

JAMES B. PIRTLE CONSTRUCTION Co., INC.

EXHIBIT 1

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 Binder

SCHOOL BOARD OF BROWARD COUNTY
1700 SW 14th Court
Ft. Lauderdale, FL 33312

Attn: Scott Hennigar

Re: Pines Lakes Elementary School
Project No: 2861-25-01
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 **\$4,746,605.00** 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.

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 Pines Lakes Elementary School)

GUARANTEED MAXIMUM PRICE SUMMARY

PROJECT NAME: PINES LAKES ELEMENTARY SCHOOL 12 CLASSROOM ADDITION
PROJECT NO: 3661-27-01 / P000683

		Total
DIVISION 2 - SITE CONSTRUCTION	\$	670,873
DIVISION 3 - CONCRETE	\$	786,144
DIVISION 4 - MASONRY	\$	-
DIVISION 5 - STEEL	\$	45,700
DIVISION 6 - CARPENTRY	\$	79,375
DIVISION 7 - THERMAL/MOISTURE	\$	119,940
DIVISION 8 - WINDOWS AND DOORS	\$	196,890
DIVISION 9 - FINISHES	\$	288,158
DIVISION 10 - SPECIALTIES	\$	39,769
DIVISION 11 - EQUIPMENT	\$	4,052
DIVISION 12 - FURNISHINGS	\$	6,508
DIVISION 14 - ELEVATOR-- Not Approved Vendor	\$	50,350
DIVISION 15 - MECHANICAL -- V.E. Bard Units	\$ 418,000	\$ 684,600
DIVISION 16 - ELECTRICAL	\$	633,348
BUILDER'S RISK INSURANCE ALLOWANCE	\$	25,000
CONTINGENCY	\$	85,000
TOTAL COST OF WORK		\$ 3,715,707

PRE-DESIGN	1.6%	\$	77,924.00
DESIGN	4.0%	\$	189,738
BIDDING AND AWARD	0.3%	\$	14,000
CONSTRUCTION PHASE	3.2%	\$	152,000
WARRANTY	0.2%	\$	8,760
OVERHEAD	2.2%	\$	105,825
PROFIT	7.4%	\$	352,750
GENERAL CONDITIONS	2.7%	\$	129,901
TOTAL FEE		21.7%	\$ 1,030,898

TOTAL GUARANTEED MAXIMUM PRICE \$ 4,746,605

SBBC BUDGET \$ 3,527,500

This GMP is based on reuse contract documents dated JANUARY 7, 2008.
with fee adjustments for new construction verses a reuse

This GMP does not include any money for revisions based
on comments from the above listed agencies or the SBBC Building Department.

Certified True and Correct by: 

NAME / TITLE:

Bill Oakman, Project Manager

James B. Pirtle Construction Co., Inc.

DATE:

4/25/08

Subcontractor Participation

Project Name : Pines Lakes Elementary School 12 Classroom Addition
 Project Number : 3661-27-01 / P000683

BID PACKAGE	DESCRIPTION	BUDGET (Est. Cost)	SUBCONTRACTOR	M/WBE	NOTES
DIV. 02	SITE WORK				
02-220	Earthwork & Paving	\$ 390,290.00	STANFORD & SONS		
02-221	Topsail	\$ -	\$		
02-600	Site Utilities	\$ 254,400.00	#REF!		
02-810	Irrigation	\$ 3,015.00	DIXIE		
02-830	Fencing & Gates	\$ 3,675.00	TROPIC FENCE		
02-860	Underground Survey	\$ -	\$		
02-881	Soil Treatment	\$ -	\$		
02-889	Sodding Restoration	\$ -	\$		
02-900	Landscaping & Sod	\$ 19,493.00	LANDSCAPE SERVICE		
DIV. 03	CONCRETE				
03-000	Concrete Shell	\$ 296,044.00	BUILDER'S PLUS		
03-410	Precast Concrete Joists	\$ 171,500.00	SPI		
03-470	Tilt-Up Concrete	\$ 318,600.00	WOODLAND		
DIV. 04	MASONRY				
04-220	Masonry	\$ -	\$		
DIV. 05	STRUCTURAL STEEL				
05-120	Structural & Misc. Metal	\$ 45,700.00	SUNCOR, INC.		
DIV. 06	WOODS & PLASTICS				
06-410	Millwork & Cabinets	\$ 79,375.00	INSTITUTIONAL PRODUCTS		
06-600	Rough Carpentry	\$ -	\$		
DIV. 07	THERMAL & MOISTURE PROTECTION				
07-510	Roofing Systems	\$ 112,400.00	WEISS & WOOLRICH		
07-900	Caulking & Waterproofing	\$ 7,540.00	COMAN CAULKING		
DIV. 08	DOORS & WINDOWS				
08-000	Door & Hardware Installation	\$ 20,450.00	HRC		
08-100	HM Doors, Frames & Hardware	\$ 83,690.00	NEXT DOOR COMPANY		
08-200	Access Doors	\$ -	\$		
08-410	Windows & Glazing	\$ 92,750.00	SUPERIOR WINDOWS		
DIV. 09	FINISHES				
09-260	Framing, Drywall & Stucco	\$ 145,000.00	APPLEGATE		
09-310	Ceramic & Quarry Tile	\$ 30,705.00	RUSS ZAHARION		
09-510	Acoustical Ceilings & Wall Panels	\$ 26,000.00	SUPERIOR INTERIOR		
09-660	Resilient Flooring & Carpeting	\$ 26,985.00	ACOUSTI		
09-900	Painting & Special Coatings	\$ 59,468.00	MARIO'S ENTERPRISES		
DIV. 10	SPECIALTIES				
10-100	Visual Display Boards & Cases	\$ 15,088.00	MULTILINE		
10-165	Toilet Partitions & Accessories	\$ 6,500.00	MULTILINE		
10-210	Louvers	\$ -	\$		
10-400	Signage	\$ 6,951.00	INTELLIGENT SIGNAGE		
10-522	Fire Extinguishers & Cabinets	\$ 1,485.00	MULTILINE		
10-532	Aluminum Walkway Covers	\$ 6,510.00	AMERICAN WALKWAY COVERS		
10-675	Metal Lockers & Shelving	\$ 3,235.00	MULTILINE		
DIV. 11	EQUIPMENT				
11-132	Projection Screens	\$ 4,052.00	MULTILINE		
DIV. 12	FURNISHINGS				
12-510	Window Treatments	\$ 6,508.00	TOP NOTCH		
12-692	Corner Guards	\$ -	\$		
DIV. 14	ELEVATOR				

Subcontractor Participation

Project Name : Pines Lakes Elementary School 12 Classroom Addition
 Project Number : 3661-27-01 / P000683

BID PACKAGE	DESCRIPTION	BUDGET (Est. Cost)	SUBCONTRACTOR	M/WBE	NOTES
14-200	Elevator	\$ 50,350.00	THYSSENKRUPP		
DIV. 15	MECHANICAL SYSTEMS				
15-300	Fire Sprinkler Systems	\$ 53,600.00	ARFRAN II		
15-400	Plumbing Systems	\$ 97,000.00	HEALEY PLUMBING		
15-500	HVAC Systems	\$ 534,000.00	HYVAC		
DIV. 16	ELECTRICAL SYSTEMS				
16-000	Electrical Systems	\$ 633,348.00	DAVCO		
	SUB-TOTAL:	\$ 3,605,707.00		\$	

**James R. Tucker, Inc.
Construction Consultants**

The School Board of Broward County
Facilities and Construction Division
1700 S.W. 14th Court
Fort Lauderdale, Fla. 33312

August 11, 2008

ATTN: Mr. Denis Herrmann

RE: Pines Lakes Elementary, project # P000683

Dear Denis,

We have reviewed the Guaranteed Maximum Price proposals from James B. Pirtle Construction Company for the above project. We have prepared an estimate to compare costs for the school with the Pirtle proposal and we have forwarded the Tucker estimate to Scott Hennigar, the project manager for the S.B.B.C..

The project is within the cost guidelines to meet industry standards. Pirtle has adequate coverage of proposals for all divisions of the work and the subcontractors all appear to be qualified as well as competitive.

The comparison of the costs for the school is as follows:

<u>School</u>	<u>Tucker Estimate</u>	<u>Pirtle Estimate</u>
Pines Lakes Elementary	\$ 4,656,827.00	\$ 4,746,605.00

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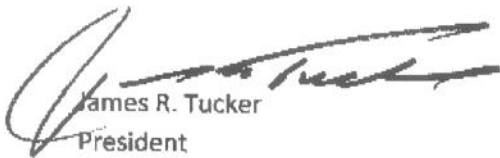
SUMMARY

James B. Pirtle Construction Company has submitted First Class Estimates which are Competitive and Accurate "Costs" for the Construction of the three T.P.M. schools described herein.

Enclosed is the estimate prepared by James R. Tucker, Inc. for Pines Lakes Elementary.

Respectfully submitted,

James R. Tucker, Inc.


James R. Tucker
President

C.C. Michael Garretson, Deputy Superintendant, S.B.B.C.
Jack Cooper, S.B.B.C.
Scott Hennigar, S.B.B.C.