

JAMES B. PIRTLE CONSTRUCTION CO., INC.

DESIGN BUILDERS • CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

4740 DAVIE ROAD • DAVIE, FLORIDA 33314 • BROWARD (954) 797-0410 • DADE (305) 944-2262 • FAX (954) 797-6330

Monday, August 28, 2006

OWNER*001
GMP Binder

SCHOOL BOARD OF BROWARD COUNTY

1700 SW 14th Court

Ft. Lauderdale, FL 33312

Attn: Denis Herrmann

Re: SBBC HIGH SCHOOL "LLL"
Project No: 9606-25-03
Guaranteed Maximum Price Proposal

Dear Mr. Herrmann,

James B. Pirtle Construction Co., Inc., Construction Manager (CM), is pleased to propose a Guaranteed Maximum Price (GMP) of **\$70,369,057.00** for this project based on current Construction Documents identified as GMP Construction Documents and clarified by this proposal. In accordance with the project agreement, this price includes all costs to construct and warrant the construction of the project in accordance with the current plans and specifications.

Currently the design does not include any responses to pending School Board Building Department review comments. Pirtle construction has not included any allowance for these issues. This GMP is based on the reuse plans dated 7-21-06 with Addendum #1 dated 8-9-06 and #2 dated 8-15-06. Once Final Permit Drawings are completed and subsequent School Board approval we are ready for mobilization. As you know, timing to expedite the changes and achieve Permit Drawings is critical to project completion.

We look forward to proceeding with this project and providing a quality school for the School Board of Broward County. Your review and approval is requested.

Very truly yours,
JAMES B. PIRTLE CONSTRUCTION CO., INC.William R. Ellis,
Assistant Vice President

Enclosures (GMP Proposal for High School LLL)

cc: Zyscovich, Inc.

GUARANTEED MAXIMUM PRICE SUMMARY

PROJECT NAME: HIGH SCHOOL LLL
PROJECT NO: 9606-25-03

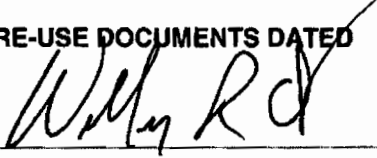
	Total
DIVISION 2 - SITE CONSTRUCTION	\$ 6,891,790
DIVISION 3 - CONCRETE	\$ 13,291,868
DIVISION 4 - MASONRY	\$ 700,844
DIVISION 5 - STEEL	\$ 1,004,000
DIVISION 6 - CARPENTRY	\$ 852,900
DIVISION 7 - THERMAL/MOISTURE	\$ 2,355,077
DIVISION 8 - WINDOWS AND DOORS	\$ 1,856,374
DIVISION 9 - FINISHES	\$ 5,021,201
DIVISION 10 - SPECIALTIES	\$ 828,546
DIVISION 11 - EQUIPMENT	\$ 1,073,878
DIVISION 12 - FURNISHINGS	\$ 898,397
DIVISION 14 - ELEVATOR	\$ 155,988
DIVISION 15 - MECHANICAL	\$ 9,594,000
DIVISION 16 - ELECTRICAL	\$ 7,597,790
ALLOWANCE FOR OUTSTANDING PERMIT ISSUES NOT INCLUDED IN GMP	\$ -
CONTINGENCY	\$ 3,000,000
BUILDER'S RISK INSURANCE ALLOWANCE	\$ 4,368,580
TOTAL COST OF WORK	\$ 59,491,233

PRE-DESIGN	0.0%	-
DESIGN	0.1%	\$ 105,300
BIDDING AND AWARD	0.1%	\$ 100,000
CONSTRUCTION PHASE	1.7%	\$ 1,182,117
WARRANTY	0.2%	\$ 162,000
OVERHEAD	5.0%	\$ 3,550,000
PROFIT	4.9%	\$ 3,428,000
GENERAL CONDITIONS	3.3%	\$ 2,350,407
TOTAL FEE	15.5%	\$ 10,877,824

TOTAL GUARANTEED MAXIMUM PRICE \$ 70,369,057

ANY ADDITIONAL CHANGES TO THE PLANS
ARE NOT INCLUDED IN THIS GMP.

THIS GMP IS BASED ON THE RE-USE DOCUMENTS DATED
7-21-06.

Certified True and Correct by: 
NAME / TITLE:
William R. Ellis, Assistant Vice President
James B. Pirtle Construction Co., Inc.

DATE:
8/28/06

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High School LLL SBBC Project #9606-25-03

Executive Summary

As per the Agreement, James B. Pirtle Construction Co., Inc. is the Construction Manager (CM) At Risk, contracted with The School Board of Broward County (Owner). The CM contract is for the total construction project which includes Design Review, Bidding and Proposal Phase, and complete Construction through Turnover and Close Out. The Project Architect is Zyscovich Inc. (A/E), contracted by separate contract with SBBC.

The basis of design is to construct a new +/- 344,000 square foot High School with a student capacity of 3087 students on properties purchased by the School Board. This student capacity consists of Buildings 1, 2, 3, 4, 6, 7 and 9. The property consists of +/- 43 acres located on the SE corner of US Highway 27 and Johnson Street.

This document is the CM's proposed Guaranteed Maximum Price (GMP), which includes our cost proposal for accomplishing the work based on the GMP Documents (GMP Documents are defined under the qualifications portion of this document). The current design, which includes the 100% CD dated 7-21-06, Addendum #1 dated 8-9-06 and Addendum #2 dated 8-15-06, have been advertised for all the Divisions of Work. The A/E is currently awaiting permit review comments from the SBBC Building Department and other outside agencies in order to complete the design. Additional work resulting from reviews, and associated comments, of the GMP Documents by the SBBC and / or other entities or agencies is not included in this GMP.

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High School LLL SBBC Project #9606-25-03

PROJECT SCHEDULE AND COMPLETION

Currently the design is being reviewed for permit by the School Board Building Department and other agencies. Once Final Permit Drawings are completed and subsequent School Board approval we are ready for mobilization. As you know, timing to expedite the review comments and achieve Permit Drawings is critical to project completion.

It is important to note that the CM has not been provided all of the required municipality permits. The CM acknowledges that the A/E and SBBC are addressing all permitting questions and issues and all required permits are forthcoming.

A Project Master Schedule will be developed to include critical scheduling activities for all aspects of contract management, construction, transition and close out. The Master Project Schedule will be completed and updated using the PRIMAVERA scheduling computer software. Once approved, the master schedule will be submitted to all required parties to ensure all scheduling coordination is accomplished.

The current contract schedule from the date of the Notice to Proceed is twenty-three (23) months for construction to reach Substantial Completion and an additional two (2) month to reach Final Completion.