81,199	Rollup
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	700	Ea.	3	\$249,646	65210

Rev 1 Sept 2014

Northeast Senior High School

1241

M•A•P•P•S ©, Jacobs 2014

Page 2 of 22

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 01 - Building 1

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks controls to partially dim lights.	Educational Adequacy	11	Ea.	5	\$8,573	Rollup
Sub Total for System		4	items		\$372,219	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities.	Code Compliance	1	Ea.	2	\$2,711	Rollup
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	2	\$12,646	6564 1
Prep room lacks a sink.	Educational Adequacy	7	Ea.	3	\$31,148	Rollup
Sub Total for System		3	items		\$46,506	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	60,485	SF	1	\$521,529	65313 GOB
Location: All of Building # 1						
Sub Total for System		1	items		\$521,529	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	50	Ea.	2	\$8,650	Rollup GOB
Room lacks Fixed Projector	Educational Adequacy	25	Ea.	2	\$92,105	Rollup
Room lacks Interactive White Board	Educational Adequacy	21	Ea.	2	\$57,155	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	1,400	LF	2	\$31,499	Rollup
Sub Total for System		4	items		\$189,409	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	9	Ea.	2	\$128,821	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	7	Ea.	3	\$36,773	Rollup
Room lacks the required demonstration table.	Educational Adequacy	9	Ea.	3	\$67,171	Rollup
Blinds are missing or in poor condition.	Educational Adequacy	902	SF Surf	4	\$25,492	Rollup
Lab lacks an appropriate fume hood.	Educational Adequacy	9	Ea.	4	\$176,723	Rollup
Sub Total for System		5	items		\$434,980	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Provide renovation of restrooms associated with educational adequacy renovations	Capital Renewal	1	LS	2	\$104,250	316411 GOB
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$28,195	316011 GOB
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$2,214,500	316042 GOB
Sub Total for System		3	items		\$2,346,945	
Sub Total for Building 01 - Building 1		36	items		\$5,635,482	

Building: 02 - Building Support

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	2,056	SF	1	\$25,774	65200 GOB
Sub Total for System		1	items		\$25,774	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
------------	----------	-----	-----	----------	-------------	----

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 02 - Building Support

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	8	Door	2	\$34,029	51305 GOB
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$8,507	51306 GOB
Sub Total for System		2	items		\$42,536	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Chiller HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$237,423	65653 GOB
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$27,147	65654 GOB
Sub Total for System		2	items		\$264,570	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$22,074	65496 GOB
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$21,038	65497 GOB
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,927	65499 COB
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$11,744	65500 GOB
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$11,122	65501 GOB
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	10	Ea.	3	\$3,566	65212
Sub Total for System		6	items		\$72,471	
Sub Total for Building 02 - Building Support		11	items		\$405,351	

Building: 03 - Building 3

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Communications Wiring Is Damaged And Should Be Replaced	Deferred Maintenance	1,000	LF	2	\$2,008	65502
Sub Total for System		0	items		\$2,008	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	24,947	SF	1	\$312,735	65202 GOB
Sub Total for System		1	items		\$312,735	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	3	Ea.	3	\$1,120	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	8	Ea.	3	\$1,369	Rollup
Room has insufficient writing area.	Educational Adequacy	5	Ea.	3	\$5,193	Rollup
Room has insufficient tackboard area.	Educational Adequacy	4	Ea.	4	\$1,541	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	83	Ea.	4	\$50,200	Rollup
Sub Total for System		5	items		\$59,423	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	24,947	SF	3	\$105,170	65655 GOB
Sub Total for System		1	items		\$105,170	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	16	Ea.	2	\$185,452	65504 GOB
Room has insufficient electrical outlets.	Educational Adequacy	214	Ea.	3	\$78,277	Rollup
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	6	Ea.	3	\$2,140	65503

Rev 1 Sept 2014

Northeast Senior High School 1241

M•A•P•P•S ©, Jacobs 2014

Page 4 of 22

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 03 - Building 3

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$779	Rollup
Sub Total for System		4	items		\$266,648	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities.	Code Compliance	2	Ea.	2	\$5,423	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	2	\$10,852	Rollup
The Class Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	2	\$4,168	65656
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	2	\$2,254	65658
Prep room lacks a sink.	Educational Adequacy	5	Ea.	3	\$22,249	Rollup
Shop lacks a dust collection system.	Educational Adequacy	3	Ea.	3	\$114,518	Rollup
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,684	65657
Room lacks a drinking fountain.	Educational Adequacy	8	Ea.	5	\$7,673	Rollup
Sub Total for System		8	items		\$168,820	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	108	SF	1	\$931	Rollup GOB
Install Fire Sprinklers	Code Compliance	24,947	SF	1	\$215,104	65314 GOB
Location: All of building # 3						
Sub Total for System		2	items		\$216,036	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	38	Ea.	2	\$6,574	Rollup GOB
Room lacks Fixed Projector	Educational Adequacy	5	Ea.	2	\$18,421	Rollup
Room lacks Interactive White Board	Educational Adequacy	5	Ea.	2	\$13,608	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	1,400	LF	2	\$31,499	Rollup
Sub Total for System		4	items		\$70,102	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	3	Ea.	2	\$42,940	Rollup
Lab lacks an appropriate emergency shower.	Code Compliance	3	Ea.	2	\$27,854	Rollup
Room lacks an appropriate eyewash.	Educational Adequacy	2	Ea.	2	\$4,590	Rollup
Room lacks the required demonstration table.	Educational Adequacy	3	Ea.	3	\$22,390	Rollup
Sub Total for System		4	items		\$97,775	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Provide renovation of restrooms associated with educational adequacy renovations	Capital Renewal	1	LS	2	\$30,625	316348 GOB
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$276,488	316092 GOB
Sub Total for System		2	items		\$307,113	
Sub Total for Building 03 - Building 3		31	items		\$1,605,830	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 04 - Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	7,324	SF	1	\$91,814	65505 GOB
Sub Total for System		1	items		\$91,814	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Replacement	Capital Renewal	8	Door	2	\$33,337	51307 GOB
The Aluminum Storefront Exterior Door Requires Replacement	Capital Renewal	4	Door	2	\$16,669	51318 GOB
Exterior Metal Door Requires Repainting	Deferred Maintenance	15	Door	4	\$2,315	51308
Sub Total for System		3	items		\$52,321	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	3	\$171	Rollup
The Overhead Door Requires Replacement	Capital Renewal	4	Door	3	\$43,435	51309 GOB
Sub Total for System		2	items		\$43,606	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	8,149	SF	3	\$34,354	65659 GOB
The Air Handler HVAC Component Requires Replacement	Capital Renewal	6	Ea.	3	\$333,025	65661 GOB
The Fan Coil (Chilled Water) HVAC Component Requires Replacement	Capital Renewal	1	Ea.	3	\$4,312	65662 GOB
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	150	SF	3	\$1,100	65663 GOB
Duct Cleaning Required	Deferred Maintenance	8,149	SF	5	\$6,770	65660
Sub Total for System		5	items		\$379,562	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	8,149	SF	1	\$70,264	65315 GOB
Location: Auditorium						
Sub Total for System		1	items		\$70,264	
Sub Total for Building 04 - Classroom		12	items		\$637,566	

Building: 05 - Building 5

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	4	Ea.	2	\$3,945	65538 GOB
Sub Total for System		1	items		\$3,945	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	7,054	SF	1	\$88,429	65506 GOB
Sub Total for System		1	items		\$88,429	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	14	Door	4	\$2,161	51322
Sub Total for System		1	items		\$2,161	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	3	\$373	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	9	Ea.	3	\$1,540	Rollup

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 05 - Building 5

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	4	\$605	Rollup
Room lacks appropriate sound control.	Educational Adequacy	651	SF	4	\$20,419	Rollup
Interior Gypboard Walls Require Repainting	Deferred Maintenance	11,480	SF Wall	5	\$38,254	51324
Sub Total for System		5	items		\$61,190	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,077	65544 GOB
Make-Up Air Should Be Increased	Functional Deficiency	8,829	SF	3	\$14,645	65664 GOB
The Air Handler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	3	\$111,008	65666 GOB
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	8,829	SF	3	\$64,755	65667 GOB
Duct Cleaning Required	Deferred Maintenance	8,829	SF	5	\$7,335	65665
Sub Total for System		5	items		\$203,821	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	30	Ea.	3	\$10,699	65539
Room does not have tamper-proof light switching.	Educational Adequacy	2	Ea.	5	\$971	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$779	Rollup
Sub Total for System		3	items		\$12,460	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	1	Ea.	2	\$1,357	Rollup
Prep room lacks a sink.	Educational Adequacy	2	Ea.	3	\$8,899	Rollup
Room lacks a private shower area.	Educational Adequacy	2	Ea.	4	\$18,266	Rollup
Room lacks private toilets.	Educational Adequacy	2	Ea.	4	\$22,434	Rollup
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$959	Rollup
Sub Total for System		5	items		\$51,914	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	8,829	SF	1	\$76,128	65668 GOB
Sub Total for System		1	items		\$76,128	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	3	Ea.	2	\$11,053	Rollup
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	2	\$8,165	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		3	items		\$34,967	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks an appropriate stove.	Educational Adequacy	1	Ea.	3	\$7,171	Rollup

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 05 - Building 5

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Blinds are missing or in poor condition.	Educational Adequacy	75	SF Surf	4	\$2,119	Rollup
Room does not have sufficient cubbies.	Educational Adequacy	14	Ea.	5	\$582	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	24	Ea.	5	\$280	Rollup
Sub Total for System		4	items		\$10,162	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Renovate / Remodel Music and Art Rooms	Deferred Maintenance	1	LS	2	\$274,800	316769
Sub Total for System		1	items		\$274,800	
Sub Total for Building 05 - Building 5		30	items		\$819,966	

Building: 06 - Physical Ed

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	14,065	SF	1	\$176,319	65507 GOB
Sub Total for System		1	items		\$176,319	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	3	Ea.	3	\$513	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$1,039	Rollup
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	4	\$771	Rollup
Sub Total for System		3	items		\$2,323	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced Wth DDC Controls	Capital Renewal	11,195	SF	3	\$47,195	65673 GOB
The Window AC Unit Component Requires Replacement	Capital Renewal	2	Ea.	3	\$4,280	65676 GOB
Duct Cleaning Required	Deferred Maintenance	11,195	SF	5	\$9,301	65669
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	4	Ea.	5	\$413	65671
Duct Register Requires Replacement	Deferred Maintenance	6	Ea.	5	\$1,781	65670
Sub Total for System		5	items		\$62,969	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	14	Ea.	3	\$5,120	Rollup
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$486	Rollup
Sub Total for System		2	items		\$5,606	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$1,747	65672
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	\$1,918	Rollup
Sub Total for System		2	items		\$3,665	
Sub Total for Building 06 - Physical Ed		13	items		\$260,881	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 07 - Building 7

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	18,500	SF	1	\$231,916	65508 GOB
Sub Total for System		1	items		\$231,916	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	64	SF	2	\$9,549	51365 GOB
Sub Total for System		1	items		\$9,549	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	2	Ea.	3	\$342	Rollup
Interior Gypboard Walls Require Repainting	Deferred Maintenance	4,000	SF Wall	5	\$13,329	51367
Sub Total for System		2	items		\$13,671	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	2,000	SF	2	\$3,178	65677 GOB
The Window AC Unit Component Requires Replacement	Capital Renewal	2	Ea.	3	\$4,280	65680 GOB
Duct Cleaning Required	Deferred Maintenance	6,710	SF	5	\$5,575	65678
Sub Total for System		3	items		\$13,032	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$1,747	65679
Sub Total for System		1	items		\$1,747	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	1,400	LF	2	\$31,499	Rollup
Sub Total for System		1	items		\$31,499	
Sub Total for Building 07 - Building 7		9	items		\$301,415	

Building: 08 - Building 8

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Canopy Lighting Requires Replacement	Deferred Maintenance	7	Ea.	2	\$13,901	65563 GOB
Sub Total for System		1	items		\$13,901	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	11,109	SF	1	\$139,262	65509 GOB
Sub Total for System		1	items		\$139,262	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	7	Ea.	3	\$19,947	51368 GOB
Sub Total for System		1	items		\$19,947	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	4	Ea.	3	\$684	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$1,039	Rollup

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 08 - Building 8

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,165	SF	3	\$20,506	51371
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	4	\$385	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	12	Ea.	4	\$7,258	Rollup
The Interior Door Hardware Requires Replacement	Capital Renewal	12	Door	4	\$26,478	51370
Interior Gypboard Walls Require Repainting	Deferred Maintenance	6,200	SF Wall	5	\$20,660	51369
Sub Total for System		7	items		\$77,010	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Damper Requires Replacement	Deferred Maintenance	45	Ea.	2	\$7,506	65686 GOB
Ductwork Requires Replacement	Capital Renewal	200	LF	3	\$1,975	65683 GOB
The Air Handler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	3	\$111,008	65687 GOB
The Window AC Unit Component Requires Replacement	Capital Renewal	1	Ea.	3	\$2,140	65696 GOB
Duct Cleaning Required	Deferred Maintenance	5,838	SF	5	\$4,850	65682
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	50	Ea.	5	\$5,160	65685
Duct Register Requires Replacement	Deferred Maintenance	50	Ea.	5	\$14,842	65684
Sub Total for System		7	items		\$147,482	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	Capital Renewal	15	SF	1	\$10	65561 GOB
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,872	65557 GOB
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,089	65559 GOB
Room has insufficient electrical outlets.	Educational Adequacy	62	Ea.	3	\$22,679	Rollup
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	85	Ea.	3	\$30,314	65553
The Incandescent Lighting Is Damaged And Should Be Replaced	Capital Renewal	20	Ea.	3	\$7,835	65575
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$779	Rollup
Sub Total for System		7	items		\$69,579	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	5,838	SF	2	\$34,908	65692
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	2	\$4,508	65690
The Uninal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	2	\$10,840	65691
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	4	Ea.	3	\$9,633	65693
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	3	\$17,231	65689
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4	\$10,915	65688
Sub Total for System		6	items		\$88,034	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	1	Ea.	2	\$3,684	Rollup
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	2	\$2,722	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		3	items		\$22,155	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
------------	----------	-----	-----	----------	-------------	----

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 08 - Building 8

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Blinds are missing or in poor condition.	Educational Adequacy	36	SF Surf	4	\$1,018	Rollup
Replace metal student lockers	Deferred Maintenance	30	Ea.	4	\$36,096	51372
Sub Total for System		2	items		\$37,114	
Sub Total for Building 08 - Building 8		35	items		\$614,484	

Building: 09 - Building 9

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Canopy Lighting Requires Replacement	Deferred Maintenance	7	Ea.	2	\$13,901	65586 GOB
Sub Total for System		1	items		\$13,901	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	3,444	SF	1	\$43,174	65510 GOB
Sub Total for System		1	items		\$43,174	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	4	Ea.	3	\$634	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$1,039	Rollup
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	195	SF	3	\$3,432	51374
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	4	\$771	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	12	Ea.	4	\$7,258	Rollup
Interior Gypboard Walls Require Repainting	Deferred Maintenance	5,135	SF Wall	5	\$17,111	51373
Sub Total for System		6	items		\$30,295	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Complete HVAC System W/de Replacement	Capital Renewal	4,442	SF	2	\$148,509	65698 GOB
Sub Total for System		1	items		\$148,509	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,927	65589 GOB
Room has insufficient electrical outlets.	Educational Adequacy	54	Ea.	3	\$19,752	Rollup
Sub Total for System		2	items		\$22,679	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	1	Ea.	2	\$1,357	Rollup
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	4,442	SF	2	\$26,561	65704
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	2	\$9,016	65706
The Uninal Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	2	\$3,613	65707
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	5	Ea.	3	\$12,308	65705
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$959	Rollup
Sub Total for System		6	items		\$53,813	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 09 - Building 9

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	2	Ea.	2	\$7,368	Rollup
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	2	\$5,443	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	1,400	LF	2	\$31,499	Rollup
Sub Total for System		3	items		\$44,311	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in room	Deferred Maintenance	10	LF	4	\$20,282	51376
Sub Total for System		1	items		\$20,282	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Provide renovation of restrooms associated with educational adequacy renovations	Capital Renewal	1	LS	2	\$21,250	316339 GOB
Renovate / Remodel Music and Art Rooms	Deferred Maintenance	1	LS	2	\$116,440	316768
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$59,371	316060 GOB
Sub Total for System		3	items		\$200,060	
Sub Total for Building 09 - Building 9		24	items		\$577,023	

Building: 10 - Building 10

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Air/Exhaust is Inadequate and Should be Repaired	Deferred Maintenance	1	Ea.	3	\$2,269	65710 GOB
Sub Total for System		0	items		\$2,269	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	48,954	SF	1	\$613,687	65511 GOB
Sub Total for System		1	items		\$613,687	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	30	Ea.	3	\$85,487	51377 GOB
Sub Total for System		1	items		\$85,487	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	40	Ea.	3	\$6,843	Rollup
Interior Storefront Doors Require Replacement	Capital Renewal	8	Door	3	\$36,528	51392
Room has insufficient writing area.	Educational Adequacy	29	Ea.	3	\$30,118	Rollup
Room has insufficient tackboard area.	Educational Adequacy	11	Ea.	4	\$4,239	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	45	Ea.	4	\$27,217	Rollup
Interior Doors Require Repainting	Deferred Maintenance	70	Door	5	\$4,350	51380
Interior Gypboard Walls Require Repainting	Deferred Maintenance	58,300	SF Wall	5	\$194,268	51378
Sub Total for System		7	items		\$303,564	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
------------	----------	-----	-----	----------	-------------	----

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 10 - Building 10

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Damper Requires Replacement	Deferred Maintenance	10	Ea.	2	\$1,668	65716 GOB
Out-Door Air Handler HVAC Component Required Replacement	Capital Renewal	1	Ea.	2	\$118,606	215493 GOB
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	2	\$17,084	65732 GOB
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	2	\$8,542	65733 GOB
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,077	215492 GOB
The Roof Air Handler/Exhaust is Damaged And Requires Replacement	Capital Renewal	2	Ea.	2	\$238,080	65709 GOB
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	43,176	SF	3	\$182,018	65712 GOB
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	3	Ea.	3	\$6,251	65717 GOB
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	150	SF	3	\$1,100	65719 GOB
The Window AC Unit Component Requires Replacement	Capital Renewal	2	Ea.	3	\$4,280	65718 GOB
Duct Cleaning Required	Deferred Maintenance	43,176	SF	5	\$35,871	65713
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	55	Ea.	5	\$5,676	65715
Duct Register Requires Replacement	Deferred Maintenance	50	Ea.	5	\$14,842	65714
Sub Total for System		13	items		\$640,094	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Is Missing And Needed	Deferred Maintenance	35	Ea.	2	\$38,267	65591 GOB
Room has insufficient electrical outlets.	Educational Adequacy	230	Ea.	3	\$84,123	Rollup
The Incandescent Lighting Is Damaged And Should Be Replaced	Capital Renewal	12	Ea.	3	\$4,701	65590
Room does not have tamper-proof light switching.	Educational Adequacy	3	Ea.	5	\$1,457	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	3	Ea.	5	\$2,338	Rollup
Sub Total for System		5	items		\$130,886	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	2	\$2,713	Rollup
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	8	Ea.	2	\$18,032	65724
The Uninal Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	2	\$5,420	65728
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	3	\$4,810	65720
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3	\$24,615	65722
Room lacks a private shower area.	Educational Adequacy	2	Ea.	4	\$18,266	Rollup
Room lacks private toilets.	Educational Adequacy	2	Ea.	4	\$22,434	Rollup
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4	\$3,368	65721
Sub Total for System		8	items		\$99,664	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Location: All of building # 10	Code Compliance	43,176	SF	1	\$372,283	65316 GOB
Replace Kitchen Exhaust Hood	Capital Renewal	1	Ea.	1	\$10,221	65711 GOB
Sub Total for System		2	items		\$382,504	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	144	Ea.	2	\$24,911	Rollup GOB

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 10 - Building 10

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	29	Ea.	2	\$106,842	Rollup
Room lacks Interactive White Board	Educational Adequacy	25	Ea.	2	\$68,042	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		4	items		\$215,544	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Blinds are missing or in poor condition.	Educational Adequacy	363	SF Surf	4	\$10,251	Rollup
Replace cabinetry in room	Deferred Maintenance	190	LF	4	\$385,349	51388
Replace cabinetry in room	Deferred Maintenance	150	LF	4	\$304,223	51389
Replace cabinetry in room	Deferred Maintenance	124	LF	4	\$251,491	51390
Replace cabinetry in room	Deferred Maintenance	5	LF	4	\$10,141	51391
Room does not have sufficient cubbies.	Educational Adequacy	36	Ea.	5	\$1,498	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	24	Ea.	5	\$280	Rollup
Sub Total for System		7	items		\$963,232	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Provide renovation of restrooms associated with educational adequacy renovations	Capital Renewal	1	LS	2	\$42,875	316358 GOB
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$14,098	316006 GOB
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$59,371	316061 GOB
Sub Total for System		3	items		\$116,343	
Sub Total for Building 10 - Building 10		51	items		\$3,553,273	

Building: 11 - Building 11

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Security Camera is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$3,976	65602
Sub Total for System		0	items		\$3,976	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	11,284	SF	1	\$141,456	65512 GOB
Sub Total for System		1	items		\$141,456	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	7	Ea.	3	\$1,198	Rollup
Room has insufficient writing area.	Educational Adequacy	8	Ea.	3	\$8,308	Rollup
Room has insufficient tackboard area.	Educational Adequacy	3	Ea.	4	\$1,156	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	23	Ea.	4	\$13,911	Rollup
Interior Gypboard Walls Require Repainting	Deferred Maintenance	13,000	SF Wall	5	\$43,319	51395
Interior Walls Require Repainting	Deferred Maintenance	13,000	SF Wall	5	\$37,465	65624
Sub Total for System		6	items		\$105,357	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 11 - Building 11

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,933	65618 GOB
The Roof Air Handler/Exhaust is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$119,040	65734 GOB
Controls Are Inadequate And Should Be Replaced Wth DDC Controls	Capital Renewal	10,484	SF	3	\$44,198	65735 GOB
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	10,484	SF	3	\$76,894	65737 GOB
Duct Cleaning Required	Deferred Maintenance	10,484	SF	5	\$8,710	65736
Sub Total for System		5	items		\$255,774	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	Capital Renewal	10,484	SF	1	\$6,911	65603 GOB
Emergency Exit Signage Is Missing And Needed	Deferred Maintenance	5	Ea.	2	\$5,467	65604 GOB
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$11,591	65626 GOB
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,927	65620 GOB
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,872	65622 GOB
Room has insufficient electrical outlets.	Educational Adequacy	28	Ea.	3	\$10,242	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$779	Rollup
Sub Total for System		7	items		\$43,788	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	5	Ea.	2	\$6,783	Rollup
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	2	\$2,254	65740
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	8	Ea.	2	\$14,453	65741
Prep room lacks a sink.	Educational Adequacy	3	Ea.	3	\$13,349	Rollup
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	13	Ea.	3	\$32,000	65739
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,684	65738
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	\$1,918	Rollup
Sub Total for System		7	items		\$72,441	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	463	SF	1	\$3,992	Rollup GOB
Install Fire Sprinklers	Code Compliance	10,484	SF	1	\$90,398	65317 GOB
Sub Total for System		2	items		\$94,390	

Location: All of building # 11

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	28	Ea.	2	\$4,844	Rollup GOB
Room lacks Fixed Projector	Educational Adequacy	3	Ea.	2	\$11,053	Rollup
Room lacks Interactive White Board	Educational Adequacy	5	Ea.	2	\$13,608	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		4	items		\$45,254	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	2	Ea.	2	\$28,627	Rollup

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 11 - Building 11

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks the required demonstration table.	Educational Adequacy	2	Ea.	3	\$14,927	Rollup
Blinds are missing or in poor condition.	Educational Adequacy	320	SF Surf	4	\$9,041	Rollup
Sub Total for System		3	items		\$52,596	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Provide renovation of restrooms associated with educational adequacy renovations	Capital Renewal	1	LS	2	\$57,875	316376 GOB
Renovate / Remodel Music and Art Rooms	Deferred Maintenance	1	LS	2	\$276,817	316770
STEM lab requires renovation based on condition of room(s)	Capital Renewal	1	LS	2	\$74,524	316081 GOB
Sub Total for System		3	items		\$409,216	
Sub Total for Building 11 - Building 11		38	items		\$1,224,247	

Building: 12 - Building 12

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	15,265	SF	1	\$191,362	65513 GOB
Sub Total for System		1	items		\$191,362	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	3	\$373	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	5	Ea.	3	\$855	Rollup
Room has insufficient writing area.	Educational Adequacy	2	Ea.	3	\$2,077	Rollup
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	4	\$771	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	40	Ea.	4	\$24,193	Rollup
Sub Total for System		5	items		\$28,269	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	13,465	SF	2	\$21,398	65748 GOB
Duct Damper Requires Replacement	Deferred Maintenance	5	Ea.	2	\$834	65753 GOB
The Air Handler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$219,077	65756 GOB
The Roof Air Handler/Exhaust is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$119,040	65742 GOB
Ductwork Requires Replacement	Capital Renewal	600	LF	3	\$5,926	65750 GOB
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	5	Ea.	3	\$10,418	65744 GOB
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	2	Ea.	3	\$4,167	65754 GOB
Make-Up Air Should Be Increased	Functional Deficiency	13,465	SF	3	\$22,335	65746 GOB
Test And Balancing Required	Deferred Maintenance	13,465	SF	3	\$18,668	65747 GOB
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	13,465	SF	3	\$98,758	65757 GOB
The Roof Air Handler/Exhaust is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$60,328	65743 GOB
Duct Cleaning Required	Deferred Maintenance	13,465	SF	5	\$11,187	65749
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	15	Ea.	5	\$1,548	65752
Duct Register Requires Replacement	Deferred Maintenance	30	Ea.	5	\$8,905	65751
Sub Total for System		14	items		\$602,589	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 12 - Building 12

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	65	Ea.	3	\$23,775	Rollup
Room lighting is inadequate or in poor condition.	Educational Adequacy	2,903	SF	3	\$41,959	Rollup
Sub Total for System		2	items		\$65,733	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities.	Code Compliance	1	Ea.	2	\$2,711	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	2	\$2,713	Rollup
Prep room lacks a sink.	Educational Adequacy	2	Ea.	3	\$8,899	Rollup
Shop lacks a dust collection system.	Educational Adequacy	2	Ea.	3	\$76,345	Rollup
Room lacks a drinking fountain	Educational Adequacy	2	Fa	5	\$1,918	Rollup
Sub Total for System		5	items		\$92,587	

Fire and Security

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	7,000	SF	1	\$60,357	65759 GOB
Sub Total for System		1	items		\$60,357	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	2	Ea.	2	\$7,388	Rollup
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	2	\$5,443	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		3	items		\$28,581	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	2	Ea.	2	\$28,627	Rollup
Lab lacks an appropriate emergency shower.	Code Compliance	1	Ea.	2	\$9,285	Rollup
The Chemistry Lab Fume Hood(s) Require Replacement	Deferred Maintenance	20	Ea.	2	\$413,048	65755 GOB
Room lacks the required demonstration table.	Educational Adequacy	2	Ea.	3	\$14,927	Rollup
Sub Total for System		4	items		\$465,886	

Other

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Provide renovation of restrooms associated with educational adequacy renovations	Capital Renewal	1	LS	2	\$24,250	316340 GOB
Abandoned Equipment needs to be removed	Deferred Maintenance	2	Ea.	4	\$2,450	65758
Sub Total for System		2	items		\$26,700	
Sub Total for Building 12 - Building 12		37	items		\$1,562,045	

Building: 14 - Building 14

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	3	\$373	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	3	\$171	Rollup

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 14 - Building 14

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	2	Ea.	3	\$2,077	Rollup
Room has insufficient tackboard area.	Educational Adequacy	4	Ea.	4	\$1,541	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	6	Ea.	4	\$3,629	Rollup
Room lacks appropriate sound control.	Educational Adequacy	670	SF	4	\$21,015	Rollup
Sub Total for System		6	items		\$28,807	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	12	Ea.	3	\$4,389	Rollup
Sub Total for System		1	items		\$4,389	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$959	Rollup
Sub Total for System		1	items		\$959	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PE Weight Room equipment and flooring is in need of upgrade	Capital Renewal	1	Ea.	5	\$121,323	Rollup GOB
Sub Total for System		1	items		\$121,323	
Sub Total for Building 14 - Building 14		9	items		\$155,478	

Building: 15 - Storage

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	405	SF	1	\$5,077	65514 GOB
Sub Total for System		1	items		\$5,077	
Sub Total for Building 15 - Storage		1	items		\$5,077	

Building: 17 - Building 17

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	3	\$171	Rollup
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	4	\$385	Rollup
Room lacks appropriate sound control.	Educational Adequacy	2,046	SF	4	\$64,171	Rollup
Sub Total for System		3	items		\$64,728	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Complete HVAC System Wide Replacement	Capital Renewal	17,139	SF	2	\$561,930	65761 GOB
Sub Total for System		1	items		\$561,930	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$486	Rollup
Sub Total for System		1	items		\$486	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
------------	----------	-----	-----	----------	-------------	----

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 17 - Building 17

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	2	\$2,713	Rollup
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	2	\$4,421	65771
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$1,713	65765
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,652	65766
Sub Total for System		4	items		\$10,499	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	1	Ea.	2	\$3,684	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Room lacks access to video distribution.	Educational Adequacy	1	Ea.	5	\$665	Rollup
Sub Total for System		3	items		\$20,099	
Sub Total for Building 17 - Building 17		12	items		\$657,741	

Building: 18 - Storage

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	400	SF	1	\$5,014	65515 GOB
Sub Total for System		1	items		\$5,014	
Sub Total for Building 18 - Storage		1	items		\$5,014	

Building: 20 - Building 20

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Air Handler HVAC Component Requires Replacement	Capital Renewal	1	Ea.	3	\$41,104	65773 GOB
Duct Cleaning Required	Deferred Maintenance	1,422	SF	5	\$1,133	65772
Sub Total for System		2	items		\$42,238	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4	\$10,472	65774
Sub Total for System		1	items		\$10,472	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		1	items		\$15,749	
Sub Total for Building 20 - Building 20		4	items		\$68,469	

Building: 25 - Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Counter Flashing Is Loose Or Damaged And Should Be Replaced	Deferred Maintenance	540	LF	2	\$12,028	65516 GOB
The Roof Requires Cleaning	Deferred Maintenance	500	SF	3	\$6,143	65517
Sub Total for System		2	items		\$18,171	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	106	Ea.	3	\$38,769	Rollup

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 25 - Classroom

Sub Total for System 1 items \$38,769

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	13	Ea.	2	\$47,895	Rollup
Room lacks Interactive White Board	Educational Adequacy	13	Ea.	2	\$35,382	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		3	items		\$99,026	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Blinds are missing or in poor condition.	Educational Adequacy	780	SF Surf	4	\$22,038	Rollup
Sub Total for System		1	items		\$22,038	
Sub Total for Building 25 - Classroom		7	items		\$178,004	

Building: 26 - Building 26

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		1	items		\$15,749	
Sub Total for Building 26 - Building 26		1	items		\$15,749	

Building: 27 - Building Support

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	1,350	SF	1	\$16,596	65518 GOB
Sub Total for System		1	items		\$16,596	
Sub Total for Building 27 - Building Support		1	items		\$16,596	

Building: 28 - Building 28

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	3	\$373	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	4	Ea.	3	\$684	Rollup
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	4	\$771	Rollup
Room lacks appropriate sound control.	Educational Adequacy	2,522	SF	4	\$79,100	Rollup
Sub Total for System		4	items		\$80,928	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement	Capital Renewal	3	TonAC	3	\$6,832	65802 GOB
Sub Total for System		1	items		\$6,832	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	16	Ea.	3	\$5,853	Rollup
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$486	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$779	Rollup
Sub Total for System		3	items		\$7,118	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Building: 28 - Building 28

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$959	Rollup
Sub Total for System		1	items		\$959	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	1,400	LF	2	\$31,499	Rollup
Sub Total for System		1	items		\$31,499	
Sub Total for Building 28 - Building 28		10	items		\$127,336	

Building: 85 - Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	8,640	SF	1	\$103,926	65519 GOB
Sub Total for System		1	items		\$103,926	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Repainting	Deferred Maintenance	10	Door	5	\$596	65201
Sub Total for System		1	items		\$596	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement	Capital Renewal	30	TonAC	3	\$68,316	65813 GOB
Sub Total for System		1	items		\$68,316	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	10	Ea.	2	\$36,842	Rollup
Room lacks Interactive White Board	Educational Adequacy	7	Ea.	2	\$19,052	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		3	items		\$71,643	
Sub Total for Building 85 - Classroom		6	items		\$244,482	

Building: 86 - Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Reroofing with new Decking Required (Broward CPS)	Capital Renewal	864	SF	1	\$10,393	65520 GOB
Sub Total for System		1	items		\$10,393	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement	Capital Renewal	3	TonAC	3	\$6,832	65819 GOB
Sub Total for System		1	items		\$6,832	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Fixed Projector	Educational Adequacy	1	Ea.	2	\$3,684	Rollup
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	2	\$2,722	Rollup
The Computer Closet Requires Fiber Optic Access to CER	Functional Deficiency	700	LF	2	\$15,749	Rollup
Sub Total for System		3	items		\$22,155	
Sub Total for Building 86 - Classroom		5	items		\$39,380	

Broward County Public Schools

School Deficiency Listing

9/2/2014 9:33 AM

1241	Northeast Senior High School
-------------	-------------------------------------

Total for Permanent Buildings	412 Items	\$24,363,557
Total for Portable Buildings		\$28,648
Total for Campus		\$24,392,205

2.4.4 MAPPS Deficiency Data

Def Area ID	Site Name	Building Number	Building Name	Deficiency Description	Col No	System ID	System Name	Uniformat Description	Category Description	Priority	Priority Description	Quantity	Unit	TTL Cost
5130	Northeast Senior High School	02	Building Support	The Metal Exterior Door Requires Replacement.	3 X 7 FRUSTED	4	Exterior	Exterior Entrance Doors	Capital Renewal	2	Indirect Impact to Mission (1 Year)	8	Door	\$24,629
5130	Northeast Senior High School	02	Building Support	The Metal Exterior Door Requires Replacement.		4	Exterior	Exterior Entrance Doors	Capital Renewal	2	Indirect Impact to Mission (1 Year)	2	Door	\$8,807
5130	Northeast Senior High School	04	Classroom	The Aluminum Storefront Requires Replacement.	WIREGLASS 3 X 7	4	Exterior	Exterior Entrance Doors	Capital Renewal	2	Indirect Impact to Mission (1 Year)	8	Door	\$30,207
5130	Northeast Senior High School	04	Classroom	The Overhead Door Requires Replacement.	8 X 3 STOREFRONT WIREGLASS	4	Exterior	Interior Access Doors and Panels	Capital Renewal	3	Short Term Conditions (2-3 years)	4	Door	\$43,435
5131	Northeast Senior High School	04	Classroom	The Aluminum Storefront Exterior Door Requires Replacement.		4	Exterior	Exterior Entrance Doors	Capital Renewal	2	Indirect Impact to Mission (1 Year)	4	Door	\$16,659
5136	Northeast Senior High School	07	Building 7	The Aluminum Window is Damaged and Requires Replacement.	3x 3	4	Exterior	Exterior Fixed Windows	Capital Renewal	2	Indirect Impact to Mission (1 Year)	64	SF	\$9,859
5140	Northeast Senior High School	08	Building 8	Exterior Door Hardware Requires Replacement.		4	Exterior	Exterior Entrance Doors	Deferred Maintenance	3	Short Term Conditions (2-3 years)	7	Ea	\$19,547
5137	Northeast Senior High School	08	Building 8	Replace metal student lockers.		12	Staircases	Castwick	Deferred Maintenance	4	Long Term Requirements (3-5 years)	30	Ea	\$36,066
5137	Northeast Senior High School	10	Building 10	Exterior Door Hardware Requires Replacement.		4	Exterior	Exterior Entrance Doors	Deferred Maintenance	3	Short Term Conditions (2-3 years)	30	Ea	\$87,487
6509	Northeast Senior High School	01	Building 1	Renovating with new decking required (Boardwalk).		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	6426	SF	\$868,945
6520	Northeast Senior High School	02	Building Support	Renovating with new decking required (Boardwalk).		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	2056	SF	\$25,774
6520	Northeast Senior High School	03	Building 3	Renovating with new decking required (Boardwalk).		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	2697	SF	\$312,756
6500	Northeast Senior High School	01	Building 1	The Fire Lightbulbs are Damaged and Should Be Replaced.		1	Electrical	Parking Lot Lighting	Capital Renewal	2	Indirect Impact to Mission (1 Year)	6	Ea	\$21,065
6521	Northeast Senior High School	01	Building 1	Emergency Exit Signage is Missing and Needs to be Installed.		9	Fire and Security	Lighting Fixtures	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	30	Ea	\$32,800
6531	Northeast Senior High School	01	Building 1	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	6005	SF	\$621,629
6531	Northeast Senior High School	03	Building 3	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	2697	SF	\$216,104
6531	Northeast Senior High School	04	Classroom	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	8149	SF	\$70,254
6531	Northeast Senior High School	10	Building 10	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	4376	SF	\$372,250
6531	Northeast Senior High School	11	Building 11	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	10684	SF	\$90,268
6531	Northeast Senior High School	03	Building 3	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	1081	SF	\$801
6531	Northeast Senior High School	11	Building 11	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	2323	SF	\$2,000
6532	Northeast Senior High School	11	Building 11	Install Fire Sprinklers.	RY1314 INSTALL FIRE SPRINKLERS, ALL OF BLDG 11, SEE BOBBY GLENN SAFETY 321-4200.	9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	231	SF	\$1,862
6548	Northeast Senior High School	02	Building Support	The Distribution Panel Requires Replacement.		1	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	Ea	\$22,674

Deficiency Data Ord
Thursday, October 22,
2015 7:34 AM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29							
Def Area ID	Site Name	Building Number	Building Name	Deficiency Description	Def Note	System ID	System Name	Uniformat Description	Category Description	Priority	Priority Description	Quantity	Unit	TTL Cost	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB	GOB						
65497	Northeast Senior High School	02	Building Support	The Distribution Panel Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	1EA	\$21,038	GOB																				
65499	Northeast Senior High School	02	Building Support	The Panelboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	1EA	\$2,527	GOB																				
65500	Northeast Senior High School	02	Building Support	The Panelboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	2	2EA	\$11,744	GOB																				
65501	Northeast Senior High School	02	Building Support	The Panelboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	1EA	\$11,122	GOB																				
65504	Northeast Senior High School	03	Building 3	Access Center is Needed After Slope Be Replaced		7	Electrical	Electrical Service	Capital Renewal	2	Indirect Impact to Mission (1 Year)	16	16EA	\$108,462	GOB																				
65505	Northeast Senior High School	04	Classroom	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	7024	SF	\$91,814	GOB																				
65506	Northeast Senior High School	05	Building 5	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	7054	SF	\$88,429	GOB																				
65507	Northeast Senior High School	06	Physical Ed	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	14095	SF	\$176,319	GOB																				
65508	Northeast Senior High School	07	Building 7	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	13530	SF	\$221,916	GOB																				
65509	Northeast Senior High School	08	Building 8	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	11109	SF	\$136,262	GOB																				
65510	Northeast Senior High School	09	Building 9	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	3444	SF	\$43,174	GOB																				
65511	Northeast Senior High School	10	Building 10	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	48954	SF	\$613,887	GOB																				
65512	Northeast Senior High School	11	Building 11	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	11294	SF	\$141,466	GOB																				
65513	Northeast Senior High School	12	Building 12	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	15265	SF	\$191,262	GOB																				
65514	Northeast Senior High School	15	Storage	Re-roofing with new Decking Required (Eoward CPS)	% to roof	2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	4035	SF	\$6,077	GOB																				
65515	Northeast Senior High School	18	Storage	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	4095	SF	\$6,014	GOB																				
65516	Northeast Senior High School	25	Classroom	Metal Counter Flashing is Loose Or Damaged And Should Be Replaced		2	Roofing	Roof Accessories	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	540	LF	\$12,028	GOB																				
65518	Northeast Senior High School	27	Building Support	Re-roofing with new Decking Required (Eoward CPS)		2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	1300	SF	\$16,266	GOB																				
65519	Northeast Senior High School	65	Classroom	Re-roofing with new Decking Required (Eoward CPS)	EGGING form claims "NO FGCR". Seems to be a classroom during	2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	9640	SF	\$100,506	GOB																				
65520	Northeast Senior High School	66	Classroom	Re-roofing with new Decking Required (Eoward CPS)	form claims "no roof"	2	Roofing	Low-Slope Roofing	Capital Renewal	1	Mission Critical Concerns	8643	SF	\$10,360	GOB																				
65538	Northeast Senior High School	65	Building 5	The Mounted Building Lighting is Damaged And Should Be Replaced	4 WALL PAC	7	Electrical	Flood Lighting	Capital Renewal	2	Indirect Impact to Mission (1 Year)	4	4EA	\$3,945	GOB																				
65544	Northeast Senior High School	05	Building 5	The Electrical Panelboard Requires Replacement		7	Electrical	Package Electrical Assemblies	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	1EA	\$6,077	GOB																				
65557	Northeast Senior High School	08	Building 8	The Panelboard Requires Replacement	1X 40 = 200 AMP	7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	1EA	\$6,972	GOB																				
65559	Northeast Senior High School	08	Building 8	The Panelboard Requires Replacement	1X 20 = 125 AMP	7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	1EA	\$2,089	GOB																				

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Def Area ID	Site Name	Building Number	Building Name	Def Area Description	Def Note	System ID	System Name	Uniformat Description	Category	Priority	Priority Description	Quantity	Unit	TTL Cost	GOB													
6561	Northeast Senior High School	08	Building 8	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced		9	Fire and Security	Lighting Fixtures	Capital Renewal	1	Mission Critical Concerns	15	SF	\$10	GOB													
6562	Northeast Senior High School	08	Building 8	The Canopy Lighting Requires Replacement	114	7	Electrical	Food Lighting	Deferred Maintenance	2	Indirect Impact to Mission (Year)	7	EA	\$13,901	GOB													
6563	Northeast Senior High School	09	Building 9	The Canopy Lighting Requires Replacement		7	Electrical	Food Lighting	Deferred Maintenance	2	Indirect Impact to Mission (Year)	7	EA	\$13,901	GOB													
6564	Northeast Senior High School	09	Building 9	The Panboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$2,327	GOB													
6565	Northeast Senior High School	10	Building 10	Emergency Exit Signage Is Missing And Needs Replacement		9	Fire and Security	Lighting Fixtures	Deferred Maintenance	2	Indirect Impact to Mission (Year)	35	EA	\$38,261	GOB													
6566	Northeast Senior High School	11	Building 11	Emergency Exit Signage Is Missing And Needs Replacement		9	Fire and Security	Lighting Fixtures	Capital Renewal	1	Mission Critical Concerns	100	SF	\$6,911	GOB													
6567	Northeast Senior High School	11	Building 11	Emergency Exit Signage Is Missing And Needs Replacement		9	Fire and Security	Lighting Fixtures	Deferred Maintenance	2	Indirect Impact to Mission (Year)	5	EA	\$6,467	GOB													
6568	Northeast Senior High School	11	Building 11	The Electrical Control Panel Requires Replacement		7	Electrical	Submerged Electrical Assemblies	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$6,963	GOB													
6569	Northeast Senior High School	11	Building 11	The Panboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$2,327	GOB													
6570	Northeast Senior High School	11	Building 11	The Panboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$2,327	GOB													
6571	Northeast Senior High School	11	Building 11	The Panboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$2,327	GOB													
6572	Northeast Senior High School	11	Building 11	The Panboard Requires Replacement		7	Electrical	Power Distribution	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$2,327	GOB													
6573	Northeast Senior High School	11	Building 11	The Motor Control Center Is Damaged And Should Be Replaced		7	Electrical	Electrical Service	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$11,261	GOB													
6574	Northeast Senior High School	01	Building 1	Controls Are Inadequate And Should Be Replaced With DCC Controls		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	60	SF	\$254,988	GOB													
6575	Northeast Senior High School	01	Building 1	Exhaust Fan Ventilation Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	15	EA	\$31,264	GOB													
6576	Northeast Senior High School	01	Building 1	The Window AC Unit Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	1	EA	\$2,140	GOB													
6577	Northeast Senior High School	01	Building 1	The Mechanical HVAC Piping/ System Is Beyond Useful Life		6	Mechanical	Facility Hydraulic Distribution	Deferred Maintenance	3	Short Term Corrobans (2-3 Years)	150	SF	\$1,100	GOB													
6578	Northeast Senior High School	01	Building 1	Make-Up Air Should Be Replaced		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	60	SF	\$100,326	GOB													
6579	Northeast Senior High School	01	Building 1	The Air Handler HVAC Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	4	EA	\$222,011	GOB													
6580	Northeast Senior High School	01	Building 1	Out-Door Air Handler HVAC Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	1	EA	\$61,200	GOB													
6581	Northeast Senior High School	01	Building 1	Out-Door Air Handler HVAC Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$118,006	GOB													
6582	Northeast Senior High School	02	Building Support	The Chiller HVAC Controls Are Damaged And Should Be Replaced	McQUAY CHILLER 300 Ton AC	6	Mechanical	Central Cooling	Capital Renewal	2	Indirect Impact to Mission (Year)	1	EA	\$237,428	GOB													
6583	Northeast Senior High School	02	Building Support	The Baller HVAC Component Is Damaged And Requires Replacement	150 MBH	6	Mechanical	Heat Generation	Capital Renewal	3	Short Term Corrobans (2-3 Years)	1	EA	\$27,147	GOB													
6584	Northeast Senior High School	03	Building 3	Controls Are Inadequate And Should Be Replaced With DCC Controls		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	24	SF	\$106,170	GOB													
6585	Northeast Senior High School	04	Classroom	Controls Are Inadequate And Should Be Replaced With DCC Controls		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobans (2-3 Years)	8	SF	\$34,364	GOB													

Deficiency Data Ord
Thursday, October 22,
2015 7:34 AM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Def Area ID	Site Name	Building Number	Building Name	Def Name	Def Description	Def Note	System ID	System Name	Uniformat Description	Category	Priority	Priority Description	Quantity	Unit	TTL Cost	GOB												
65661	Northeast Senior High School	04	Classroom	The Air Handler HVAC Component Requires Replacement	The Air Handler HVAC Component Requires Replacement	6 units @ 4,000 cfm = 24,000	6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	6 EA	EA	\$300,000	GOB												
65662	Northeast Senior High School	04	Classroom	The Fan Coil (Chilled Water) HVAC Component Requires Replacement	The Fan Coil (Chilled Water) HVAC Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	1 EA	EA	\$4,312	GOB												
65663	Northeast Senior High School	04	Classroom	The Mechanical/HVAC Piping/ System is Beyond Useful Life	The Mechanical/HVAC Piping/ System is Beyond Useful Life		6	Mechanical	Facility Hydronic Distribution	Deferred Maintenance	3	Short Term Corobans (2-3 Years)	150 SF	SF	\$1,100	GOB												
65664	Northeast Senior High School	05	Building 5	Make-Up Air Should Be Increased	Make-Up Air Should Be Increased		6	Mechanical	Decentralized Cooling	Functional Deficiency	3	Short Term Corobans (2-3 Years)	8029 SF	SF	\$14,646	GOB												
65666	Northeast Senior High School	05	Building 5	The Air Handler HVAC Component Requires Replacement	The Air Handler HVAC Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	2 EA	EA	\$11,000	GOB												
65667	Northeast Senior High School	05	Building 5	The Mechanical/HVAC Piping/ System is Beyond Useful Life	The Mechanical/HVAC Piping/ System is Beyond Useful Life		6	Mechanical	Facility Hydronic Distribution	Deferred Maintenance	3	Short Term Corobans (2-3 Years)	8029 SF	SF	\$94,766	GOB												
65668	Northeast Senior High School	05	Building 5	Install Fire Sprinklers	Install Fire Sprinklers		9	Fire and Security	Water-Based Fire Suppression	Code Compliance	1	Mission Critical Concerns	8029 SF	SF	\$76,120	GOB												
65670	Northeast Senior High School	06	Physical Ed	Controls Are Inadequate And Should Be Replaced With DDC Controls	Controls Are Inadequate And Should Be Replaced With DDC Controls		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	11195 SF	SF	\$47,160	GOB												
65676	Northeast Senior High School	06	Physical Ed	The Window AC Unit Component Requires Replacement	The Window AC Unit Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	2 EA	EA	\$4,260	GOB												
65677	Northeast Senior High School	07	Building 7	The Window AC Unit Component Requires Replacement	The Window AC Unit Component Requires Replacement		6	Mechanical	Decentralized Cooling	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	2000 SF	SF	\$0,176	GOB												
65680	Northeast Senior High School	07	Building 7	The Window AC Unit Component Requires Replacement	The Window AC Unit Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	2 EA	EA	\$4,260	GOB												
65683	Northeast Senior High School	08	Building 8	Ductwork Requires Replacement	Ductwork Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	200 LF	LF	\$1,976	GOB												
65686	Northeast Senior High School	08	Building 8	Duct Damper Requires Replacement	Duct Damper Requires Replacement		6	Mechanical	Decentralized Cooling	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	45 EA	EA	\$7,500	GOB												
65687	Northeast Senior High School	08	Building 8	The Air Handler HVAC Component Requires Replacement	The Air Handler HVAC Component Requires Replacement	3,000 CFM EACH	6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	2 EA	EA	\$11,000	GOB												
65688	Northeast Senior High School	08	Building 8	The Window AC Unit Component Requires Replacement	The Window AC Unit Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	1 EA	EA	\$2,140	GOB												
65690	Northeast Senior High School	09	Building 9	Complete HVAC System With Backpack	Complete HVAC System With Backpack		6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	4442 SF	SF	\$148,500	GOB												
65709	Northeast Senior High School	10	Building 10	The Roof Air Handler/Exhaust is Damaged/And Requires Replacement	The Roof Air Handler/Exhaust is Damaged/And Requires Replacement	2 X 14,000 CFM	6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	2 EA	EA	\$228,000	GOB												
65710	Northeast Senior High School	10	Building 10	Kitchen Air/Exhaust is Inadequate and Should Be Replaced	Kitchen Air/Exhaust is Inadequate and Should Be Replaced		6	Mechanical	Deferred Maintenance	Deferred Maintenance	3	Short Term Corobans (2-3 Years)	1 EA	EA	\$2,269	GOB												
65711	Northeast Senior High School	10	Building 10	Replace Kitchen Exhaust Hood	Replace Kitchen Exhaust Hood	REPAIR	9	Fire and Security	Fire Suppression	Capital Renewal	1	Mission Critical Concerns	1 EA	EA	\$10,221	GOB												
65712	Northeast Senior High School	10	Building 10	Controls Are Inadequate And Should Be Replaced With DDC Controls	Controls Are Inadequate And Should Be Replaced With DDC Controls		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	437.76 SF	SF	\$182,018	GOB												
65716	Northeast Senior High School	10	Building 10	Duct Damper Requires Replacement	Duct Damper Requires Replacement		6	Mechanical	Decentralized Cooling	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	10 EA	EA	\$1,069	GOB												
65717	Northeast Senior High School	10	Building 10	Exhaust Fan/ventilation Requires Replacement	Exhaust Fan/ventilation Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	3 EA	EA	\$6,267	GOB												
65718	Northeast Senior High School	10	Building 10	The Window AC Unit Component Requires Replacement	The Window AC Unit Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corobans (2-3 Years)	2 EA	EA	\$4,260	GOB												
65719	Northeast Senior High School	10	Building 10	The Mechanical/HVAC Piping/ System is Beyond Useful Life	The Mechanical/HVAC Piping/ System is Beyond Useful Life		6	Mechanical	Facility Hydronic Distribution	Deferred Maintenance	3	Short Term Corobans (2-3 Years)	150 SF	SF	\$1,100	GOB												

Deficiency Data Ord
Thursday, October 22,
2015 7:34 AM

1	2	3	4	5	6	7	8	9	10	13	14	20	21	22	23	27	28	29
Def Area ID	Site Name	Building Number	Building Name	Deficiency Description	Def Note	System ID	System Name	Uniformat Description	Category Description	Priority	Priority Description	Quantity	Unit	TTL Cost				
65720	Northeast Senior High School	10	Building 10	Replace Variable Frequency Drive		6	Mechanical	Cooling System Supplementary Components	Capital Renewal	2	Indirect Impact to Mission (1 Year)	2	EA	\$17,084				
65723	Northeast Senior High School	10	Building 10	Replace Variable Frequency Drive		6	Mechanical	Cooling System Supplementary Components	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	EA	\$6,542				
65734	Northeast Senior High School	11	Building 11	The Rooftop Air-handling Units are Aging and Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	EA	\$119,040				
65736	Northeast Senior High School	11	Building 11	Controls are Inadequate and Should be Replaced With DDC Controls		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	1,049	SF	\$44,186				
65737	Northeast Senior High School	11	Building 11	The Mechanical/HVAC Piping / System is Beyond Its Useful Life		6	Mechanical	Facility Hydraulic Distribution	Deferred Maintenance	3	Short Term Corrobons (2-3 Years)	1,049	SF	\$76,824				
65742	Northeast Senior High School	12	Building 12	The Rooftop Air-handling Units are Aging and Requires Replacement	11x 6,000 CFM	6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	EA	\$119,040				
65743	Northeast Senior High School	12	Building 12	The Rooftop Air-handling Units are Aging and Requires Replacement	11x 4,000 CFM	6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	1	EA	\$69,328				
65744	Northeast Senior High School	12	Building 12	Damaged Exhausts Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	5	EA	\$10,418				
65746	Northeast Senior High School	12	Building 12	Exhaust Fan Ventilation Requires Replacement	5x 2,000 CFM	6	Mechanical	Decentralized Cooling	Functional Deficiency	3	Short Term Corrobons (2-3 Years)	13,465	SF	\$22,306				
65747	Northeast Senior High School	12	Building 12	Exhaust Fan Ventilation Requires Replacement	Increased	6	Mechanical	Decentralized Cooling	Deferred Maintenance	3	Short Term Corrobons (2-3 Years)	13,465	SF	\$18,968				
65748	Northeast Senior High School	12	Building 12	Controls Require Repair		6	Mechanical	Decentralized Cooling	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	13,465	SF	\$21,366				
65750	Northeast Senior High School	12	Building 12	Ductwork Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	600	LF	\$6,506				
65753	Northeast Senior High School	12	Building 12	Duct Damper Requires Replacement		6	Mechanical	Decentralized Cooling	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	5	EA	\$824				
65754	Northeast Senior High School	12	Building 12	Exhaust Fan Ventilation Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	2	EA	\$4,167				
65756	Northeast Senior High School	12	Building 12	The Dispensary Lab Fume Hood Requires Replacement		6	Mechanical	Exhaustion and Electric	Deferred Maintenance	2	Indirect Impact to Mission (1 Year)	20	EA	\$413,048				
65756	Northeast Senior High School	12	Building 12	The Air Handler HVAC Component Requires Replacement	2x 6000 CFM	6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	2	EA	\$219,077				
65757	Northeast Senior High School	12	Building 12	The Mechanical/HVAC Piping / System is Beyond Its Useful Life		6	Mechanical	Facility Hydraulic Distribution	Deferred Maintenance	3	Short Term Corrobons (2-3 Years)	13,465	SF	\$86,766				
65759	Northeast Senior High School	12	Building 12	Install Fire Sprinklers		9	Fire and Security	Water-Based Fire-Suppression	Code Compliance	1	Mission Critical Concerns	7,000	SF	\$99,367				
65761	Northeast Senior High School	17	Building 17	Complete HVAC System		6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	17,139	SF	\$667,900				
65779	Northeast Senior High School	20	Building 20	The Existing HVAC Component Requires Replacement	1,600 CFM	6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	1	EA	\$41,104				
65813	Northeast Senior High School	85	Classroom	The Package Unit HVAC Component Requires Replacement	11 @ 3 - 30 Tons	6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	30	TonAC	\$68,316				
65819	Northeast Senior High School	86	Classroom	The Package Unit HVAC Component Requires Replacement		6	Mechanical	Decentralized Cooling	Capital Renewal	3	Short Term Corrobons (2-3 Years)	3	TonAC	\$6,832				
215492	Northeast Senior High School	10	Building 10	The Electrical Panel Requires Replacement		7	Electrical	Exhaustion and Electric	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	EA	\$6,077				
215493	Northeast Senior High School	10	Building 10	Exhaust Fan Ventilation Requires Replacement	Exhaust Fan Ventilation Requires Replacement	6	Mechanical	Decentralized Cooling	Capital Renewal	2	Indirect Impact to Mission (1 Year)	1	EA	\$118,606				

Deficiency Data Ord
Thursday, October 22,
2015 7:34 AM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Def Area ID	Site Name	Building Number	Building Name	Deficiency Description	Def Note	System ID	System Name	Uniformat Description	Category Description	Priority	Priority Description	Quantity	Unit	TTL Cost														
220550	Northeast Senior High School	14	Building 14	BE Weight Room equipment and flooring is in need of upgrade		12	Specialties	Athletic Equipment	Capital Renewal	5	General Improvements	1 EA	EA	\$121,320														
220954	Northeast Senior High School			Exire Fire Alarm System Needs to be Replaced	Model:	9	Fire and Security	Fire Detection and Alarm	Capital Renewal	1	Mission Critical Concerns	1 LS	LS	\$1,006,954														
225715	Northeast Senior High School			Replace Variable Frequency Drive	For pool equipment	6	Mechanical	Cooling System Supplementary Components	Capital Renewal	2	Indirect Impact to Mission (Year)	4 EA	EA	\$32,262														
234772	Northeast Senior High School			Provide for Science Labs in HS (Support for Programs)	HS Science Lab	26	Other	Classroom	New Construction	6	General Improvements	1 EA	EA	\$389,309														
314548	Northeast Senior High School			Aluminum Covered Walkways Require Replacement	Originaly part of roof replacement efficiency. Pulled out separate to reflect covered walkway pricing.	2	Roofing	Canopy Roofing	Capital Renewal	2	Indirect Impact to Mission (Year)	9222 SF	SF	\$66,764														
314549	Northeast Senior High School			Aluminum Covered Walkways Require Replacement	Originaly part of roof replacement efficiency. Pulled out separate to reflect covered walkway pricing.	2	Roofing	Canopy Roofing	Capital Renewal	2	Indirect Impact to Mission (Year)	7994 SF	SF	\$49,144														
316006	Northeast Senior High School	10	Building 10	STEM lab requires renovation based on condition of room(s)	Room design = 12	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$14,068														
316011	Northeast Senior High School	01	Building 1	STEM lab requires renovation based on condition of room(s)	Room design = 12	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$28,195														
316042	Northeast Senior High School	01	Building 1	STEM lab requires renovation based on condition of room(s)	Room design = 23	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$2,214,000														
316090	Northeast Senior High School	09	Building 9	STEM lab requires renovation based on condition of room(s)	Room design = 222	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$69,371														
316091	Northeast Senior High School	10	Building 10	STEM lab requires renovation based on condition of room(s)	Room design = 222	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$69,371														
316081	Northeast Senior High School	11	Building 11	STEM lab requires renovation based on condition of room(s)	Room design = 241	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$74,824														
316092	Northeast Senior High School	03	Building 3	STEM lab requires renovation based on condition of room(s)	Room design = 241	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$276,488														
316339	Northeast Senior High School	09	Building 9	Provide renovation of restrooms associated with educational adequacy renovations	Room design = 815616	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$24,260														
316340	Northeast Senior High School	12	Building 12	Provide renovation of restrooms associated with educational adequacy renovations	Room design = 815616	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$24,260														
316346	Northeast Senior High School	03	Building 3	Provide renovation of restrooms associated with educational adequacy renovations	Room design = 815616	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$30,625														
316356	Northeast Senior High School	10	Building 10	Provide renovation of restrooms associated with educational adequacy renovations	Room design = 815616	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$42,875														
316376	Northeast Senior High School	11	Building 11	Provide renovation of restrooms associated with educational adequacy renovations	Room design = 815616	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$67,875														
316411	Northeast Senior High School	01	Building 1	Provide renovation of restrooms associated with educational adequacy renovations	Room design = 815616	26	Other	Educational Enhancements	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$104,260														
318099	Northeast Senior High School			Provide renovation of exterior of Entry Needs to be Installed		4	Exterior	Exterior Entrance Doors	Capital Renewal	2	Indirect Impact to Mission (Year)	1 LS	LS	\$540,000														



The School Board of Broward County, Florida
Office of Facilities & Construction
3775 S.W. 16th Street
Fort Lauderdale, Florida 33312

Attachment H

(754) 321-1500

Consultant's Authorization To Proceed

Project No.: _____	Date: _____
Location No.: _____	SBBC P.O. No.: _____
Project Title: _____	Line No.: _____
Facility Name: _____	Project Manager: _____
Project Consultant: _____	Dir. Capital Planning & Programming _____

Under the provisions of your contract for professional services, you are hereby authorized to proceed with the following services for the project referenced above.

- | | | |
|---|---|---|
| <input type="checkbox"/> Schematic Design | <input type="checkbox"/> Design Development | <input type="checkbox"/> Construction Documents |
| <input type="checkbox"/> Bidding | <input type="checkbox"/> Construction Contract Administration | <input type="checkbox"/> Warranty |
| <input type="checkbox"/> Other Services: | Attached: _____ | |

This Authorization to Proceed is subject to the following attachments:

- Attachments: Professional Services Required
 Project Schedule
 Professional Fees
 Previous ATP's

The scope of the required services is specified on the Professional Services Required with a Fixed Limit of Construction Cost (FLCC) for this project as indicated below:

Original FLCC	Current Cost Estimate	Revised FLCC by ATP

The following professional services will be provided by the Project Consultant as a normal part of its Basic Services for the Project listed above:

Item	Discipline	Description
------	------------	-------------



The School Board of Broward County, Florida
Office of Facilities & Construction
3775 S.W. 16th Street
Fort Lauderdale, Florida 33312

Attachment H

(754) 321-1500

Consultant's Authorization To Proceed (Term Contracts) Cont.

Project Schedule

Project No. & Location No.: _____ Project Title: _____

Facility Name: _____
 Project Consultant: _____

The required project schedule milestones for this project are presented below. (Mandatory)

ACTIVITY	Date Required Or Estimated Time Period	
	Start	Finish
Schematic Design		
Design Development		
Construction Documents Development		
50% Construction Documents		
100% Construction Documents		
Bidding and Award of Contract		
Time for Permitting of Submittals, Prior to the Issuance of the Construction NTP (Part of Contract Administration)		
Construction		
Warranty		



Attachment H
The School Board of Broward County, Florida
Office of Facilities & Construction
3775 S.W. 16th Street
Fort Lauderdale, Florida 33312

(754) 321-1500

Consultant's Authorization To Proceed (Term Contracts)

Professional Fees

Project No. & Location No.: _____ Project Title: _____

Facility Name: _____
 Project Consultant: _____

Phase	Original Basic Fee	Fee Authorized by ATP	Fee Previously Paid	Fee Balance
I (SD) (5%)		%	%	%
II (DD) (10%)		%	%	%
III (CD) (35%/60%)		%	%	%
IV (BID) (65%)		%	%	%
V (CA) (98%)		%	%	%
VI (Warr) (100%)		%	%	%
Other Service Item No. 1		%	%	%
Other Service (Item No. 2)		%	%	%
Other Service (Item No. 3)		%	%	%
Other Service (Item No. 4)		%	%	%
Total:				

Payment for these services shall be made In accordance with the provisions of the Professional Services Agreement.

Approved By Consultant				Recommended By SBBC			
Name: _____				Name: Shelley N. Meloni			
Title: _____				Title: Director, Pre-Construction			
Signature: _____	_____	Date: _____	_____	Signature: _____	_____	Date: _____	_____
Certified By SBBC				Approval by SBBC			
Name: _____				Name: Leo Bobadilla			
Title: _____				Title: Chief Facilities Officer			
Signature: _____	_____	Date: _____	_____	Signature: _____	_____	Date: _____	_____

This document is part of the Professional Services Agreement between The School Board of Broward County, Florida (Owner) and the Design Professional and is incorporated by reference into the terms and conditions of that agreement.

ACH Payment Agreement Form (ACH CREDITS)

VENDOR NAME:

Authorization Agreement

I (we) hereby authorize The School Board of Broward County to initiate automatic deposits (credits) to my account at the financial institution named below. Additionally, I authorize The School Board of Broward County to make the necessary debit entries/adjustments in the event that a credit entry is made in error.

Further, I agree not to hold **The School Board of Broward County** responsible for any delay or loss of funds due to incorrect or incomplete information supplied by me or by my financial institution or due to an error on the part of my financial institution in depositing funds to my account.

This agreement will remain in effect until **The School Board of Broward County** receives written notification of cancellation from me or my financial institution and that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law.

Account Information

Name of Bank or Financial Institution: _____

Branch/ State: _____

Routing No: _____

Account No: _____	Checking <input type="checkbox"/>	Savings <input type="checkbox"/>
-------------------	--------------------------------------	-------------------------------------

VENDOR AREA: Remittance Confirmation: (please select one) _____	Fax <input type="checkbox"/>	Email <input type="checkbox"/>
---	---------------------------------	-----------------------------------

Federal Identification No. Vendor _____	TAX ID# <input type="checkbox"/>	SS# <input type="checkbox"/>
--	-------------------------------------	---------------------------------

Update Purchase Order Fax & Email Address

Centralized Fax Number _____ Dept. _____

Centralized Email _____ Dept. _____

Centralized Phone No. _____ Dept. _____

Signature

Authorized Signature
(Primary) and Business title: _____ Date: _____

Authorized Signature
(Joint) and Business title: _____ Date: _____

Please attach a VOIDED check to verify bank details and routing number.

This form must be returned to: SBBC – Purchasing – Data Strategy Group
7720 W. Oakland Park Blvd, Sunrise FL 33351 call: 754-321-0516 or fax # 754-321-0533

For Use by DATA STRATEGY GROUP

Vendor Account# _____ Date Entered _____ Initials: _____

School Board of Broward County
ACH payment agreement form