

**JAMES B. PIRTLE CONSTRUCTION CO., INC.****D/B/A PIRTLE CONSTRUCTION COMPANY**

DESIGN BUILDERS • CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

5700 GRIFFIN ROAD • DAVIE, FLORIDA 33314 • BROWARD (954) 797-0410 • DADE (305) 944-2262 • FAX (954) 797-6330

Thursday, August 07, 2008

OWNER\*001  
GMP BinderSCHOOL BOARD OF BROWARD COUNTY  
1700 SW 14th Court  
Ft. Lauderdale, FL 33312  
Attn: Scott HennigarRe: Embassy Creek Elementary School  
Project No: 3191-28-01 P.000686  
**Guaranteed Maximum Price Proposal**

Dear Mr. Hennigar,

James B. Pirtle Construction Co., Inc., Construction Manager (CM), is pleased to propose a Guaranteed Maximum Price (GMP) of **\$5,418,523.00** 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. It must also be noted that this new GMP price is based upon a re-bid, conducted March 28, 2008. The first bid was \$5,815,909.00 on January 17, 2008, as this was considerably over budget, the A/E firm along with Pirtle Construction, devised several V.E items to reach our current budget. I have included the first bids tabulation sheet for your edification.

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 Embassy Creek Elementary School)

GUARANTEED MAXIMUM PRICE SUMMARY

PROJECT NAME: EMBASSY CREEK ELEMENTARY SCHOOL  
PROJECT NO: 3751-28-01

	Total
DIVISION 2 - SITE CONSTRUCTION	\$ 338,770
DIVISION 3 - CONCRETE	\$ 891,631
DIVISION 4 - MASONRY	\$ -
DIVISION 5 - STEEL	\$ 44,600
DIVISION 6 - CARPENTRY	\$ 114,950
DIVISION 7 - THERMAL/MOISTURE	\$ 134,540
DIVISION 8 - WINDOWS AND DOORS	\$ 253,349
DIVISION 9 - FINISHES	\$ 384,546
DIVISION 10 - SPECIALTIES	\$ 73,553
DIVISION 11 - EQUIPMENT	\$ 7,000
DIVISION 12 - FURNISHINGS	\$ 7,794
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - ELEVATOR Allowance	\$ 50,000
DIVISION 15 - MECHANICAL	\$ 744,600
DIVISION 16 - ELECTRICAL	\$ 816,325
ALLOWANCE FOR OUTSTANDING PERMIT ISSUES NOT INCLUDED	0
BUILDER'S RISK INSURANCE ALLOWANCE	\$ 25,000
CONTINGENCY	\$ 160,000
<b>TOTAL COST OF WORK</b>	<b>\$ 4,046,658</b>

PRE-DESIGN	0.0%	\$ 96,386.00
DESIGN	4.6%	\$ 250,539
BIDDING AND AWARD	0.3%	\$ 14,000
CONSTRUCTION PHASE	3.9%	\$ 210,500
WARRANTY	0.2%	\$ 12,000
OVERHEAD	2.8%	\$ 150,825
PROFIT	8.4%	\$ 452,475
GENERAL CONDITIONS	3.4%	\$ 185,140
<b>TOTAL FEE</b>	<b>25.3%</b>	<b>\$ 1,371,865</b>

**TOTAL GUARANTEED MAXIMUM PRICE** \$ 5,418,523

THIS GMP IS BASED ON THE DOCUMENTS DATED 12/12/05.

Certified True and Correct by: 

NAME / TITLE:

Bill Oakman, Project Manager

James B. Pirtle Construction Co., Inc.

DATE:

4/3/08

## Subcontractor Participation

Project Name :  
Project Number :

Embassy Creek 18 Classroom Addition  
3631-28-01

BID PACKAGE	DESCRIPTION	BUDGET (Est. Cost)	SUBCONTRACTOR	M/WBE	NOTES
<b>DIV. 02 SITE WORK</b>					
02-220	Earthwork & Paving	\$ 142,433.00	SUNLINE ENGINEERING	\$ 142,433.00	
02-221	Topsoil	\$ -	\$		INCLUDED WITH LANDSCAPING
02-223	Relocate Existing Trees & Adjust Irrigation	\$ -	\$		
02-600	Site Utilities	\$ 137,775.00	SUNLINE ENGINEERING	\$ 137,775.00	
02-810	Irrigation	\$ 5,000.00	WINDMILL SPRINKLER	\$	
02-830	Fencing & Gates	\$ 9,287.00	CARLSON FENCE	\$ 9,287.00	
02-861	Gravel Allowance	\$ -			
02-863	Play Court Surfacing & Exterior Athletic Equipment	\$ 21,800	MCCOURT		
02-861	Soil Treatment	\$ -	\$		
02-900	Landscaping & Sod	\$ 22,475.00	LANDSCAPE SERVICE		INCLUDED WITH STRUCTURAL CONCRETE
<b>DIV. 03 CONCRETE</b>					
03-000	Concrete Shell	\$ 344,001.00	PIRTLE		
03-410	Pre-Cast	\$ 205,500.00	SPI		
03-470	Tilt-Up Concrete	\$ 342,130.00	WOODLAND		
03-510	Sidewalks	\$ -	\$		
<b>DIV. 04 MASONRY</b>					
04-220	Masonry Allowance	\$ -	\$		
<b>DIV. 05 STRUCTURAL STEEL</b>					
05-120	Structural & Misc. Metal	\$ 44,600.00	SUNCOR, INC.		
<b>DIV. 06 WOODS &amp; PLASTICS</b>					
06-410	Millwork & Cabinets	\$ 114,950.00	COMMERCIAL CASEWORK		
06-600	Rough Carpentry	\$ -	\$		
<b>DIV. 07 THERMAL &amp; MOISTURE PROTECTION</b>					
07-510	Roofing Systems	\$ 128,000.00	ROOFING SYSTEMS		
07-900	Caulking & Waterproofing	\$ 6,540.00	METRO CAULKING		
<b>DIV. 08 DOORS &amp; WINDOWS</b>					
08-000	Door & Hardware Installation	\$ 22,500.00	HRC		
08-100	HM Doors, Frames & Hardware	\$ 95,718.00	QUALITY		
08-200	Access Doors	\$ -	\$		
08-410	Windows & Glazing	\$ 135,131.00	ARSO/SOL-A-TROL		
<b>DIV. 09 FINISHES</b>					
09-260	Framing, Drywall & Stucco	\$ 215,000.00	APPELEGATE		
09-310	Ceramic & Quarry Tile	\$ 30,575.00	PALLAIS		
09-510	Acoustical Ceilings & Wall Panels	\$ 34,639.00	SUPERIOR INTERIOR		
09-660	Resilient Flooring & Carpeting	\$ 35,682.00	RUSS ZAHARION		
09-900	Painting & Special Coatings	\$ 68,650.00	RAINBOW DECORATING		
<b>DIV. 10 SPECIALTIES</b>					
10-100	Visual Display Boards & Cases	\$ 23,900.00	FLORIDA CHALKBOARD		
10-165	Toilet Partitions & Accessories	\$ 13,218.00	MULTILINE		
10-400	Signage	\$ 7,762.00	INTELLIGENT SIGNAGE		
10-522	Fire Extinguishers & Cabinets	\$ 1,895.00	TRIANGLE FIRE		
10-532	Aluminum Walkway Covers	\$ 24,080.00	AMERICAN WALKWAY COVERS		
10-675	Metal Lockers & Shelving	\$ 2,698.00	MULTILINE		
<b>DIV. 11 EQUIPMENT</b>					
11-132	Projection Screens	\$ 7,000.00	MULTILINE		
11-140	Knox Boxes	\$ -	\$		
11-022	Safe	\$ -	\$		
11-452	Residential Appliances	\$ -	\$		

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BID PACKAGE	DESCRIPTION	BUDGET (Est. Cost)	SUBCONTRACTOR	M/WBE	NOTES
DIV. 12	FURNISHINGS				
12-510	Window Treatments	7,794	Top Notch/V E		
12-692	Corner Guards	\$	\$		
DIV. 14	CONVEYING SYSTEMS				
14-200	Elevators	\$ 50,000.00			
DIV. 15	MECHANICAL SYSTEMS				
15-300	Fire Sprinkler Systems	\$ 55,600.00	ARFRAN II		
15-400	Plumbing Systems	\$ 119,000.00	HEALEY PLUMBING		
15-500	HVAC Systems	\$ 570,000.00	HYVAC		
DIV. 16	ELECTRICAL SYSTEMS				
16-000	Electrical Systems	\$ 816,325.00	DAVCO ELECTRIC		
	<b>SUB-TOTAL:</b>	<b>\$ 3,861,658.00</b>		<b>\$ 289,495.00</b>	