

DESCRIPTION OF WORK EXCLUDED:

1. None

V. SPECIFICATIONS: The following Specifications Sections, together with the Drawings and other related items of work as described herein, further define the Scope of Work of the Bid Package (Contract). Note these lists may be modified by Bid Supplements and Addenda.

1. All specifications, reference Document Enumeration Log in Project Manual.
2. Work Related to this Trade as defined in the following Specifications Sections:
 - a. ALL specifications and drawings are owned by this package. Notes associate between architectural, fire sprinkler, plumbing, mechanical, and electrical / fire alarm – reference all notes for complete scope of work.

W. CONTRACT DRAWINGS: The following drawings are included in the Scope of Work of this Bid Package. This list may be modified by Bid Supplements and Addenda.

1. All drawings, reference Document Enumeration Log in Project Manual.

Signature Page Follows

Sarasota High School Building 13 and 14 Renovation Bid Proposal Form



Scope Review Meeting
Sarasota High School Buildings 13 & 14 Renovation
2155 Bahia Vista Street, Sarasota, FL 34239

Schenkel Schultz

Trade Contractor Quote Date	28-Sep	B&I
		(239) 344-2767
Gilbane Team Member Responsible for Scope	Jordan Hoover	Austin Wallace
E-mail Address	jhoover@gilbaneco.com	awallace@bandiflorida.com
Phone Number	941-737-3101	Qualified
		0.71
Scope Review Date & Time		Jason Grabowski; Jordan Hoover; Shawn Martin; Kathleen Simpson 10/17/23 @ 10:30a

23A	HVAC	\$ 7,950,000		
		Y,N,G,OA,TA	Value (\$)	Comments
U. SCOPE OF WORK:				
SPECIFIC SCOPE OF WORK				
Specific Scope Item 1	Provide a 100% turnkey HVAC system including all required components and controls system.	Y	Included	
	Chillers	Y	Included	Trane
	Pumps	Y	Included	Taco
	Glycol	Y	Included	
	Ice Tanks	Y	Included	Calmac
	Heat Exchanger	N	\$ 10,000	Alpha Laval (\$10k deduct for Polaris)
	Misc CEP Equipment	Y	Included	
	AHU	Y	Included	Trane
	VAV	Y	Included	Trane
	Fans	Y	Included	Cook
	Chilled water pipe	Y	Included	Aquatherm included
	Controls (Include raceways)	Y	Included	Trane
	Duct cleaning	Y	Included	
Specific Scope Item 2	Provide all mechanical and architectural louvers shown or referenced in the contract documents. This scope of work includes all fasteners, anchors, screens, sill flashing pans, etc. Include all concrete and masonry cutting as required to install new louvers.	Y	Included	
	Mechanical louvers	Y	Included	
	Architectural Louvers	N	Not Applicable	Excluded Architectural Louvers
	All cutting required	N	\$ 40,000	Added to scope of work
Specific Scope Item 3	Provide construction valves (if permanent valves are not present) at all underground chilled water connections to existing buildings so that the existing line may be abandoned without cutting into the new lines. Provide valves above slab in mechanical rooms for new chilled water pipe. Include additional valves wherever necessary to meet the project schedule. Mark all valves on the as-built drawings.	Y	Included	
	U/G construction valves at building entry	Y	Included	
	Valves in mechanical rooms	Y	Included	
	Construction valves for phasing	Y	Included	
Specific Scope Item 4	Demolish all HVAC equipment including but not limited to chillers, boilers, pumps, ice tanks, air handlers, condensing units, split systems, etc. and piping indicated on the documents. Cut, remove, and dispose of all required ductwork. The boiler will remain in use until the final renovations near the end of the project.	Y	Included	
	HVAC Equipment demo	Y	Included	
	Piping demo	Y	Included	
	Ductwork demo	Y	Included	
	Controls demo	Y	Included	
	Disposal/Dumpsters	Y	Included	
	Boiler to remain in use to project completion	Y	Included	
	Grout fill abandoned pipe if not removed	N	By 03A	B&I provide injection points for grout fill by others and remove after fill
Specific Scope Item 5	Recover refrigerant and glycol from existing mechanical equipment to be removed and turn over the salvage value to the owner.	Y	Included	
	Refrigerant recovery	Y	Included	
	Glycol recovery	Y	Included	
	Salvage or reuse?	Y	Included	B&I will reuse if possible; salvage to B&I
Specific Scope Item 6	Provide all water treatment. Include flushing and treatment as needed for multiple phases. Provide cleaning of existing and new strainers as needed until chilled water system and connected equipment is complete.	Y	Included	
	Water treatment	Y	Included	
	Flush as needed	Y	Included	
	Maintain strainers	Y	Included	
	New AHU's will run with older CEP equipment	Y	Included	B&I test existing water loop before tying in new
	Water treatment & Flushing of Existing allowance	N		Allowance needed to treat and maintain existing loop

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Specific Scope Item 7	Provide drain pans with drain pipe under the heat exchanger and pumps in the energy plant. Provide additional pans at air handlers, fan coil units, etc. as indicated on the documents. Provide all condensate piping. Pans to be welded stainless steel.	Y	Included	
	Drain pans	Y	Included	
	Welded stainless steel	Y	Included	
Specific Scope Item 8	Provide all trenching, excavation, backfill, and compaction for underground work included in this scope of work. Hand digging to expose existing utilities will be required. Refer to General Scope of Work and existing site conditions.	Y	Included	
	Cutting and disposal of concrete and asphalt	Y	Included	
	Trenching & excavation	Y	Included	
	Backfill & compaction	Y	Included	
	Regrade to existing condition	Y	Included	
	Hand digging to expose conflicts	Y	Included	
	Valve boxes to be traffic rated	Y	Included	
Specific Scope Item 9	Provide all core drilling and sleeves as required through floors, slabs and walls. Refer to Structural requirements for details	Y	Included	
	Core drilling	Y	Included	
	Sleeves	Y	Included	
	Reinforcement at penetrations	Y	Included	If required
Specific Scope Item 10	Provide all sealants necessary to prevent passage of water, insects, air, etc. at entry points into the buildings. Provide sealants as needed on interior of building to close gaps between existing finishes and new work and to provide a neat installation.	Y	Included	
	Exterior sealants / weatherproofing	Y	Included	
	Interior sealants	Y	Included	
Specific Scope Item 11	Provide all firestopping work for all work installed under this scope of work. Firestopping material to be manufactured by Hilti unless all MEP contractors agree to an alternate single-source manufacturer.	Y	Included	
	Firestopping	Y	Included	
	Hilti	Y	Included	
Specific Scope Item 12	Provide and install all secondary structural components and structural reinforcement (example: Steel Supports or Unistrut) required for installation of your work. All new work to be supported separately from other trades. Provide trapeze as necessary	Y	Included	
	Secondary supports & trapeze	Y	Included	
	Joist reinforcement	Y	Included	
	Steel lintels at wall openings	N	\$ 35,000	Added to Scope of Work
	Angle frames at roof	N	In Above	Added to Scope of Work
	Added Lintels per RFI / Addendum	G	\$ 65,000	Lintels added via RFI
Specific Scope Item 13	Furnish variable frequency drives and starters where required for installation by the electrical contractor.	Y	Included	
	VFD's	Y	Included	
	Starters	Y	Included	
Specific Scope Item 14	Mechanical equipment to have quantities of connection as indicated on Electrical Drawings. Chillers will be direct fed from the utility transformer; ensure number of terminations is correct on purchased equipment.	Y	Included	Included basis of design; ensure Trane chillers have 2 lugs
Specific Scope Item 15	Provide independent testing and balancing services of the HVAC system. Provide testing and balancing required for each phase of work completion. Provide final test and balance with report at completion of each building or system.	Y	Included	Premier energy solutions
Specific Scope Item 16	Provide all condensate piping required for this scope of work. Provide condensate pumps if required.	Y	Included	
	Condensate pipe	Y	Included	
	Condensate pumps (shown or not)	Y	Included	
Specific Scope Item 17	Include installing smoke duct detectors supplied by electrical contractor.	Y	Included	
Specific Scope Item 18	Provide turn-key controls system. Includes all required raceways, back boxes, supports, fasteners, wiring, etc. needed for any low-voltage controls or temperature controls furnished and installed by this trade contractor. Provide coordination and integration with lighting controls indicated in documents.	Y	Included	
	Controls	Y	Included	
	Raceways	Y	Included	
	Integration with lighting controls	Y	Included	
Specific Scope Item 19	Concrete equipment pads are by others. Layout for equipment pads is the responsibility of this Trade Contractor.	Y	Included	
Specific Scope Item 21	All of the equipment and devices above the ceiling are to be clearly labeled on the acoustical ceiling grid by a color dot system as specified. All other labeling, signage, tape, tags, etc. as specified are included. This Trade Contractor is to apply all Archibus tags on equipment and complete all forms required in the close out documents. Removal and logging of tagging from existing equipment is also included.	Y	Included	
	Grid labeling	Y	Included	
	Barcode tagging & tracking sheets	Y	Included	
Specific Scope Item 22	Cap/close off abandoned grilles, louvers, curbs, etc as shown on the Drawings. Include weather sealants and/or firestopping as needed. Include caps at all demolition keynotes D1 and D4.	Y	Included	

Sarasota High School Building 13 and 14 Renovation
 Bid Proposal Form



23A	HVAC	\$ 7,950,000		
		Y,N,G,OA,TA	Value (\$)	Comments
	Roof curb caps	Y	Included	
	Louver/wall caps	Y	Included	
Specific Scope Item 23	Provide curb adaptors, extensions, etc. at roof curbs to prevent removal and replacement of existing curb where possible. Include engineering	Y	Included	
Specific Scope Item 24	Provide temporary end caps or otherwise seal off ends of ductwork to permit duct leakage testing and to seal open ends of ductwork each night.	Y	Included	
Specific Scope Item 25	Provide temporary construction filters, filter spray, and filter maintenance as required to protect all equipment and ductwork from dirt and dust conditions (a minimum of four (4) filter changes each phase or as required to maintain airflows). Once installed and tied-in, all return air grilles, outside air, etc. shall be covered with filter media for the duration leading to turnover. Filter media throughout shall be changed and replaced at least once every week. Remove when directed by the Construction Manager.	Y	Included	
	Temp AHU construction filter	Y	Included	
	Return grill temp filters	Y	Included	
Specific Scope Item 26	Provide temporary cooling and dehumidification as necessary for the duration of the HVAC work	N	See Allowance	Allowance for all temp cooling
	Vestibules / Rooms	N	In Allow	\$5k per unit to set up and take down; no rental cost for B&I but \$5k/mo for others; need electrician connection
Specific Scope Item 27	Provide temporary chiller and pump package if required for change-over of existing chillers and pumps. Proposed temporary chiller size to be calculated and submitted to the Engineer of Record for review within fourteen (14) days of receiving the executed contract.	N	In Allow	See alternate
	Temp chillers & pumps	N	In Allow	
	Tonnage	N	In Allow	(2) 400 ton w/ pumps; save \$50k/month for less than 6 months
	Duration	N	In Allow	6 months
Specific Scope Item 28	Provide multiple mobilizations as required per the project schedule to complete this project in Phases. Each individual area may require different start and completion times as may be necessary to maintain the operation and facilities of the existing school.	Y	Included	
Discussion Items				
	Fire dampers new vs old			
	Test all existing dampers	Y	Included	
	Replace where shown	N	See allowance	\$500/EA FIRE; FIRE/SMOKE \$1500+ELEC
	Allowance for replacement of defective dampers	N	See allowance	\$500/EA FIRE; FIRE/SMOKE \$1500+ELEC
	Provide access panels required in ceilings and walls as necessary to facilitate maintenance and access of all serviceable items per documents and applicable code. All access doors to be key-lockable and be by same manufacturer so that all keys are the same. Coordinate manufacturer with other MEP trades and confirm keyway prior to Provide Refurbished Ice Tanks (not from SHS)	Y		
	Provide one (1) full set of attic stock filters	Y		Credit for refurbished tanks
	Provide metal cover plate, sealant, and insulation over existing ductwork at exterior wall penetration for pressure relief grilles in lieu of removal of exterior grilles and ductwork. Refer to demolition keynote D1.	N	\$ 15,000	Added to Scope
	Roof access stair	N	\$ 47,187	Include (2) setup/breakdown and (20) months rent
	Disconnect / Reconnect dryers	G	\$ 3,600	5 each
	Floor mount AHU's per Addendum	G	\$ 9,600	4 each
GENERAL SCOPE OF WORK				
Trade Contractor has accepted the General Scope of Work Items:				
	Safety (Complete plan included; selected items discussed below)			
	Safety orientations and Stretch & Flex	Y	Included	Stretch and flex at muster point near work location
	Drug testing	Y	Included	
	Helmets	Y	Included	
	Ladders Last	Y	Included	
	Staff appropriately to adhere to work hours	Y	Included	(5) 8 OR 10 HOUR DAYS; SUMMER 6 DAYS SUMMER/BREAKS
	Multiple Mobilizations	Y	Included	
	Coordination of deliveries	Y	Included	
	Coordination of noisy operations	Y	Included	
	Coordination of shutdowns	Y	Included	
	Daily clean-up	Y	Included	
	Layout & Engineering	Y	Included	
	Surveying (including as-builts)	Y	Included	
	Underground coordination & exposing existing conflicts	Y	Included	
	Hoisting	Y	Included	
	Textura	Y	Included	
	All escalation costs included	Y	Included	
	Warranties begin at completion of each phase	Y	Included	
	Direct Material Purchase program	Y	Included	
	School requirements	Y	Included	
	E. Verify	Y	Included	
	No tobacco onsite	Y	Included	
	No firearms	Y	Included	
	Security badging - 100% of workers	Y	Included	
	No drugs	Y	Included	
Trade Contractor has accepted the Project Manual:				
		Y	Included	

Sarasota High School Building 13 and 14 Renovation
 Bid Proposal Form



23A	HVAC	\$ 7,950,000		
		Y,N,G, OA,TA	Value (\$)	Comments
Trade Contractor has accepted proposal terms and conditions		Y	Included	
A. General:	Refer to Proposal Form Section A	Y	Included	
B. Lump Sum / Insurance:	Refer to Proposal Form Section B			
	Includes Taxes	Y	Included	
	Excludes Bond	Y	Included	
	Includes Insurance	Y	Included	
C. Supplements:	Refer to Proposal Form Section C	Y	Included	Received Date
	Supplement #1:	Y	Included	9/19/2023
	Supplement #2:	Y	Included	9/22/2023
	Supplement #3:	N	See Allowance	Not yet acknowledged
	Supplement #4:		N/A	
D. Scope of Award:	Refer to Proposal Form Section D	Y	Included	
E. Contract Execution:	Refer to Proposal Form Section E	Y	Included	
	Hold proposal price for (90) days	Y	Included	Hold to end of December
F. Prequalification:	Refer to Proposal Form Section F	Y	Included	
	Have you completed prequalification with Gilbane through Compass?	Y	Completed	
G. Bid Bond:	Refer to Proposal Form Section G	Y	Included	
	1. Any proposal that includes a Lump Sum Bid Price of \$1,000,000.00 or higher.	Y	Provided	
	2. Trade Contractor has not completed <u>prequalification in Compass</u>			
	3. At the Construction Manager's discretion and requested in writing.			
H. ALTERNATES:	Refer to Proposal Form Section H	Y	Included	
Alternate 1:	Performance and Payment Bonds – Provide cost for 100% performance payment bonds (Cost should not be included in the base bid)		\$ 50,000	Not Accepted
Alternate 2:	Refurbish existing Ice Tanks in lieu of purchasing new tanks	Y	\$ (152,000)	Accepted above
Alternate 3:	Demolition and Disposal of Existing Ice Tanks to be performed by others. Include cut, cap, and glycol recovery only.		\$ (20,000)	Not Accepted
Alternate 4:	Provide all cutting for HVAC work (Louvers, roof penetrations, AHU Primary Supports)	Y	\$ 40,000	Accepted above
Alternate 5:	Provide structural frames for HVAC work (Louvers, roof penetrations, AHU Primary Supports)	Y	\$ 35,000	Accepted above
Alternate 6:	Vestibules / Rooms	Y	\$ 20,000	Accepted above
Alternate 7:	Provide one (1) complete set of filters for Owner use.	Y	\$ 15,000	Accepted above
Alternate 8:	Delete temporary cooling from scope of work (if change over can occur during school breaks)		N/A	Not Applicable
Alternate 9:	Add Temporary Chiller and Pump Package for 6 months (if change over cannot occur during school breaks)	Y	\$ 400,000	Accepted as Allowance
I. UNIT PRICES (MATERIAL, AND EQUIPMENT RATES):	Refer to Proposal Form Section I	Y	Included	
Unit Cost #1	Provide roof-access scaffold stair: -Erection, Removal, and first month of rental		\$ 7,200	/ Each
Unit Cost #2	Provide roof-access scaffold stair: -Each additional month of rental		\$ 1,350	/ Month
Unit Cost #3	Provide 10k lull for CM's exclusive use. Cost per month (not including delivery/pickup)		\$ 4,000	/ Month
J. LABOR RATES:	Refer to Proposal Form Section J	Y	Included	
	Foreman / Supervisor		\$ 68.20	/ HR
	Journeyman / Technician		\$ 57.20	/ HR
	Apprentice / Operator		\$ 46.20	/ HR
	Laborer		\$ 35.20	/ HR
K. COST BREAKDOWN AND QUANTITY BREAKDOWN:	Refer to Proposal Form Section K	Y	Included	
	Material		\$ 2,650,000	
	Labor		\$ 1,200,000	
	Sub-Subs (Provide values and name of trades at right)		\$ 1,600,000	
	Firm #1:			
	Equipment (lifts, rentals, pumps, generators, temp air, etc.)		\$ 2,500,000	
	Taxes			
	Total Manhours		18200	Hours
	Crew Size		20	Workers
	Submittal Duration from Contract Award		2 to 4	Weeks
	Lead Times / Critical Equipment			
	Chillers		38 to 40	Weeks
	Ice Tanks		10 to 12	Weeks
	Heat Exchanger		20 to 24	Weeks
	Pumps		8 to 10	Weeks
	VFD's		16 to 18	Weeks
	Fans		11	Weeks (Confirmed in meeting; 22 weeks for fume hood fans)
	Louvers		7 to 8	Weeks
	Air Handlers		41 to 42	Weeks (Review improvement for first two phases)
	VAV's		7 to 8	Weeks
L. ECONOMIC INCLUSION PLAN (EIP):	Refer to Proposal Form Section L		0%	
M. TRADE SUBCONTRACTORS AND SUPPLIERS:	Refer to Proposal Form Section M	Y	Included	
	Duct Cleaning	Y	Duct Detetives	0.8
	Controls	Y	Trane	0.76
	Insulation	Y	BMR Insulation	0.82
	Water treatment	Y	Nalco	
	Test & Balance	Y	Premier energy solutions	



23A	HVAC	\$ 7,950,000		
		Y,N,G, OA,TA	Value (\$)	Comments
N. ALLOWANCES:	Refer to Proposal Form Section N			
Owner Allowance	Description:		N/A	
Trade Allowance	Description:		N/A	
O. SCHEDULE:	Refer to Proposal Form Section O			
P. LIQUIDATED DAMAGES:	Refer to Proposal Form Section P	Y	Included	
Q. NON-COLLUSION AFFIDAVIT:	Refer to Proposal Form Section Q	Y	Included	
R. CERTIFICATE OF BIDDER ELIGIBILITY:	Refer to Proposal Form Section R	Y	Included	
S. TRADE CONTRACTOR'S PROPOSED PROJECT TEAM:	Refer to Proposal Form Section S	Y	Included	
	Executive Liaison:	Y	Jason Grabowski	
	Project Manager:	Y	Ashley Fernandez	
	Onsite Supervision:	Y	Alberto Feliciano	
	Insurance Contact:	Y	Tracey Wine-Cornwell	
	Accounting	Y	Tracey Wine-Cornwell	
T. QUALIFICATIONS:	List any Qualifications or Clarifications below	Y	Included	
	All patching of walls, floor, sidewalks, etc by others	N	By Others	Excluded
	Sitework prep for new pads	N	By Others	Excluded
V. SPECIFICATIONS:	Refer to Proposal Form Section V	Y	Included	
W. CONTRACT DOCUMENTS:	Refer to Proposal Form Section W	Y	Included	
		Leveled Bid Total \$		8,195,387

PROPOSAL FORM

Sarasota High School Building 13 & 14 Renovation

Project Number: **J09869.100**

Bid Package 23A - HVAC

To: **Gilbane Building Company**

TRADE CONTRACTOR NAME:

B&I Contractors, Inc

_____ the undersigned

Bidders shall upload to SmartBid the Gilbane Proposal Form as their proposal submission that is inclusive of and includes the information requested in this document.

The undersigned:

- A. GENERAL:** Proposes to furnish all labor, materials, equipment and services as required to satisfactorily complete all **Work** related to this **BID PACKAGE** as required for the construction and completion of **Sarasota High School Building 13 & 14 Renovation** Project, all in accordance with the Drawings and Specifications as prepared by Schenkel Shultz Architecture, the Project Manual, this Proposal Form, and all documents incorporated by reference.

This Proposal includes all costs necessary for the Trade Contractor to fulfill the requirements of the Trade Contract Agreement, a sample of which was included in the Project Manual.

- B. LUMP SUM PRICE/INSURANCE:** All Work required by the foregoing documents will be accomplished

for the Lump Sum Bid Price of: Seven million nine hundred and fifty thousand

_____ Dollars (\$ 7,950,00.00)

(Show amount in both words and figure. In case of discrepancy, amount shown in words will govern)

The Lump Sum Bid Price above:

- **INCLUDES** all taxes as required for the Project;
- **EXCLUDES** all premiums for Performance and Labor and Material Payment Bonds each in the sum of one hundred percent (100%) of the Contract Amount;
- **INCLUDES** all insurance premiums required to meet contractual insurance requirements

- C. SUPPLEMENTS:** The above price includes all stipulations and requirements of the following Supplements, which have been received and accepted by the undersigned. Note that it is incumbent of the bidder to include all Supplements issued in the bid. Failure to acknowledge a supplement does not relieve the bidder from the requirements of the supplement.

Supplement 1 Dated 19SEP23

Supplement N/A Dated N/A

Supplement 2 Dated 22SEP23

Supplement N/A Dated N/A

Supplement N/A Dated N/A

Supplement N/A Dated N/A

- D. SCOPE OF AWARD:** By submitting its bid, the Bidder hereby agrees that the Owner or Construction Manager may, in its sole discretion, decide which combination of base bid plus alternates, (if any) would provide the Owner with the most efficient expenditure of the Owner's funds with respect to any bidder. Owner's selection and determination of which combinations of base bid plus alternates (if any) would provide the most efficient expenditure of the Owner's funds shall form the basis of awarding the contract. By submitting its bid, Bidder further agrees that the sum of the base bid plus alternates (if any) as so determined by the Owner separately for each bidder shall be deemed to be such bidder's bid for purposes of determining the lowest responsible bidder for such portion of the work or for such bid package. Such determination by the Owner shall not be subject to challenge by the Bidder.
- E. CONTRACT EXECUTION:** Bidder agrees that if written notice of the acceptance of this bid is mailed or delivered to the undersigned within sixty (60) days after the Proposal Due Date, or any time thereafter before it is withdrawn, the undersigned shall execute the contract. If requested, a Performance Bond and Labor and Material Payment Bond will be delivered to the Construction Manager at the time of execution of the Contract. Failure to execute said contract within ten (10) days after receipt of written Notice of Award of its bid may be considered a default under the obligation of the bid bond. Fully executed contracts, bonds (when required) and compliant insurance shall be provided before starting onsite activities.

Bidder represents that he has reviewed the Trade Contract Agreement issued as part of the bidding documents, agrees that if selected for award he will execute the Trade Contract Agreement without exceptions, exclusions, qualifications, clarifications and/or alterations, and is authorized to make such representation on behalf of the Bidder.

Bidder represents that he has reviewed the insurance requirements in Article 6 of the Trade Contract Agreement, has included all costs to fully comply with same, and is authorized to make this representation on behalf of the Bidder.

Bidder shall acknowledge that their Proposal or any supplement information provided with the Proposal is not a Contract Document.

- F. PREQUALIFICATION:** Bidder acknowledges that award is contingent on a completed and reviewed prequalification with Compass.
- G. BID BOND:** The Construction Manager reserves the right to require the Bidder to submit a 10% Bid Bond at no additional cost upon request. The requirement for providing a Bid Bond is:
1. Any proposal that includes a Lump Sum Bid Price of **\$1,000,000.00** or higher.
 2. Trade Contractor has not completed prequalification in Compass
 3. At the Construction Manager's discretion and requested in writing.

The Bidder shall submit a fully executed Bid Bond on the provided Gilbane Bid Bond Form found in the Project Manual.

- H. ALTERNATES:** An Alternate Price shall include all costs associated with the changes, omissions, additions or other adjustments to the Work of this Bid Package (Contract) which are described in the alternate or are reasonably inferable therefrom. Claims for extras resulting from changes caused by the acceptance or rejection of any Alternate will not be allowed. Alternate Prices shall also include all costs of overhead and profit

associated with the work of the alternate, whether additive or deductive.

The Drawings, Specifications and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various alternates. The Owner and the Construction Manager expressly reserve the right to accept or reject any, or all, Alternate Prices, and in any sequence prior to or after award. Acceptance or rejection of any Alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.

1. All alternates must be responded to. If the alternate does not have an impact on the Work of this Bid Package, then a zero-dollar amount (\$0) shall be entered.
2. Alternates in which the Bidder lists “N/A” or “Not Applicable” shall be considered Zero Dollars (\$0.00) and have no cost impact to the Bidder or the project should the Alternate Price be accepted.
3. Alternates in which the Bidder states “No Bid” and/or leaves the price blank (i.e. no response provided) whether intentional or unintentional for an alternate that is considered as part of the award process, shall be deemed consider a zero-dollar amount (\$0).

NOTE: The Lump Sum Proposal Price must be submitted and complete in accordance with the Project Manual before any consideration will be given to any Voluntary Alternates.

Alternate No	Alternate Description	Alternate Value
1	Performance and Payment Bonds – Provide cost for 100% performance payment bonds (Cost should not be included in the base bid)	<u>Add</u> / No change \$ <u>50,000.00</u>
2	Refurbish existing Ice Tanks in lieu of purchasing new tanks	Add / <u>Deduct</u> / No change \$ <u>152,000.00</u>
3	Demolition and Disposal of Existing Ice Tanks to be performed by others. Include cut, cap, and glycol recovery only.	Add / <u>Deduct</u> / No change \$ <u>20,000.00</u>
4	Provide all cutting for HVAC work (Louvers, roof penetrations, AHU Primary Supports)	<u>Add</u> / Deduct / No change \$ <u>40,000.00</u>
5	Provide structural frames for HVAC work (Louvers, roof penetrations, AHU Primary Supports)	<u>Add</u> / Deduct / No change \$ <u>35,000.00</u>
6	Provide metal cover plate, sealant, and insulation over existing ductwork at exterior wall penetration for pressure relief grilles in lieu of removal of exterior grilles and ductwork. Refer to demolition keynote D1.	<u>Add</u> / Deduct / No change \$ <u>20,000.00</u>
7	Provide one (1) complete set of filters for Owner use.	<u>Add</u> / Deduct / No change \$ <u>15,000.00</u>

8	Delete temporary cooling from scope of work (if change over can occur during school breaks) Add temporary chiller and pump package for six (6) months to scope of work (if change over cannot occur during school breaks)	(Add) / Deduct / No change \$ <u>400,000.00</u>
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I. UNIT PRICES (MATERIAL, AND EQUIPMENT RATES): All Unit Prices submitted shall remain valid for the duration of this agreement and are subject to review/audit by the Construction Manager. Unit Prices shall be used, where applicable, to make adjustments to the cost of the Work due to changes. All Unit Prices submitted shall be complete in-place prices (unless noted otherwise) and include all costs for all applicable Federal, State, Municipal or local taxes, bonds, labor, fringes, materials, equipment and any other incidentals related to the completion of the Work and shall exclude overhead and profit and shall remain in effect for the period of the Contract Agreement. Unit prices listed are for additive work. Deductive unit prices in all cases are to be calculated the same as additive unit prices (**100%** if used in conjunction with an allowance).

Unit Prices are not accepted by the Construction Manager or included in the Contract Agreement unless specifically identified in the Contract Agreement.

Unit Cost No	Unit Cost Description	Unit Cost Value
1a	Provide roof-access scaffold stair: - Erection, Removal, and first month of rental	(Add) / Deduct \$ <u>7,200.00</u> / Each
1b	Provide roof-access scaffold stair: - Each additional month of rental	(Add) / Deduct \$ <u>1,350.00</u> / Month
9	Provide 10k lull for CM's exclusive use. Cost per month (not including delivery/pickup)	(Add) / Deduct \$ <u>4,000.00</u> / Month

J. LABOR RATES: Labor Rates shall be used, where applicable, to make adjustments to the cost of the Work due to changes. Provide labor rates which may be used, subject to review and approval, in pricing any extra work that may be required. Rates are to be complete billing rates and are to include actual wages, taxes, fringes, insurance, but exclude overhead and profit. Note: Costs for home-office, other non-job-site or indirect overhead expenses, or tools necessary for construction are not allowed per Owner Contract

Labor Rates are not accepted by the Construction Manager or included in the Contract Agreement until detailed breakdowns are submitted and specifically identified in the Contract Agreement or a Change Order.

1	Foreman / Supervisor	\$ <u>68.20</u> Per Hour
2	Journeyman / Technician	\$ <u>57.20</u> Per Hour
3	Apprentice / Operator	\$ <u>46.20</u> Per Hour
4	Laborer	

		\$ <u>35.20</u> Per Hour
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K. COST BREAKDOWN AND QUANTITY BREAKDOWN: In order to properly evaluate the Proposal, provide the following information. The Scope of Work to be awarded will not be influenced by the cost and quantity information requested here. Do NOT include the cost of any alternates in base bid or in the following information.

Cost Breakdown Description	Value
Material	\$ 2,650,000.00
Labor	\$ 1,200,000.00
Subcontractors	\$ 1,600,000.00
Equipment	\$ 2,500,000.00
Other	\$ N/A
Other	\$ N/A
Taxes	\$ Included
Total Amount (should match bid amount)	\$7,950,000.00

Quantity Breakdown Description	Quantity	Units
Number of man hours estimated	18,200	Hrs
Crew Size	20	People
Pieces of Equipment	270	EA
Duration of shop drawings from date of award	10-20 business	Days
Provide Lead Times of Critical Equipment		
Chillers	38-40	Weeks
Ice Tanks	10-12	Weeks
Heat Exchanger	20-24	Weeks
Pumps	8-10	Weeks
VFD's	16-18	Weeks
Air Handlers	40-42	Weeks
VAV's	7-8	Weeks
Fans	41-42	Weeks
Louvers	7-8	Weeks
		Weeks

24 lab fans
12 regular

L. ECONOMIC INCLUSION PLAN (EIP): Bidders to identify any potential award to **Minority-Owned and Women-Owned Businesses**. Identify below anticipated subcontractors or suppliers and their certification. After Contract Award, the Trade Contractor shall substantiate its participation commitment/s and provide reporting as required in the Economic Inclusion Plan.

MBE/WBE Participation Percentage: 0.00%

M. TRADE SUBCONTRACTORS AND SUPPLIERS: List below any anticipated lower-tier trade contractors and their scopes of work. This includes all firms that will supply labor at the site and vendors. All Trade Contractors and sub-tier Contractors that will be onsite must have an EMR of 1.0 or less or are subject to safety prequalification by the Construction Manager.

Trade	Firm Name	EMR
Duct Cleaning	Duct Detectives	0.8
HVAC Controls	Trane	0.76
HVAC Insulation	BMR Insulation	0.82

N. TRADE ALLOCATIONS (ALLOWANCE): The Bidder includes the following Trade Allocations in the total Lump Sum Amount of the Base Bid for this Bid Package. In compliance with the Trade Contract Conditions and unless noted otherwise below, the following Trade Allocation amounts include the Trade Contractor’s cost of materials less applicable discounts, delivery to the site, applicable taxes, unloading, handling, and installation. All other costs associated with completing the work described in the trade allocation, including overhead and profit, are included in the base bid but outside of the trade allocation amount. Any expenditure of Allocation funds requires approval from the Construction Manager. Trade Contractor is not entitled to any unspent balance.

TRADE ALLOCATIONS:

1. None

O. SCHEDULE: Reference the Project Manual for the project schedule. This schedule represents the general milestones that must be met to achieve the overall project completion dates and provides guidance to the bidders to understand the time constraints the work must be performed under. With submission of this bid Trade Contractor is agreeing to baseline milestone dates.

P. LIQUIDATED DAMAGES: Bidder acknowledges that liquidated damages are applicable to the Project and have included such consideration in their bid.

Q. NON-COLLUSION AFFIDAVIT: Bidder represents that this Proposal is made in good faith, without fraud, collusion, or connection of any kind with any other bidder of the same work, that they are competing in their own interest and in their own behalf, without connection of obligation to any undisclosed person, that no other person has any interest in regard to all conditions pertaining to the Work and in regard to the place where it is to be done, has made their own examination and estimates and from them makes this Proposal.

R. CERTIFICATE OF BIDDER ELIGIBILITY: Bidder certifies that they are not barred from bidding on the aforementioned contract as a result of a violation of either local or federal laws.

S. TRADE CONTRACTOR’S PROPOSED PROJECT TEAM (if applicable):

- Executive Liaison: Jason Grabowski / jgrabowski@bandiflorida.com
- Project Manager: Ashley Fernandez / afernandez@bandiflorida.com

- Onsite Supervisor: Alberto Feliciano / afeliciano@bandiflorida.com
- Insurance Contact: Tracey Wine-Cornwell / tcornwell@bandiflorida.com
- Accounting: Tracey Wine-Cornwell / tcornwell@bandiflorida.com

T. QUALIFICATIONS (if applicable): As a means to understand your firm’s capabilities on similar projects, provide responses to the below questions on a separate attachment to this Proposal Form.

U. SCOPE OF WORK

Except for those items (if any) specifically noted in the section below entitled "Description of Work Excluded", the Work of this Bid Package shall INCLUDE all of the following:

- a. All items of work required by, and/or specified in, those Sections of the Specifications which are listed herein, under Section V SPECIFICATIONS.
- b. All items of work related to the "Scope of Work", which are shown on the Drawings listed herein under Section W Contract Drawings.
- c. The following "Significant Items of Work" are related to those required by the above referenced documents and are to be provided under, and hereby form a part of, the Scope of Work of this Bid Package (Contract). Should any conflict exist between this written scope of work and the scope of work inferred by the above referenced documents, this scope of work shall govern. All items are furnished and installed by this Trade Contractor unless noted otherwise.

SPECIFIC SCOPE OF WORK:

Provide all labor, materials, equipment and services required to complete all Heating, Ventilating, and Air Conditioning work and related work, including, but not be limited to:

1. Provide a 100% turnkey HVAC system including all required components and controls system.
2. Provide all mechanical ~~and architectural~~ louvers shown or referenced in the contract documents. This scope of work includes all fasteners, anchors, screens, sill flashing pans, etc. Include all concrete and masonry cutting as required to install new louvers.
3. Provide construction valves (if permanent valves are not present) at all underground chilled water connections to existing buildings so that the existing line may be abandoned without cutting into the new lines. Provide valves above slab in mechanical rooms for new chilled water pipe. Include additional valves wherever necessary to meet the project schedule. Mark all valves on the as-built drawings.
4. Demolish all HVAC equipment including but not limited to chillers, boilers, pumps, ice tanks, air handlers, condensing units, split systems, etc. and piping indicated on the documents. Cut, remove, and dispose of all required ductwork. The boiler will remain in use until the final renovations near the end of the project.
5. Recover refrigerant and glycol from existing mechanical equipment to be removed and turn over the salvage value to the owner.
6. Provide all water treatment. Include flushing and treatment as needed for multiple phases. Provide cleaning of existing and new strainers as needed until chilled water system and connected equipment is complete.
7. Provide drain pans with drain pipe under the heat exchanger and pumps in the energy plant. Provide additional pans at air handlers, fan coil units, etc. as indicated on the documents. Provide all condensate

pipng. Pans to be welded stainless steel.

8. Provide all trenching, excavation, backfill, and compaction for underground work included in this scope of work. Hand digging to expose existing utilities will be required. Refer to General Scope of Work and existing site conditions.
9. Provide all core drilling and sleeves as required through floors, slabs and walls. Refer to Structural requirements for details.
10. Provide all sealants necessary to prevent passage of water, insects, air, etc. at entry points into the buildings. Provide sealants as needed on interior of building to close gaps between existing finishes and new work and to provide a neat installation.
11. Provide all firestopping work for all work installed under this scope of work. Firestopping material to be manufactured by Hilti unless all MEP contractors agree to an alternate single-source manufacturer.
12. Provide and install all secondary structural components and structural reinforcement (example: Steel Supports or Unistrut) required for installation of your work. All new work to be supported separately from other trades. Provide trapeze as necessary.
13. Furnish variable frequency drives and starters where required for installation by the electrical contractor.
14. Mechanical equipment to have quantities of connection as indicated on Electrical Drawings. Chillers will be direct fed from the utility transformer; ensure number of terminations is correct on purchased equipment.
15. Provide independent testing and balancing services of the HVAC system. Provide testing and balancing required for each phase of work completion. Provide final test and balance with report at completion of each building or system.
16. Provide all condensate piping required for this scope of work. Provide condensate pumps if required.
17. Include installing smoke duct detectors supplied by electrical contractor.
18. Provide turn-key controls system. Includes all required raceways, back boxes, supports, fasteners, wiring, etc. needed for any low-voltage controls or temperature controls furnished and installed by this trade contractor. Provide coordination and integration with lighting controls indicated in documents.
19. Concrete equipment pads are by others. Layout for equipment pads is the responsibility of this Trade Contractor.
20. Provide electrical work for controls or HVAC equipment requiring connections not indicated on the Electrical Drawings and not addressed via pre-bid RFI.
21. All of the equipment and devices above the ceiling are to be clearly labeled on the acoustical ceiling grid by a color dot system as specified. All other labeling, signage, tape, tags, etc. as specified are included. This Trade Contractor is to apply all Archibus tags on equipment and complete all forms required in the close out documents. Removal and logging of tagging from existing equipment is also included.
22. Cap/close off abandoned grilles, louvers, curbs, etc as shown on the Drawings. Include weather sealants and/or firestopping as needed. Include caps at all demolition keynotes D1 and D4.
23. Provide curb adaptors, extensions, etc. at roof curbs to prevent removal and replacement of existing curb where possible.

24. Provide temporary end caps or otherwise seal off ends of ductwork to permit duct leakage testing and to seal open ends of ductwork each night.
25. Provide temporary construction filters, filter spray, and filter maintenance as required to protect all equipment and ductwork from dirt and dust conditions (a minimum of four (4) filter changes each phase or as required to maintain airflows). Once installed and tied-in, all return air grilles, outside air, etc. shall be covered with filter media for the duration leading to turnover. Filter media throughout shall be changed and replaced at least once every week. Remove when directed by the Construction Manager.
- ~~26. Provide temporary cooling and dehumidification as necessary for the duration of the HVAC work~~
27. Provide temporary chiller and pump package if required for change-over of existing chillers and pumps. Proposed temporary chiller size to be calculated and submitted to the Engineer of Record for review within fourteen (14) days of receiving the executed contract.
28. Provide multiple mobilizations as required per the project schedule to complete this project in Phases. Each individual area may require different start and completion times as may be necessary to maintain the operation and facilities of the existing school.

GENERAL SCOPE OF WORK:

1. The Trade Contractor/BIDDER shall provide all work necessary to complete all Work related to this Bid Package; including but not limited to, all labor, administration, materials, installations, preparation, tools, hoisting, scaffolding/access, equipment, transportation (on and off-site), apparatus, storage, taxes, safety measures, overhead, fees, insurance, benefits, required to complete all work described in the plans, specifications, proposal and bid manual related to this Bid Package.
2. Safety is the top priority. All work will be performed in strict accordance with all Federal, State, Local Safety Regulations and the Gilbane Safety Plan. The most stringent requirements will apply. This includes mandatory hardhats, safety glasses, safety vests and specifically Gilbane's "six-foot fall rule". Provide all safety equipment necessary to comply with Gilbane Project Safety Plan and Above-OSHA policies in order to complete your scope of work, including but not limited to: hard hat, ANSI Z87 safety glasses (not sunglasses), ASTM safety toed shoes, ANSI class II hi-viz vest or shirt with reflective striping, ANSI level 4 cut rated gloves, ANSI S3.19 ear protection (>85dB), NIOSH respirator/mask, ANSI Z359 fall protection, etc.
 - a. Include Gilbane non-negotiables and any additional safety measures related to your scope of work per Gilbane Project Safety Plan, including but not limited to: certified equipment operators; podium ladders; face shields for cutting/grinding/chipping; equipment accessories for proper hoisting; rated and inspected rigging straps (no chains); qualified riggers and signal persons; cut rated sleeves for demo work; trench/excavation protection; confined space provisions; silica protection and equipment attachments in line with OSHA table 1.
 - b. All Trades Contractors are required at all levels to wear a safety helmet with fastened chin straps that comply with the following standards: ANSI Z89 (Type I or Type II) and EN12492 performance standards 4.2.1.2 (front energy absorption), 4.2.1.3 (side energy absorption), 4.2.1.4 (rear energy absorption), 4.2.3 (retention system strength), and 4.2.4 (retention system effectiveness)
 - c. All workers are required to participate in a 20-minute safety orientation prior to their first day on site, and agree to Gilbane's Code of Safe Practices and Non-Negotiables.
3. All workers are required to participate in the Stretch & Flex program prior to starting work every day. The Construction Manager will lead the Stretch & Flex program starting at 6:50am and a foreman huddle will follow immediately after to allow for normal work to commence at 7:00am. The Trade Contractor is responsible for providing their personnel with the appropriate safety gear/equipment for their work – if

Construction Manager has to provide safety gear for Trade Contractor personnel, Construction Manager reserves the right to bill Trade Contractor accordingly.

4. Work Hours for the Project will be **7:00am – 3:30pm, Monday through Friday**, and will be subject to change depending upon the work schedule, site operational needs, etc. The project should be staffed appropriately to complete all needed work during normal work hours without the need for weekend or off-hours work. Weekend or off-hours work required for special cases may be scheduled in advance with Gilbane supervision but may be denied if the work should occur during normal hours. **Noisy operations must be coordinated with school schedules so as not to impact students during the school day or other events. Additionally, all work must be scheduled in accordance with local noise ordinances or a special permit must be obtained by this Trade Contractor.** All shutdowns or tie-in's to building systems that affect spaces adjacent to work area shall be scheduled and approved by Owner at least 48 hours in advance and must occur off-hours to not disturb building occupants.
5. Provide daily clean-up of your work areas and all your debris. Daily clean-up is defined as properly removing all debris, neatly organizing remaining material and broom sweeping work areas after completion of the day's work at a minimum of EVERY SINGLE DAY and as required to maintain a safe work area and jobsite.
6. Trade Contractor will not be allowed to begin work on the project until the following items have been submitted: Signed Contract, Certificate of Insurance with attached additional insured endorsement(s), Trade Contractor Safety Start-Up documents (safety plan, competent person, certifications, drug testing letter, SDS, etc.), material/equipment status report (MESR) and a list of all materials required under this Contract with indication of which materials require submittal for approval as outlined in the specifications.
7. Demobilize/remobilize as the construction schedule and/or weather conditions require at no extra cost. Off shift work as required to complete scope and overtime as needed to complete project is included. See dates on schedule.
8. Each Trade Contractor will be responsible for their own engineering and layout for the execution of their work. No layout assumed to be by Construction Manager.
9. Trade Contractor shall be required to meet with Construction Manager's Superintendent prior to commencing any underground work anywhere on or off the site to review the existing and/or current record drawings applicable. Hand digging will be required at Gilbane discretion where access is limited or existing infrastructure is located in the vicinity. This site will be an occupied campus throughout the duration of the project with live electrical feeds and utility services. All existing utilities that are near and / or cross your work shall be identified, carefully exposed, and this subcontractor shall notify the Gilbane superintendent of the conditions prior to authorization to utilize any equipment. Interruption of the existing services must be avoided and corrected immediately. Any of your work, your subcontractors, or sub-subcontractors that fail to adequately probe, expose, and identify any existing utility that your work and their work encounters and damages an existing utility will be responsible for all costs to repair and will immediately correct and / or hire a competent subcontractor so that the systems and utilities are operational including overtime, night work, and weekend work as necessary.
10. Provide all hoisting equipment, operators; such as, cranes, lifts, hoisting, scaffolding/access equipment as required to complete Trade Contractor's scope of work, including off-loading for all Trade Contractor's deliveries. In addition when the use of a crane is required, the Trade Contractor is responsible to provide completed Crane Lift Plans for Gilbane Safety review and approval no later than two (2) weeks prior mobilization of necessary crane on site.
11. Only specified products are allowed in the base bid. Substitutions may be offered as Voluntary Alternates with this proposal, subject to Architect and Owner approval.
12. There is limited laydown on this project site. Coordinate for just-in-time deliveries of materials and

equipment to limit stored materials. Deliveries to the buildings on campus will need to be coordinated during off-hours for the school to limit impact to students and staff. All deliveries, storage areas and lay down areas must be coordinated with the Construction Manager. Provide all measures necessary to ensure the protection and security of your materials until they are accepted by the Owner and move materials if they are interfering with the progress of other trade contractors.

13. Gilbane has automated its monthly payment application process and solely utilizes an online web-based application provided by Textura LLC. Trade contractors will be required to participate and must implement Textura on the project.
 - a. Textura will automatically generate the AIA G702/703 and Lien Release Documents. Any additional documentation required as part of the Gilbane application process must be uploaded in the form of a PDF prior to your submission.
 - b. There is a nominal fee to use this service. These costs are summarized in the Textura brochure included in Section 5A – Billing Procedures in the Gilbane Project Manual. The costs of using this service must be included in your bid. If you have any questions regarding Textura’s Terms and Conditions, costs of service, or training implementation please contact Textura at 866-TEXTURA (839-8872).
14. The items listed herein are not intended to be an all-inclusive listing of the specified Contract Scope of Work, but merely highlight the major items of work. Review the Contract Documents for work by this Trade Contractor included within the other specification sections. Include all work within your specific scope of work which contained in other specifications, or on drawings whether or not specifically listed within the Proposal Form.
15. File for and obtain all required permits for your work. This Trade Contractor and all its subcontractors shall obtain all permits required and arrange for testing, inspection and approval of this work, such that the work of other trades can progress in a continuous manner. Provide the Construction Manager with copies of all permits prior to the start of work. General building permit fees will be paid by others, the trade contractor is responsible for obtaining and paying for any and all other permit and service fees, licensing fees, connection fees, assessments, or bonding required in conjunction with this scope of work.
16. Provide to the Construction Manager, at least ten (10) days prior to mobilization, the following: A work plan and schedule detailing all means and methods, sequence/flow of work, worker and site supervisor manpower utilization, copies of all applicable licenses, first aid certificates, CPR certificates, a site specific Health & Safety Plan and copies of all Applicable Contractor Licenses.
17. Provide all costs for standby trades required if you prefer to perform your work anytime other than normal working hours.
18. Immediately notify the Construction Manager of any delays to the schedule of this bid package scope which is being caused by the work of any other Trade Contractor on site.
19. Bidders are advised of Florida Statute Section 448.095 (2)(b) which provides that beginning January 1, 2021, Contractors and Subcontractors working for Public Employer shall have registered with and use the E-Verify system to verify the work authorization status of all newly hired employees. It also provides that the public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system. It also provides for termination of the Contract for suspected violations, and that in such event of termination the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. See Project Manual for the Affidavit required to be completed and submitted upon request.
20. The items listed herein are not intended to be an all-inclusive listing of the specified Contract Scope of Work, but merely highlight the major items of work. Review the Contract Documents for work by this Trade

Contractor included within all specification sections. Include all work within your specific scope of work which is contained in the specifications, or on drawings whether or not specifically listed within the Proposal Form.

21. Include material and labor escalation costs for the full duration of this project.
22. Trade Contractor shall notify Gilbane forty-eight (48) hours in advance, (unless otherwise stated in the Contract Documents) to schedule all applicable inspections and testing of Work as required by agencies having jurisdiction.
23. All general and manufacturer's warranties are to start at the date of substantial completion for each building. Coordinate with suppliers and manufacturers to coordinate deliveries or extended warranties to meet this requirement.
24. Tobacco use (including smokeless or chewing tobacco) and "Vaping" (including nicotine free vape) is strictly prohibited on all school property.
25. Comply with state law and owner requirements related to unauthorized aliens and the E.Verify reporting system. Refer to Trade Contract Conditions article 4.3.
26. Comply with owner requirements related to firearms prohibition on school campus. Refer to Trade Contract Conditions article 4.4.
27. Comply with owner requirements related to background checks and employment of personnel working on the project site. Refer to Trade Contract Conditions articles 4.5, 4.6, and 4.7. For consideration of the term "while students are present"; assume students will be present for the duration of the project.
28. Comply with owner and Gilbane requirements as it relates to possession/use/influence of mind altering or illegal substances. Refer to Trade Contract Conditions article 4.7.
29. In the event Owner or Construction Manager elects to use, follow, create or implement any Direct Purchase Order program, policy, or right (more commonly referred to as "DPO Program"); then in that event Trade Contractor hereby agrees to fully participate in such DPO Program as required by the Construction Manager or the Contract Documents. Trade Contractor shall fully assist Construction Manager to successfully implement and comply with the DPO Program, and will timely and promptly furnish Construction Manager all information, material requirements, supplier's names, material costs, and related data as requested by Construction Manager. The Trade Contractor further agrees to fully cooperate with Owner or Construction Manager, and shall promptly furnish and execute such documents, change orders, and related papers as requested by Construction Manager to use, follow or implement the DPO Program.

DESCRIPTION OF WORK EXCLUDED:

1. None

V. SPECIFICATIONS: The following Specifications Sections, together with the Drawings and other related items of work as described herein, further define the Scope of Work of the Bid Package (Contract). Note these lists may be modified by Bid Supplements and Addenda.

1. All specifications, reference Document Enumeration Log in Project Manual.
2. Work Related to this Trade as defined in the following Specifications Sections:
 - a. ALL specifications and drawings are owned by this package. Notes associate between architectural, fire sprinkler, plumbing, mechanical, and electrical / fire alarm – reference all notes for complete scope of work.

W. CONTRACT DRAWINGS: The following drawings are included in the Scope of Work of this Bid Package. This list may be modified by Bid Supplements and Addenda.

1. All drawings, reference Document Enumeration Log in Project Manual.

X. Signature Page

Bidder:  (Legal Signature) Jason Grabowski (Type/Print Name)

President / COO (Title)

Firm: B&I Contractors, Inc

Address: 2701 Prince Street Fort Myers

Business Phone No.: (239)332-4646

Florida, 33916

Business Fax No.: (239)332-5928

This bidder is a (an): _____ Individual, Partnership Corporation

Current Experience Modification Rating .71% Federal ID# 59-1107790

OSHA Incident Rates: Recordable 0

List here by title and number all licenses held by the bidder associated with the performance of this work.

License Title	License Number
<u>Mechanical</u>	<u>CMC056245</u>
_____	_____
_____	_____

Indicate the name of the health plan(s) to which benefits will be paid for all employees working on this project. United Health Care (UMR)

The full names, addresses and telephone numbers of all persons interested in this Proposal, as principals are as follows:

Jason Grabowski President/ COO

NOTE: This Proposal must bear the written signature of the Bidder.

- a. If the Bidder is an Individual doing business under a name other than his own name, the Proposal must so state, giving the address of the Individual.
- b. If the Bidder is a Partnership, the Proposal must so state, setting forth the names and addresses of all Partners, and must be signed by a Partner so designated as such.
- c. If the Bidder is a Corporation, the Proposal must be signed by a duly authorized officer or agent of such Corporation.

Sarasota High School Building 13 and 14 Renovation Bid Proposal Form



Scope Bid Leveling
Sarasota High School Buildings 13 & 14 Renovation
2155 Bahia Vista Street, Sarasota, FL 34239

Schenkel Schultz

Trade Contractor Quote Date	28-Sep	All Phase
		813-876-7074
Gilbane Team Member Responsible for Scope	Jordan Hoover	David Sopjack
E-mail Address	jhoover@gilbaneco.com	davids@allphaseelectricfl.com
Phone Number	941-737-3101	Pending
		Under 1.0
Scope Review Date & Time		Nick Puleo, Troy Puleo, Constantin Ciornei, David Sopjack, Jordan Hoover, Nick Kominos, Mike Ramirez; 9:30am 10/20/2023

26A		Electrical, Low Voltage, Fire Alarm		\$	3,526,850
		Y,N,G,OA,TA	Value (\$)	Comments	
U. SCOPE OF WORK:					
SPECIFIC SCOPE OF WORK					
	Provide all labor, materials, equipment and services required to complete all electrical systems, lighting & lighting control systems, grounding, low voltage/technology systems, intercom, CCTV, security, and fire alarm scopes of work. and related work, including, but not be limited to:	Y	Included		
	Gear	Y	Included		
	Fixtures	Y	Included		
	Lighting Control	Y	Included		
	Data	Y	Included		
	CCTV	N	N/A	NO CAMERAS SHOWN	
	Security	Y	Included		
	Access Control	Y	Included		
Specific Scope Item 1	Provide fire alarm work compatible with existing campuswide fire alarm system. Include all integration and programming necessary to complete turn-key and code-compliant fire alarm system.	N	\$ 278,300		
	Devices per plan	N	In above add		
	Raceways	Y	Included		
	Cabling	N	In above add		
	Additional FA requirements not carried by JCI	G	\$ 75,000	Add phasing and scope items for JCI	
Specific Scope Item 2	Provide intercom work compatible with existing campuswide intercom system. Include all integration and programming necessary to complete turn-key and code-compliant intercom system.	Y	Included		
	New Devices	Y	Included		
	New Cabling	Y	Included		
	Integration with existing	Y	Included		
Specific Scope Item 3	Provide electrical make-safe for all phases of work. Investigate circuits prior to scheduled demolition work and separate circuits as needed to allow occupied sections of the building to remain in operation during demolition. This Trade Contractor is to confirm all power is dead and is "made safe" at all panels in the buildings prior to the commencement of building demolition.	Y	Included		
Specific Scope Item 4	Test, label, remove from ceiling grid, and protect existing devices indicated to remain as required prior to demolition and relocate devices as indicated. Remove protection, reinstall, and test devices prior to phase completion. Provide list of any inoperable devices to Construction Manager for review with Owner.	Y	Included		
	Pre-Testing	Y	Included		
	Remove & Protect	Y	Included		
	Post-Testing	Y	Included		
	Device repair allowance	N	See Allowance		
Specific Scope Item 5	Fire alarm devices to be taken "off-line" during demolition operations but will remain in operation during remainder of construction. Provide dust covers and programming necessary.	G	\$ 45,000	Add JCI costs for labor and programming	
	Programming	N	See above		
	Removal	N	See above		
	Covers	N	See above		
	Demo / Programming allowance	N	See above		
Specific Scope Item 6	Provide clear labeling of all work to remain prior to demolition. Coordinate with demolition contractor to ensure correct items are scheduled to be demolished.	Y	Included		
	Identification	Y	Included		
	Coordination	Y	Included		
Specific Scope Item 7	Demolition of ceiling mounted light fixtures by Others after make-safe by this Trade Contractor. All other electrical demolition and disposal is included in this Scope of Work.	Y			
	Conduit / Wire / Devices	Y	Included		
	Panels	Y	Included		
	Gear	Y	Included		
	Low Voltage cable & devices	Y	Included		
Specific Scope Item 8	Pull all copper wire from abandoned feeders; transmit salvage value back to the Owner.	N			

26A	Electrical, Low Voltage, Fire Alarm	\$ 3,526,850		
		Y,N,G,OA,TA	Value (\$)	Comments
Specific Scope Item 9	Provide modifications to lightning protection (LP) system at all new roof mounted equipment. Include removal of existing LP system prior to demolition of existing equipment and installation of LP after new equipment is installed. Include extension of LP system to new equipment.	Y	Included	
Specific Scope Item 10	Provide card readers, power supplies, cabling, etc. for all access control. Coordinate with Hardware Schedule provided in Section 08 71 00 for items to be provided by Door Hardware Supplier. Provide integration and testing of access control hardware. Coordinate with Door Hardware installer.	Y	Included	
	Raceways	Y	Included	
	Cabling	Y	Included	
	Terminations	Y	Included	
	Card reader	G	\$ 56,000	Add card readers shown to be Owner provided
	Terminate cable for locks at door frame	Y	Included	
	Testing	Y	Included	
	Coordination	Y	Included	
Specific Scope Item 11	Provide cutting, trenching, and disposal of concreted slab or asphalt as required for electrical work. Width of trench to be minimum 12" to allow for replacement by others. For trenching in sidewalks, remove concrete joint-to-joint.	G	\$ 24,000	Add cutting/trenching
	Cutting/Removal	N	In above	
	Disposal	N	In above	
Specific Scope Item 12	Provide all excavation, backfill, and compaction for underground work included in this scope of work. Hand digging to expose existing utilities will be required. Refer to General Scope of Work and existing site conditions.	Y	Included	
	Trenching & excavation	Y	Included	
	Backfill & compaction	Y	Included	
	Regrade to existing condition	Y	Included	
	Hand digging to expose conflicts	Y	Included	
	Boxes to be traffic rated	Y	Included	
Specific Scope Item 13	Provide all core drilling and sleeves as required through floors, slabs and walls. Refer to Structural requirements for details.	Y	Included	
	Coring / Sleeving	Y	Included	
	Adhere to structural drawings	Y	Included	
Specific Scope Item 14	Provide all sealants necessary to prevent passage of water, insects, air, etc. at entry points into the buildings; including interior of raceways. Provide sealants as needed on interior of building to close gaps between existing finishes and new work.	Y	Included	
	Interior sealants	Y	Included	
	Exterior sealants/weatherproofing	Y	Included	
Specific Scope Item 15	Provide all firestopping work for all work installed under this scope of work. Firestopping material to be manufactured by Hilti unless all MEP contractors agree to an alternate single-source manufacturer.	Y	Included	
	Firestopping	Y	Included	
	Hilti	Y	Included	
	Review Life Safety plans	Y	Included	
Specific Scope Item 16	Provide and install all secondary structural components (example: unistrut) required for installation of your work. All new electrical work to be supported separately from other trades. Provide trapeze as necessary. Refer to documents for allowable fastener types and allowable locations.	Y	Included	
	Hangers & Trapeze	Y	Included	
	Support of transformers and heavy gear from ceiling or wall?	Y	Included	
Specific Scope Item 17	Provide additional tie-wire as indicated or required by code for fixtures or devices installed under this scope of work.	Y	Included	
Specific Scope Item 18	Provide cutting of ceiling tiles for installation of the Work of this Trade Contract and coordinate with the ceiling Trade Contractor as necessary to ensure the proper tile and placement therein.	Y	Included	
Specific Scope Item 19	Provide access panels required in ceilings and walls as necessary to facilitate maintenance and access of all serviceable items per documents and applicable code. All access doors to be key-lockable and be by same manufacturer so that all keys are the same. Coordinate manufacturer with other MEP trades and confirm keyway prior to	Y	Included	
	Access panels	Y	Included	
	Install	N	See 03A	
	Keyed Alike	Y	Included	
	Old work access panels	N	See allowance	
Specific Scope Item 20	Provide concrete pads and collars as needed at in-ground boxes or at exterior mounted equipment.	N	See 03A	
Specific Scope Item 21	Provide all door contacts; include frame drilling as required.	Y	Included	
Specific Scope Item 22	Provide concealed raceways where practical. Where necessary, surface mounted raceways may be installed neatly and parallel/perpendicular to surfaces of exposed structural members. Surface raceways should be utilized on the "concealed" or "lesser exposed" side of walls where possible.	Y	Included	
Specific Scope Item 23	Provide all raceways, meter cabinets, etc. on the load-side of the new FPL pad-mount transformer. Coordinate with FPL to install sweeps and conductors within cabinet. Include future conduit stub-outs as indicated. Electrical work on the line-side of the transformer is not included (utility raceway install is listed as an Alternate).	Y	Included	
	Is concrete encasement required?	N	Not Applicable	
Specific Scope Item 24	Provide final connections within hand dryers furnished and installed by others.	Y	Included	
Specific Scope Item 25	All starters, controllers, and disconnect/starter combos, and VFD's for HVAC equipment shall be installed and wired by this Trade Contractor (furnished by HVAC contractor). All stand-alone disconnects for all equipment (whether shown or not) shall be provided by this Trade Contractor.	Y	Included	
	Install VFD & Starters	Y	Included	
	Provide disconnects	Y	Included	
Specific Scope Item 26	All equipment and devices above the ceiling are to be clearly labeled on the acoustical ceiling grid. All other labeling, signage, tape, color coded spray paint, tags, etc. as specified are included.	Y	Included	
	Grid labeling	Y	Included	

26A	Electrical, Low Voltage, Fire Alarm	\$ 3,526,850		
		Y,N,G,OA,TA	Value (\$)	Comments
	Equipment labeling	Y	Included	
	Panel matrix	Y	Included	
	Raceway ID paint	Y	Included	
	Signage	Y	Included	
Specific Scope Item 27	Provide engraved labeling of all electrical device covers.	Y	Included	
	New	Y	Included	
	Existing	N	See Allowance	
Specific Scope Item 28	Provide disconnection at completion of project for the Gilbane double-wide office trailer located near building 19. Connection is not included (purchased under Phase 1). Refer to Logistics Plan and existing as-built drawings.	Y	Included	
	Include removal of conduit/wire	Y	Included	
Specific Scope Item 29	Provide removal of temporary panel, pole, two light poles, and all raceways, devices, and conductors at staging area on the north side of Hatton Street. Installation is not included (purchased under Phase 1). Refer to Logistics Plan. Coordinate with FPL as needed.	Y	Included	
	Include removal of conduit/wire	Y	Included	
Specific Scope Item 30	Ten (10) portable classrooms and (1) portable restroom will be removed and returned to the leasing company at the end of this project. Disconnect power and remove feeder wire. Remove all low voltage devices, cabling, and "Cube-It" rack and return to Owner stock.	Y	Included	
	Include removal of conduit/wire	Y	Included	
Specific Scope Item 31	Provide temporary lighting system for all spaces of all buildings during construction. If existing light fixtures are to be used for temporary lighting, mark fixtures prior to demolition and provide removal and disposal of fixtures after use.	Y	Included	
	Method to provide?	Y	Included	
	Interior	Y	Included	
	Exterior	G	\$ 5,000	
Specific Scope Item 32	Temporary lighting to provide minimum of 10 footcandles as measured at the floor in all spaces requiring construction work. Minimum lighting requirements to be increased where required per OSHA regulations however no spaces are to receive less than 10 footcandles.	Y	Included	
	Increase at stairs & elevators	Y	Included	
Specific Scope Item 33	Provide temporary electrical outlets for construction use throughout the existing buildings during renovation. Existing devices may be utilized if circuits have been determined safe, are not tied in to devices located outside of the construction area, and outlets (or circuit) are GFCI protected. Intent for a centralized temporary power distribution system is for all areas of the building to be able to be reached by a 75 foot extension cord. For existing outlets the intent is for a minimum of (1) outlet per classroom. Coordinate with Gilbane Superintendent for locations. All construction outlets to be GFCI protected.	Y	Included	
	Existing outlets or temp panel?	Y	Included	
	Extension of power for new trailer location	G	\$ 9,600	400 LF
Specific Scope Item 34	Provide 4" J-hooks for temporary use by other trades in suspending electrical cords above the ceiling along all corridors used during construction. Space as needed to prevent excessive cord sagging.	Y	Included	
Specific Scope Item 35	Include protection during construction and final cleaning of existing technology cabinets and racks prior to turnover of each phase.	Y	Included	
Specific Scope Item 36	Provide (48) Hour notice for approval of all shutdowns affecting occupied spaces. Shutdowns may not be approved during school hours or events.	Y	Included	
Specific Scope Item 37	Concrete equipment pads are by others. Layout for electrical equipment pads is the responsibility of this Trade Contractor.	Y	Included	
	Is equipment on legs or pads?			Concrete pads
	SF of pads needed?			
Specific Scope Item 38	Provide multiple mobilizations as required per the project schedule to complete this project in Phases. Each individual area may require different start and completion times as may be necessary to maintain the operation and facilities of the existing school.	Y	Included	
Scope of Work Modifications / Clarifications				
	Lighting	Y	Included	
	Remove all existing raceways/cabling and install per plan	Y	Included	
	No daisy chain	Y	Included	
	Retrofit in hard ceilings; provide trim	Y	Included	
	Lighting controls integration with BMS	Y	Included	
	Attic stock fixtures	N	\$ 9,500	furnish only
	Provide replacement light poles at CEP yard	N	\$ 39,194	4 poles
	Blank Plates at Abandoned boxes	Y	Included	
	Provide record LIGHTING circuit drawing for owner use (General Electrical Demo Notes)	Y	Included	NO OUTLETS
	NEC Notes (General Electrical Notes)	Y	Included	
	Clearances	Y	Included	
	Roof penetrations	Y	Included	APE drill; Roofer flash conduit at new fans
	Recommended allowances			APE review recommended allowances and values
	Existing code upgrades, resupporting, relocation, repair of electrical	N	See Allowance	
	Separate neutrals	N	Exclude	Not included for existing circuits
	Electric in 14-177 Casework	G	\$ 5,600	
	Acoustical sealants per RFI 24	G	\$ 10,200	Music rooms
	Electrical for Spot Cooling & Temp Chillers	N	See Allowance	
	Install FPL Primary Conduit	OA	\$ 85,000	
	Elevator two-way communication system	N	See Allowance	\$25k ea
	Expediting of Electrical Equipment for Early Phases and refeeding as needed	OA	\$ 100,000	Per discussion with Bryan Z
	Owner IT Upgrade Allowance	OA	\$ 75,000	
GENERAL SCOPE OF WORK				
Trade Contractor has accepted the General Scope of Work Items:				
	Safety (Complete plan included; selected items discussed below)	Y	Included	
	Safety orientations and Stretch & Flex	Y	Included	
	Drug testing	Y	Included	



26A	Electrical, Low Voltage, Fire Alarm	\$ 3,526,850		
		Y,N,G,OA,TA	Value (\$)	Comments
	Helmets	Y	Included	
	Ladders Last	Y	Included	Meet with safety at beginning of project to review
	Staff appropriately to adhere to work hours	Y	Included	Send schedule
	Multiple Mobilizations	Y	Included	
	Coordination of deliveries	Y	Included	
	Coordination of noisy operations	Y	Included	
	Coordination of shutdowns	Y	Included	
	Daily clean-up	Y	Included	
	Layout & Engineering	Y	Included	
	Surveying (including as-builts)	Y	Included	None required
	Underground coordination & exposing existing conflicts	Y	Included	
	Hoisting	Y	Included	
	Textura	Y	Included	
	All escalation costs included	G	\$ 55,000	All phase review allowance for escalation
	Warranties begin at completion of each phase	Y	Included	
	Direct Material Purchase program	Y	Included	
	School requirements	Y	Included	
	E. Verify	Y	Included	
	No tobacco onsite	Y	Included	
	No firearms	Y	Included	
	Security badging - 100% of workers	Y	Included	
	No drugs	Y	Included	
	Trade Laydown area requirements	Y	Included	
	Storage	Y	Included	3 - fixture semi trailers; 1 - general use trailer
	Office	Y	Included	10x20 office trailer
	Trade Contractor has accepted the Project Manual:	Y	Included	No comments or changes
	Trade Contractor has accepted proposal terms and conditions	Y	Included	No changes to T&C's
A. General:	Refer to Proposal Form Section A	Y	Included	
B. Lump Sum / Insurance:	Refer to Proposal Form Section B	Y	Included	
	Includes Taxes	Y	Included	
	Excludes Bond	Y	Included	
	Includes Insurance	Y	Included	
C. Supplements:	Refer to Proposal Form Section C	Y	Included	Received Date
	Supplement #1:	Y	Included	9/19/2023
	Supplement #2:	Y	Included	9/22/2023
	Supplement #3:			
	Supplement #4:			
D. Scope of Award:	Refer to Proposal Form Section D	Y	Included	
E. Contract Execution:	Refer to Proposal Form Section E	Y	Included	
	Hold proposal price for (90) days	Y	Included	Hold to 12/4/24; verbal discussion by 11/1
F. Prequalification:	Refer to Proposal Form Section F	Y	Included	
	Have you completed prequalification with Gilbane through Compass?	Y	Completed	
G. Bid Bond:	Refer to Proposal Form Section G	Y	Included	
	1. Any proposal that includes a Lump Sum Bid Price of \$1,000,000.00 or higher.	Y	Included	
	2. Trade Contractor has not completed <u>prequalification in Compass</u>	Y	Included	
	3. At the Construction Manager's discretion and requested in writing.			
H. ALTERNATES:	Refer to Proposal Form Section H	Y	Included	
Alternate 1:	Performance and Payment Bonds – Provide cost for 100% performance payment bonds (Cost should not be included in the base bid)		\$ 65,989	1.5% of bid
Alternate 2:	Install (800) Linear Feet of FPL primary conduit from new transformer location to connection point at Shade Avenue (between baseball field and parking lot). Conduit provided by Others.	Y	\$ 84,995	Install only
Alternate 3:	No salvage value to Owner. All recycling proceeds revert to this Trade Contractor.	N	TBD	
Alternate 4:	Trenching and removal of existing concrete/asphalt by others. Layout to remain in Scope of Work.	N	TBD	
Alternate 5:	Replace all existing electrical device, outlet, switch, etc. cover plates	N	EXCL	Not enough info to price
I. UNIT PRICES (MATERIAL, AND EQUIPMENT RATES):	Refer to Proposal Form Section I	Y	Included	
Unit Cost #1	Remove existing wood light pole at CEP for access and re-install at completion of construction.	N	TBD	Unit cost provided and accepted above
J. LABOR RATES:	Refer to Proposal Form Section J	Y	Included	
	Foreman / Supervisor	Y	\$ 88.75 / HR	
	Journeyman / Technician	Y	\$ 65.95 / HR	
	Apprentice / Operator	Y	\$ 65.95 / HR	
	Laborer	Y	\$ 65.95 / HR	
K. COST BREAKDOWN AND QUANTITY BREAKDOWN:	Refer to Proposal Form Section K	Y	Value	Trade Name
	Material		TBD	APE Provide breakdown
	Labor		TBD	APE Provide breakdown
	Sub-Subs (Provide values and name of trades at right)		TBD	APE Provide breakdown
	Firm #1:		TBD	APE Provide breakdown
	Equipment (lifts, rentals, pumps, generators, temp air, etc.)		TBD	APE Provide breakdown
	Safety & Other Expenses		TBD	APE Provide breakdown
	Taxes		TBD	APE Provide breakdown
	Total Manhours		35000	Hours
	Crew Size		TBD	Workers
	Submittal Duration from Contract Award		TBD	Weeks
	Lead Times / Critical Equipment			Weeks
	Transformers		TBD	Weeks
	Panels		TBD	Weeks
	Breakers		TBD	Weeks



26A	Electrical, Low Voltage, Fire Alarm	\$ 3,526,850		
		Y,N,G, OA,TA	Value (\$)	Comments
	Fixtures		TBD	Weeks
	Controls		TBD	Weeks
	Notes			Lead times are currently variable. APE will work to lock in critical equipment after notification of award
L. ECONOMIC INCLUSION PLAN (EIP):	Refer to Proposal Form Section L	Y	(Name)	(%)
	Firm #1:		TBD	
M. TRADE SUBCONTRACTORS AND SUPPLIERS:	Refer to Proposal Form Section M	Y	(Name)	(EMR)
	Firm #1:		TBD	
	Firm #2:		TBD	
	Firm #3:		TBD	
N. ALLOWANCES:	Refer to Proposal Form Section N	Y	Included	
Owner Allowance	Description:	Y	Included	
Owner Allowance 1	N/A		N/A	
Trade Allowance	Description:	Y	Included	
Contractor Allowance 1	N/A		N/A	
O. SCHEDULE:	Refer to Proposal Form Section O	Y	Included	
P. LIQUIDATED DAMAGES:	Refer to Proposal Form Section P	Y	Included	
Q. NON-COLLUSION	Refer to Proposal Form Section Q	Y	Included	
R. CERTIFICATE OF BIDDER ELIGIBILITY:	Refer to Proposal Form Section R	Y	Included	
S. TRADE CONTRACTOR'S PROPOSED PROJECT TEAM:	Refer to Proposal Form Section S	Y	Included	
	Executive Liaison:		TBD	
	Project Manager:		TBD	
	Onsite Supervision:		TBD	
	Insurance Contact:		TBD	
	Accounting		TBD	
T. QUALIFICATIONS:	List any Qualifications or Clarifications below	Y	Included	
		Y	Included	No additional clarifications
V. SPECIFICATIONS:	Refer to Proposal Form Section V	Y	Included	
W. CONTRACT DOCUMENTS:	Refer to Proposal Form Section W	Y	Included	

Leveled Bid Total	\$	4,399,244
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PROPOSAL FORM

Sarasota High School Building 13 & 14 Renovation

Project Number: J09869.100

Bid Package 26A – Electrical, Low Voltage, & Fire Alarm

To: **Gilbane Building Company**

TRADE CONTRACTOR NAME:

All Phase Electric & Maintenance, Inc.

the undersigned

Bidders shall upload to SmartBid the Gilbane Proposal Form as their proposal submission that is inclusive of and includes the information requested in this document.

The undersigned:

- A. GENERAL:** Proposes to furnish all labor, materials, equipment and services as required to satisfactorily complete all **Work** related to this **BID PACKAGE** as required for the construction and completion of **Sarasota High School Building 13 & 14 Renovation** Project, all in accordance with the Drawings and Specifications as prepared by Schenkel Shultz Architecture, the Project Manual, this Proposal Form, and all documents incorporated by reference.

This Proposal includes all costs necessary for the Trade Contractor to fulfill the requirements of the Trade Contract Agreement, a sample of which was included in the Project Manual.

- B. LUMP SUM PRICE/INSURANCE:** All Work required by the foregoing documents will be accomplished

for the Lump Sum Bid Price of: Three Million, Five hundred twenty six thousand, eight hundred fifty Dollars (\$ \$3,526,850 *)

(Show amount in both words and figure. In case of discrepancy, amount shown in words will govern)

The Lump Sum Bid Price above:

***see attached bid clarifications**

- **INCLUDES** all taxes as required for the Project;
- **EXCLUDES** all premiums for Performance and Labor and Material Payment Bonds each in the sum of one hundred percent (100%) of the Contract Amount;
- **INCLUDES** all insurance premiums required to meet contractual insurance requirements

- C. SUPPLEMENTS:** The above price includes all stipulations and requirements of the following Supplements, which have been received and accepted by the undersigned. Note that it is incumbent of the bidder to include all Supplements issued in the bid. Failure to acknowledge a supplement does not relieve the bidder from the requirements of the supplement.

Supplement 1 Dated 9/13/2023

Supplement ____ Dated _____

Supplement 2 Dated 9/22/2023

Supplement ____ Dated _____

Supplement ____ Dated _____

Supplement ____ Dated _____

- D. SCOPE OF AWARD:** By submitting its bid, the Bidder hereby agrees that the Owner or Construction Manager may, in its sole discretion, decide which combination of base bid plus alternates, (if any) would provide the Owner with the most efficient expenditure of the Owner's funds with respect to any bidder. Owner's selection and determination of which combinations of base bid plus alternates (if any) would provide the most efficient expenditure of the Owner's funds shall form the basis of awarding the contract. By submitting its bid, Bidder further agrees that the sum of the base bid plus alternates (if any) as so determined by the Owner separately for each bidder shall be deemed to be such bidder's bid for purposes of determining the lowest responsible bidder for such portion of the work or for such bid package. Such determination by the Owner shall not be subject to challenge by the Bidder.
- E. CONTRACT EXECUTION:** Bidder agrees that if written notice of the acceptance of this bid is mailed or delivered to the undersigned within sixty (60) days after the Proposal Due Date, or any time thereafter before it is withdrawn, the undersigned shall execute the contract. If requested, a Performance Bond and Labor and Material Payment Bond will be delivered to the Construction Manager at the time of execution of the Contract. Failure to execute said contract within ten (10) days after receipt of written Notice of Award of its bid may be considered a default under the obligation of the bid bond. Fully executed contracts, bonds (when required) and compliant insurance shall be provided before starting onsite activities.

Bidder represents that he has reviewed the Trade Contract Agreement issued as part of the bidding documents, agrees that if selected for award he will execute the Trade Contract Agreement without exceptions, exclusions, qualifications, clarifications and/or alterations, and is authorized to make such representation on behalf of the Bidder.

Bidder represents that he has reviewed the insurance requirements in Article 6 of the Trade Contract Agreement, has included all costs to fully comply with same, and is authorized to make this representation on behalf of the Bidder.

Bidder shall acknowledge that their Proposal or any supplement information provided with the Proposal is not a Contract Document.

- F. PREQUALIFICATION:** Bidder acknowledges that award is contingent on a completed and reviewed prequalification with Compass.
- G. BID BOND:** The Construction Manager reserves the right to require the Bidder to submit a 10% Bid Bond at no additional cost upon request. The requirement for providing a Bid Bond is:
1. Any proposal that includes a Lump Sum Bid Price of **\$1,000,000.00** or higher.
 2. Trade Contractor has not completed prequalification in Compass
 3. At the Construction Manager's discretion and requested in writing.

The Bidder shall submit a fully executed Bid Bond on the provided Gilbane Bid Bond Form found in the Project Manual.

- H. ALTERNATES:** An Alternate Price shall include all costs associated with the changes, omissions, additions or other adjustments to the Work of this Bid Package (Contract) which are described in the alternate or are reasonably inferable therefrom. Claims for extras resulting from changes caused by the acceptance or rejection of any Alternate will not be allowed. Alternate Prices shall also include all costs of overhead and profit

associated with the work of the alternate, whether additive or deductive.

The Drawings, Specifications and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various alternates. The Owner and the Construction Manager expressly reserve the right to accept or reject any, or all, Alternate Prices, and in any sequence prior to or after award. Acceptance or rejection of any Alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.

1. All alternates must be responded to. If the alternate does not have an impact on the Work of this Bid Package, then a zero-dollar amount (\$0) shall be entered.
2. Alternates in which the Bidder lists "N/A" or "Not Applicable" shall be considered Zero Dollars (\$0.00) and have no cost impact to the Bidder or the project should the Alternate Price be accepted.
3. Alternates in which the Bidder states "No Bid" and/or leaves the price blank (i.e. no response provided) whether intentional or unintentional for an alternate that is considered as part of the award process, shall be deemed consider a zero-dollar amount (\$0).

NOTE: The Lump Sum Proposal Price must be submitted and complete in accordance with the Project Manual before any consideration will be given to any Voluntary Alternates.

Alternate No	Alternate Description	Alternate Value
1	Performance and Payment Bonds – Provide cost for 100% performance payment bonds (Cost should not be included in the base bid)	Add / No change \$ <u>Add @ 1.5%</u>
2	Install (800) Linear Feet of FPL primary conduit from new transformer location to connection point at Shade Avenue (between baseball field and parking lot). Conduit provided by Others.	Add / No change \$ <u>\$84,995.00</u>
3	No salvage value to Owner. All recycling proceeds revert to this Trade Contractor.	Add / Deduct / No change \$ <u>TBD</u>
4	Trenching and removal of existing concrete/asphalt by others. Layout to remain in Scope of Work.	Deduct / No change \$ <u>TBD</u>
5	Replace all existing electrical device, outlet, switch, etc. cover plates	Add / Deduct / No change \$ <u>Additional information required</u>

- I. **UNIT PRICES (MATERIAL, AND EQUIPMENT RATES):** All Unit Prices submitted shall remain valid for the duration of this agreement and are subject to review/audit by the Construction Manager. Unit Prices shall be used, where applicable, to make adjustments to the cost of the Work due to changes. All Unit Prices submitted shall be complete in-place prices (unless noted otherwise) and include all costs for all applicable Federal, State, Municipal or local taxes, bonds, labor, fringes, materials, equipment and any other incidentals related to the completion of the Work and shall exclude overhead and profit and shall remain in effect for the period of the Contract Agreement. Unit prices listed are for additive work. Deductive unit prices in all cases are to be calculated the same as additive unit prices (100% if used in conjunction with an allowance).

Unit Prices are not accepted by the Construction Manager or included in the Contract Agreement unless

specifically identified in the Contract Agreement.

Unit Cost No	Unit Cost Description	Unit Cost Value
1	Remove existing wood light pole at CEP for access and re-install at completion of construction.	Add / Deduct \$ TBD / Each

- J. LABOR RATES:** Labor Rates shall be used, where applicable, to make adjustments to the cost of the Work due to changes. Provide labor rates which may be used, subject to review and approval, in pricing any extra work that may be required. Rates are to be complete billing rates and are to include actual wages, taxes, fringes, insurance, but exclude overhead and profit. Note: Costs for home-office, other non-job-site or indirect overhead expenses, or tools necessary for construction are not allowed per Owner Contract

Labor Rates are not accepted by the Construction Manager or included in the Contract Agreement until detailed breakdowns are submitted and specifically identified in the Contract Agreement or a Change Order.

1	Foreman / Supervisor	\$ \$88.75 Per Hour
2	Journeyman / Technician	\$ \$65.95 Per Hour
3	Apprentice / Operator	\$ \$65.95 Per Hour
4	Laborer	\$ \$65.95 Per Hour

- K. COST BREAKDOWN AND QUANTITY BREAKDOWN:** In order to properly evaluate the Proposal, provide the following information. The Scope of Work to be awarded will not be influenced by the cost and quantity information requested here. Do NOT include the cost of any alternates in base bid or in the following information.

Cost Breakdown Description	Value
Material	\$ TBD
Labor	\$ TBD
Subcontractors	\$ TBD
Equipment	\$ TBD
Other	\$ TBD
Other	\$ TBD
Taxes	\$ TBD
Total Amount (should match bid amount)	\$ TBD

Quantity Breakdown Description	Quantity	Units
Number of man hours estimated	approx. 35,000	Hrs
Crew Size	TBD	People

Pieces of Equipment	TBD	EA
Duration of shop drawings from date of award	TBD	Days
Provide Lead Times of Critical Equipment	TBD	
Transformers	TBD	Weeks
Panels	TBD	Weeks
Breakers	TBD	Weeks
Fixtures	TBD	Weeks
Controls	TBD	Weeks
		Weeks
		Weeks

L. ECONOMIC INCLUSION PLAN (EIP): Bidders to identify any potential award to **Minority-Owned and Women-Owned Businesses**. Identify below anticipated subcontractors or suppliers and their certification. After Contract Award, the Trade Contractor shall substantiate its participation commitment/s and provide reporting as required in the Economic Inclusion Plan.

MBE/WBE Participation Percentage: TBD

M. TRADE SUBCONTRACTORS AND SUPPLIERS: List below any anticipated lower-tier trade contractors and their scopes of work. This includes all firms that will supply labor at the site and vendors. All Trade Contractors and sub-tier Contractors that will be onsite must have an EMR of 1.0 or less or are subject to safety prequalification by the Construction Manager.

Trade	Firm Name	EMR
TBD		
TBD		
TBD		

N. TRADE ALLOCATIONS (ALLOWANCE): The Bidder includes the following Trade Allocations in the total Lump Sum Amount of the Base Bid for this Bid Package. In compliance with the Trade Contract Conditions and unless noted otherwise below, the following Trade Allocation amounts include the Trade Contractor’s cost of materials less applicable discounts, delivery to the site, applicable taxes, unloading, handling, and installation. All other costs associated with completing the work described in the trade allocation, including overhead and profit, are included in the base bid but outside of the trade allocation amount. Any expenditure of Allocation funds requires approval from the Construction Manager. Trade Contractor is not entitled to any unspent balance.

TRADE ALLOCATIONS:

1. None

1. ~~Provide fire alarm work compatible with existing campuswide fire alarm system. Include all integration and programming necessary to complete turn-key and code-compliant fire alarm system.---~~
2. Provide intercom work compatible with existing campuswide intercom system. Include all integration and programming necessary to complete turn-key and code-compliant intercom system.
3. Provide electrical make-safe for all phases of work. Investigate circuits prior to scheduled demolition work and separate circuits as needed to allow occupied sections of the building to remain in operation during demolition. This Trade Contractor is to confirm all power is dead and is "made safe" at all panels in the buildings prior to the commencement of building demolition.
4. Test, label, remove from ceiling grid, and protect existing devices indicated to remain as required prior to demolition and relocate devices as indicated. Remove protection, reinstall, and test devices prior to phase completion. Provide list of any inoperable devices to Construction Manager for review with Owner.
5. ~~Fire alarm devices to be taken "off-line" during demolition operations but will remain in operation during remainder of construction. Provide dust covers and programming necessary.---~~
6. Provide clear labeling of all work to remain prior to demolition. Coordinate with demolition contractor to ensure correct items are scheduled to be demolished.
7. Demolition of ceiling mounted light fixtures by Others after make-safe by this Trade Contractor. All other electrical demolition and disposal is included in this Scope of Work.
8. Pull all copper wire from abandoned feeders; transmit salvage value back to the Owner.
9. Provide modifications to lightning protection (LP) system at all new roof mounted equipment. Include removal of existing LP system prior to demolition of existing equipment and installation of LP after new equipment is installed. Include extension of LP system to new equipment.
10. ~~Provide card readers, power supplies, cabling, etc. for all access control. Coordinate with Hardware Schedule provided in Section 08-71-00 for items to be provided by Door Hardware Supplier. Provide integration and testing of access control hardware. Coordinate with Door Hardware installer.~~
11. ~~Provide cutting, trenching, and disposal of concrete slab or asphalt as required for electrical work. Width of trench to be minimum 12" to allow for replacement by others. For trenching in sidewalks, remove concrete joint-to-joint.~~
12. Provide all excavation, backfill, and compaction for underground work included in this scope of work. Hand digging to expose existing utilities will be required. Refer to General Scope of Work and existing site conditions.
13. Provide all core drilling and sleeves as required through floors, slabs and walls. Refer to Structural requirements for details.
14. Provide all sealants necessary to prevent passage of water, insects, air, etc. at entry points into the buildings; including interior of raceways. Provide sealants as needed on interior of building to close gaps between existing finishes and new work.
15. Provide all firestopping work for all work installed under this scope of work. Firestopping material to be manufactured by Hilti unless all MEP contractors agree to an alternate single-source manufacturer.
16. Provide and install all secondary structural components (example: unistrut) required for installation of your

work. All new electrical work to be supported separately from other trades. Provide trapeze as necessary. Refer to documents for allowable fastener types and allowable locations.

17. Provide additional tie-wire as indicated or required by code for fixtures or devices installed under this scope of work.
18. Provide cutting of ceiling tiles for installation of the Work of this Trade Contract and coordinate with the ceiling Trade Contractor as necessary to ensure the proper tile and placement therein.
19. Provide access panels required in ceilings and walls as necessary to facilitate maintenance and access of all serviceable items per documents and applicable code. All access doors to be key-lockable and be by same manufacturer so that all keys are the same. Coordinate manufacturer with other MEP trades and confirm keyway prior to ordering.
20. ~~Provide concrete pads and collars as needed at in-ground boxes or at exterior mounted equipment.-----~~
21. Provide all door contacts; include frame drilling as required.
22. Provide concealed raceways where practical. Where necessary, surface mounted raceways may be installed neatly and parallel/perpendicular to surfaces of exposed structural members. Surface raceways should be utilized on the "concealed" or "lesser exposed" side of walls where possible.
23. Provide all raceways, meter cabinets, etc. on the load-side of the new FPL pad-mount transformer. Coordinate with FPL to install sweeps and conductors within cabinet. Include future conduit stub-outs as indicated. Electrical work on the line-side of the transformer is not included (utility raceway install is listed as an Alternate).
24. Provide final connections within hand dryers furnished and installed by others.
25. All starters, controllers, and disconnect/starter combos, and VFD's for HVAC equipment shall be installed and wired by this Trade Contractor (furnished by HVAC contractor). All stand-alone disconnects for all equipment (whether shown or not) shall be provided by this Trade Contractor.
26. All equipment and devices above the ceiling are to be clearly labeled on the acoustical ceiling grid. All other labeling, signage, tape, color coded spray paint, tags, etc. as specified are included.
27. Provide engraved labeling of all electrical device covers.
28. Provide disconnection at completion of project for the Gilbane double-wide office trailer located near building 19. Connection is not included (purchased under Phase 1). Refer to Logistics Plan and existing as-built drawings.
29. Provide removal of temporary panel, pole, two light poles, and all raceways, devices, and conductors at staging area on the north side of Hatton Street. Installation is not included (purchased under Phase 1). Refer to Logistics Plan. Coordinate with FPL as needed.
30. Ten (10) portable classrooms and (1) portable restroom will be removed and returned to the leasing company at the end of this project. Disconnect power and remove feeder wire. Remove all low voltage devices, cabling, and "Cube-It" rack and return to Owner stock.
31. Provide temporary lighting system for all spaces of all buildings during construction. If existing light fixtures are to be used for temporary lighting, mark fixtures prior to demolition and provide removal and disposal of fixtures after use.

32. Temporary lighting to provide minimum of 10 footcandles as measured at the floor in all spaces requiring construction work. Minimum lighting requirements to be increased where required per OSHA regulations however no spaces are to receive less than 10 footcandles.
33. Provide temporary electrical outlets for construction use throughout the existing buildings during renovation. Existing devices may be utilized if circuits have been determined safe, are not tied in to devices located outside of the construction area, and outlets (or circuit) are GFCI protected. Intent for a centralized temporary power distribution system is for all areas of the building to be able to be reached by a 75 foot extension cord. For existing outlets the intent is for a minimum of (1) outlet per classroom. Coordinate with Gilbane Superintendent for locations. All construction outlets to be GFCI protected.
34. Provide 4" J-hooks for temporary use by other trades in suspending electrical cords above the ceiling along all corridors used during construction. Space as needed to prevent excessive cord sagging.
35. Include protection during construction and final cleaning of existing technology cabinets and racks prior to turnover of each phase.
36. Provide (48) Hour notice for approval of all shutdowns affecting occupied spaces. Shutdowns may not be approved during school hours or events.
37. Concrete equipment pads are by others. Layout for electrical equipment pads is the responsibility of this Trade Contractor.
38. Provide multiple mobilizations as required per the project schedule to complete this project in Phases. Each individual area may require different start and completion times as may be necessary to maintain the operation and facilities of the existing school.

GENERAL SCOPE OF WORK:

1. The Trade Contractor/BIDDER shall provide all work necessary to complete all Work related to this Bid Package; including but not limited to, all labor, administration, materials, installations, preparation, tools, hoisting, scaffolding/access, equipment, transportation (on and off-site), apparatus, storage, taxes, safety measures, overhead, fees, insurance, benefits, required to complete all work described in the plans, specifications, proposal and bid manual related to this Bid Package.
2. Safety is the top priority. All work will be performed in strict accordance with all Federal, State, Local Safety Regulations and the Gilbane Safety Plan. The most stringent requirements will apply. This includes mandatory hardhats, safety glasses, safety vests and specifically Gilbane's "six-foot fall rule". Provide all safety equipment necessary to comply with Gilbane Project Safety Plan and Above-OSHA policies in order to complete your scope of work, including but not limited to: hard hat, ANSI Z87 safety glasses (not sunglasses), ASTM safety toed shoes, ANSI class II hi-viz vest or shirt with reflective striping, ANSI level 4 cut rated gloves, ANSI S3.19 ear protection (>85dB), NIOSH respirator/mask, ANSI Z359 fall protection, etc.
 - a. Include Gilbane non-negotiables and any additional safety measures related to your scope of work per Gilbane Project Safety Plan, including but not limited to: certified equipment operators; podium ladders; face shields for cutting/grinding/chipping; equipment accessories for proper hoisting; rated and inspected rigging straps (no chains); qualified riggers and signal persons; cut rated sleeves for demo work; trench/excavation protection; confined space provisions; silica protection and equipment attachments in line with OSHA table 1.
 - b. All Trades Contractors are required at all levels to wear a safety helmet with fastened chin straps that comply with the following standards: ANSI Z89 (Type I or Type II) and EN12492 performance standards 4.2.1.2 (front energy absorption), 4.2.1.3 (side energy absorption), 4.2.1.4 (rear energy absorption), 4.2.3 (retention system strength), and 4.2.4 (retention system effectiveness)
 - c. All workers are required to participate in a 20-minute safety orientation prior to their first day on site,

and agree to Gilbane's Code of Safe Practices and Non-Negotiables.

3. All workers are required to participate in the Stretch & Flex program prior to starting work every day. The Construction Manager will lead the Stretch & Flex program starting at 6:50am and a foreman huddle will follow immediately after to allow for normal work to commence at 7:00am. The Trade Contractor is responsible for providing their personnel with the appropriate safety gear/equipment for their work – if Construction Manager has to provide safety gear for Trade Contractor personnel, Construction Manager reserves the right to bill Trade Contractor accordingly.
4. Work Hours for the Project will be **7:00am – 3:30pm, Monday through Friday**, and will be subject to change depending upon the work schedule, site operational needs, etc. The project should be staffed appropriately to complete all needed work during normal work hours without the need for weekend or off-hours work. Weekend or off-hours work required for special cases may be scheduled in advance with Gilbane supervision but may be denied if the work should occur during normal hours. **Noisy operations must be coordinated with school schedules so as not to impact students during the school day or other events. Additionally, all work must be scheduled in accordance with local noise ordinances or a special permit must be obtained by this Trade Contractor.** All shutdowns or tie-in's to building systems that affect spaces adjacent to work area shall be scheduled and approved by Owner at least 48 hours in advance and must occur off-hours to not disturb building occupants.
5. Provide daily clean-up of your work areas and all your debris. Daily clean-up is defined as properly removing all debris, neatly organizing remaining material and broom sweeping work areas after completion of the day's work at a minimum of EVERY SINGLE DAY and as required to maintain a safe work area and jobsite.
6. Trade Contractor will not be allowed to begin work on the project until the following items have been submitted: Signed Contract, Certificate of Insurance with attached additional insured endorsement(s), Trade Contractor Safety Start-Up documents (safety plan, competent person, certifications, drug testing letter, SDS, etc.), material/equipment status report (MESR) and a list of all materials required under this Contract with indication of which materials require submittal for approval as outlined in the specifications.
7. ~~Demobilize/remobilize as the construction schedule and/or weather conditions require at no extra cost. Off-shift work as required to complete scope and overtime as needed to complete project is included. See dates on schedule.~~ **Schedule not provided**
8. Each Trade Contractor will be responsible for their own engineering and layout for the execution of their work. No layout assumed to be by Construction Manager.
9. Trade Contractor shall be required to meet with Construction Manager's Superintendent prior to commencing any underground work anywhere on or off the site to review the existing and/or current record drawings applicable. Hand digging will be required at Gilbane discretion where access is limited or existing infrastructure is located in the vicinity. This site will be an occupied campus throughout the duration of the project with live electrical feeds and utility services. All existing utilities that are near and / or cross your work shall be identified, carefully exposed, and this subcontractor shall notify the Gilbane superintendent of the conditions prior to authorization to utilize any equipment. Interruption of the existing services must be avoided and corrected immediately. Any of your work, your subcontractors, or sub-subcontractors that fail to adequately probe, expose, and identify any existing utility that your work and their work encounters and damages an existing utility will be responsible for all costs to repair and will immediately correct and / or hire a competent subcontractor so that the systems and utilities are operational including overtime, night work, and weekend work as necessary.
10. Provide all hoisting equipment, operators; such as, cranes, lifts, hoisting, scaffolding/access equipment as required to complete Trade Contractor's scope of work, including off-loading for all Trade Contractor's deliveries. In addition when the use of a crane is required, the Trade Contractor is responsible to provide completed Crane Lift Plans for Gilbane Safety review and approval no later than two (2) weeks prior mobilization of necessary crane on site.
11. Only specified products are allowed in the base bid. Substitutions may be offered as Voluntary Alternates with this proposal, subject to Architect and Owner approval.

12. There is limited laydown on this project site. Coordinate for just-in-time deliveries of materials and equipment to limit stored materials. Deliveries to the buildings on campus will need to be coordinated during off-hours for the school to limit impact to students and staff. All deliveries, storage areas and lay down areas must be coordinated with the Construction Manager. Provide all measures necessary to ensure the protection and security of your materials until they are accepted by the Owner and move materials if they are interfering with the progress of other trade contractors.
13. Gilbane has automated its monthly payment application process and solely utilizes an online web-based application provided by Textura LLC. Trade contractors will be required to participate and must implement Textura on the project.
 - a. Textura will automatically generate the AIA G702/703 and Lien Release Documents. Any additional documentation required as part of the Gilbane application process must be uploaded in the form of a PDF prior to your submission.
 - b. There is a nominal fee to use this service. These costs are summarized in the Textura brochure included in Section 5A – Billing Procedures in the Gilbane Project Manual. The costs of using this service must be included in your bid. If you have any questions regarding Textura’s Terms and Conditions, costs of service, or training implementation please contact Textura at 866-TEXTURA (839-8872).
14. The items listed herein are not intended to be an all-inclusive listing of the specified Contract Scope of Work, but merely highlight the major items of work. Review the Contract Documents for work by this Trade Contractor included within the other specification sections. Include all work within your specific scope of work which contained in other specifications, or on drawings whether or not specifically listed within the Proposal Form.
15. File for and obtain all required permits for your work. This Trade Contractor and all its subcontractors shall obtain all permits required and arrange for testing, inspection and approval of this work, such that the work of other trades can progress in a continuous manner. Provide the Construction Manager with copies of all permits prior to the start of work. General building permit fees will be paid by others, the trade contractor is responsible for obtaining and paying for any and all other permit and service fees, licensing fees, connection fees, assessments, or bonding required in conjunction with this scope of work.
16. Provide to the Construction Manager, at least ten (10) days prior to mobilization, the following: A work plan and schedule detailing all means and methods, sequence/flow of work, worker and site supervisor manpower utilization, copies of all applicable licenses, first aid certificates, CPR certificates, a site specific Health & Safety Plan and copies of all Applicable Contractor Licenses.
17. Provide all costs for standby trades required if you prefer to perform your work anytime other than normal working hours.
18. Immediately notify the Construction Manager of any delays to the schedule of this bid package scope which is being caused by the work of any other Trade Contractor on site.
19. Bidders are advised of Florida Statute Section 448.095 (2)(b) which provides that beginning January 1, 2021, Contractors and Subcontractors working for Public Employer shall have registered with and use the E-Verify system to verify the work authorization status of all newly hired employees. It also provides that the public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system. It also provides for termination of the Contract for suspected violations, and that in such event of termination the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. See Project Manual for the Affidavit required to be completed and submitted upon request.
20. The items listed herein are not intended to be an all-inclusive listing of the specified Contract Scope of Work, but merely highlight the major items of work. Review the Contract Documents for work by this Trade Contractor included within all specification sections. Include all work within your specific scope of work which is contained in the specifications, or on drawings whether or not specifically listed within the Proposal Form.
21. Include material and labor escalation costs for the full duration of this project.

22. Trade Contractor shall notify Gilbane forty-eight (48) hours in advance, (unless otherwise stated in the Contract Documents) to schedule all applicable inspections and testing of Work as required by agencies having jurisdiction.
23. All general and manufacturer's warranties are to start at the date of substantial completion for each building. Coordinate with suppliers and manufacturers to coordinate deliveries or extended warranties to meet this requirement.
24. Tobacco use (including smokeless or chewing tobacco) and "Vaping" (including nicotine free vape) is strictly prohibited on all school property.
25. Comply with state law and owner requirements related to unauthorized aliens and the E.Verify reporting system. Refer to Trade Contract Conditions article 4.3.
26. Comply with owner requirements related to firearms prohibition on school campus. Refer to Trade Contract Conditions article 4.4.
27. Comply with owner requirements related to background checks and employment of personnel working on the project site. Refer to Trade Contract Conditions articles 4.5, 4.6, and 4.7. For consideration of the term "while students are present"; assume students will be present for the duration of the project.
28. Comply with owner and Gilbane requirements as it relates to possession/use/influence of mind altering or illegal substances. Refer to Trade Contract Conditions article 4.7.
29. In the event Owner or Construction Manager elects to use, follow, create or implement any Direct Purchase Order program, policy, or right (more commonly referred to as "DPO Program"); then in that event Trade Contractor hereby agrees to fully participate in such DPO Program as required by the Construction Manager or the Contract Documents. Trade Contractor shall fully assist Construction Manager to successfully implement and comply with the DPO Program, and will timely and promptly furnish Construction Manager all information, material requirements, supplier's names, material costs, and related data as requested by Construction Manager. The Trade Contractor further agrees to fully cooperate with Owner or Construction Manager, and shall promptly furnish and execute such documents, change orders, and related papers as requested by Construction Manager to use, follow or implement the DPO Program.

DESCRIPTION OF WORK EXCLUDED:

1. None

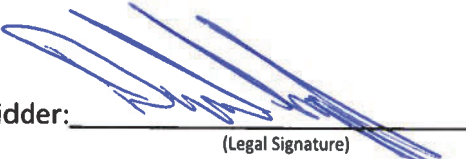
V. SPECIFICATIONS: The following Specifications Sections, together with the Drawings and other related items of work as described herein, further define the Scope of Work of the Bid Package (Contract). Note these lists may be modified by Bid Supplements and Addenda.

1. All specifications, reference Document Enumeration Log in Project Manual.
2. Work Related to this Trade as defined in the following Specifications Sections:
 - a. ALL specifications and drawings are owned by this package. Notes associate between architectural, fire sprinkler, plumbing, mechanical, and electrical / fire alarm – reference all notes for complete scope of work.

W. CONTRACT DRAWINGS: The following drawings are included in the Scope of Work of this Bid Package. This list may be modified by Bid Supplements and Addenda.

1. All drawings, reference Document Enumeration Log in Project Manual.

X. Signature Page

Bidder: 
_____ (Legal Signature)

David Sopjack
_____ (Type/Print Name)

Estimator
_____ (Title)

Firm: **All Phase Electric and Maintenance, Inc.**

Address: **4301 W. South ave.**
Tampa FL, 33614

Business Phone No.: **(813)876-7074**

Business Fax No.: **(813)874-5408**

This bidder is a (an): **Corporation** Individual, Partnership, Corporation

Current Experience Modification Rating _____ Federal ID# _____

OSHA Incident Rates: Recordable _____

List here by title and number all licenses held by the bidder associated with the performance of this work.

License Title	License Number
Electrical Contractor	EC0001749
_____	_____
_____	_____

Indicate the name of the health plan(s) to which benefits will be paid for all employees working on this project. _____

The full names, addresses and telephone numbers of all persons interested in this Proposal, as principals are as follows:

NOTE: This Proposal must bear the written signature of the Bidder.

- a. If the Bidder is an Individual doing business under a name other than his own name, the Proposal must so state, giving the address of the Individual.
- b. If the Bidder is a Partnership, the Proposal must so state, setting forth the names and addresses of all Partners, and must be signed by a Partner so designated as such.
- c. If the Bidder is a Corporation, the Proposal must be signed by a duly authorized officer or agent of such Corporation.

To: Nicholas Kominos
Gilbane

From: David Sopjack
Estimator

Sarasota High School Buildings 13 & 14 Renovation

Bid Clarifications

1. **Lighting fixture package is approved equals.**
2. **Fire Alarm is not included. Fire Alarm temporary devices and pre/post testing of Fire Alarm system is not included.**
3. Quote is on a mutually agreed upon, non-accelerated, schedule with normal working hours, Monday thru Friday, 7:00am-3:30pm.
4. Only cabling, raceways, and boxes for new Access Control devices are included. All devices, terminations, and programming are by owner per contract documents.
5. Intercom is included as shown on documents. Any repairs to the existing system not included.
6. All Pre and Post Testing is included as indicated on construction documents (except fire alarm).
7. 2" conduits for Chiller controls are ran from new chillers to building #22.
8. Lightning Protection is included to tie in new roof top equipment to existing system.
9. DAS is not included. None indicated on construction documents.
10. All breakers in MSB- Feeder Section are existing to remain.
11. Breakers for MPD1-Feeder Section will be provided and installed as indicated on riser. All other breakers are assumed to be existing to remain.
12. All breakers feeding new HVAC equipment from existing panels are assumed to be existing. Existing panel schedules not provided.
13. Exhaust fan starters are not included. Additional information is required.
14. Spares are not included. If required an adder can be provided.
15. No allowances included.
16. Project schedule may need to be adjusted due to equipment lead times.
17. Any required integration of the lighting controls into BAS, HVAC, and Fire alarm by others.
18. Lighting control devices will be provided as indicated on floor plans. If additional controls are required an adder will be provided.
19. Cutting and patching of any floors, ceilings, walls, casework, etc., is by others.
20. Painting of any conduits or boxes to match existing surfaces are to be by others.
21. Any required saw cutting, removal, and patching of existing sidewalks, asphalt, curbs, etc., by others.
22. Existing conduits and boxes will be reused wherever possible.
23. Utility company fees for permanent or temporary power are not included.
24. Permits and inspection fees are not included.

25. Roof penetrations are to be flashed and sealed by others.
26. Any required concrete work is not included. (i.e.- utility transformer pad, housekeeping pads, concrete encasement of underground conduits, etc.)
27. Dumpster is to be provided for our use. Associated dump fees are to be by others.
28. Parking and staging are to be provided on-site at no cost to All Phase Electric.
29. Only safe-off of existing electrical circuits is included. All other demolition is to be by others. All associated fees and disposal of fixtures, lamps, ballast, etc., by others.
30. Professional and pollution liability insurance is not included.
31. BIM and composite clean-up are not included.
32. No correction of code deficiencies on electrical items which are to remain within the construction area. (i.e.- missing supports, no grounds, shared neutrals, etc.)
33. All testing will be done in house by All Phase Electric utilizing our normal testing and standard procedures.
34. No surge protection devices are indicated for the exterior circuits. If required, an adder can be provided.
35. Bond is not included. If required, add at 1.5%.
36. Contract terms are subject to evaluation and due to the volatile materials market, our quote is valid for ten days.
37. All Phase Electric has the right to amend, withdraw or otherwise alter this quote without penalty or charge as a result of any events beyond our control, supply change issues, pandemic, changes in laws, regulations, material escalations, or vendor lead times.

Sarasota High School Building 13 and 14 Renovation
 Bid Proposal Form



Scope Bid Leveling
 Sarasota High School Buildings 13 & 14 Renovation
 2155 Bahia Vista Street, Sarasota, FL 34239

Schenkel Schultz

[Bidder 1 - SHORTCUT TO TOTAL](#)

Trade Contractor Quote Date	28-Sep	Company Name	Gilbane Estimate		
		Phone #			
Gilbane Team Member Responsible for Scope		Contact Name			
E-mail Address		Contact Email			
Phone Number		Prequal Status			
Scope Review Date & Time		Current EMR			

31A	Sitework & Restoration	Base Bid →			
		Scope ↓ Review ↓ Confirm (Y/N)	Y,N,G, OA,TA	Value (\$)	Comments
U. SCOPE OF WORK:					
SPECIFIC SCOPE OF WORK					
Specific Scope Item 1	Sitework & Restoration Allowance		OA	\$ 474,567	
Specific Scope Item 2	Silt Fence			\$ 36,000	
Specific Scope Item 3	Inlet Protection			\$ 7,500	
Specific Scope Item 4	SWPPP			\$ 9,900	
Specific Scope Item 5	CEP Grading			\$ 26,250	
Specific Scope Item 6	Import Fill			\$ 5,250	
Specific Scope Item 7	General regrading			\$ 61,200	
Specific Scope Item 8	Asphalt Replacement			\$ 44,583	
Specific Scope Item 9	Asphalt Restoration			\$ 37,600	
Specific Scope Item 10	Restriping			\$ 12,000	
Specific Scope Item 11	Street Sweeping			\$ 39,600	
Specific Scope Item 12	Temp Crushed Concrete			\$ 11,200	
Specific Scope Item 13	Shell			\$ 20,833	
Specific Scope Item 14	Mulch			\$ 18,150	
Specific Scope Item 15	Plantings			\$ 27,500	
Specific Scope Item 16	Sodding / Seeding			\$ 117,000	
Specific Scope Item 17	Irrigation			N/A	
Specific Scope Item 18					
Specific Scope Item 19					

Base Bid Subtotal	\$	-
Trade Contractor Breakouts	\$	-
GILBANE Qualified Plugs Total	\$	-
Owner Allowances	\$	474,567
Trade Allowances	\$	-
Leveled Bid Total	\$	474,567

Exhibit D

Guaranteed Maximum Price Qualifications

Exhibit D – Guaranteed Maximum Price Qualifications

General

1. This GMP for the Sarasota High School Buildings 13 & 14 Renovation – Phase 2 Building & CEP Renovations is based on documents prepared by Schenkel Shultz. See the Document Enumeration Section for a complete list of documents. All other documents and agreements between the Owner and Gilbane are excluded.
2. This GMP is being presented as a change order to the Agreement between School Board of Sarasota County and Gilbane Building Company dated October 23, 2023 for the Phase 1 – Portables and Staging and is intended to act in conjunction with the included work. This GMP assumes execution of this Change Order as a continuation of the Scope of Work with no gap in timeframe. The new total contract value displayed on the GMP Summary sheet shall be the basis for the starting contract value for payment applications.
3. This GMP includes General Conditions from April 1, 2024 to project completion.
4. The GMP assumes Notice to Proceed issued by December 1, 2023 with Substantial Completion of the project by January 21, 2026. For more detailed schedule information and assumptions, see the attached detailed project schedule.
5. The GMP assumes issuance of all needed Permits prior to December 13, 2023.
6. The GMP does not include acceleration or related premium time. Construction hours are assumed to be normal working hours (7:00am – 3:30pm) other than occasional off-hours work to accommodate tie-ins or shut downs / connections of major systems.
7. Pricing includes a one (1) year labor and material warranty for all components. Warranties shall begin at completion of each phase of work as determined by receipt of Temporary Certificate of Occupancy or as mutually agreed upon between Owner and Gilbane.
8. The GMP is based upon open, competitive bidding by prequalified Trade Contractors and suppliers. Unless specifically articulated, there will be no proprietary materials or vendors. It is assumed that all trades and materials will be an open spec and alternatives will be considered.
9. Acceptance of the GMP constitutes acceptance of the Gilbane recommended lowest responsible bidders listed within the GMP. The GMP is based on the listed Trade Contractors' acceptance and execution of a contract to perform the work. Rejection of a bid of a Trade Contractor listed within the GMP by the Owner will require an adjustment to the GMP value to accommodate the next lowest responsible.
10. The requirements of the Owner's Design Guidelines have been interpreted by the Architect and incorporated into the Plans and Specifications. This GMP includes adherence to the Design Guidelines only as has been incorporated into the Plans and Specifications.
11. Retainage shall not be held on General Conditions, Insurances, Bond, Fee, and Site Services.
12. In order to comply with applicable statutes, final retainage shall be released upon 100% completion of an individual Trade Contractor's work for each phase, including punch-list items, and all close-out documentation has been completed and submitted by the Trade Contractor and approved by Gilbane. Separate requisitions will be submitted by requesting Trade Contractors.
13. The GMP assumes no requirements for LEED or other sustainability requirements.
14. This will not be a line item GMP. Individual line-item savings within the GMP may be transferred by Gilbane between line items.
15. Union prevailing wages/ merit shop / Davis-Bacon not included.
16. Labor Rates have been included within this GMP by request of the Owner and shall be used for calculation of all staffing costs. Labor rates have been included with an escalation rate projection through the end of 2025. Rates may be subject to change due to promotion of staff members or

changing of personnel. Labor rates are inclusive of salaries, labor burden, automobile (if applicable), and personal IT costs. Rates are considered agreed upon and not subject to audit.

17. Professional service fees and reimbursables (Architect, Engineering, Consulting, Owner's Representative) are not included.
18. It is agreed and understood that the liquidated damages are the sole and exclusive remedy under the terms of the contract agreement. Gilbane and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. Liquidated damages are assumed for Substantial Completion Date only and not on individual turnover of phases.
19. Gilbane and/or the Trade Contractors shall not be held responsible if an Indoor Air Quality (IAQ) test fails as a result of installation of a specified material, approved material, or FF&E, provided the installation conforms to the Contract Documents.
20. Permit, plan review, and inspection fees are not included.
21. Costs or time impacts due to permit review comments and addendums received after the date of this GMP are not included.
22. The parties understand and agree that at the time of GMP, the availability and pricing of materials is unpredictable and unstable, and that certain markets providing essential materials to the Project are experiencing or are expected to experience significant, industry-wide economic fluctuation during the performance of this Agreement that may impact price and availability of certain materials. Gilbane reserves its right to assess reasonably unforeseeable impacts on an ongoing basis and to seek an equitable adjustment in the Guaranteed Maximum Price and an extension of the Contract Time as such adjustments become necessary.
23. This GMP excludes all cost and schedule impacts resulting from future Federal Government proclamations or newly imposed tariffs.
24. Pricing for this GMP is included for phasing per the attached Project Schedule. In the event of phasing changes, project postponement, or the construction duration is extended, pricing should be adjusted accordingly to account for cost escalation and local market conditions.
25. Gilbane will coordinate with the trades to perform schedule "pull planning" and may adjust the schedule and phasing to better suit the flow of work and turnover of areas. This modified phasing and schedule will be incorporated via Change Order if TCO dates are adjusted.
26. To ensure product availability and to help control cost, some products will be purchased for the entire job during early phases of construction. Items stored onsite or offsite will be billed as stored material.
27. Due to extended lead times, some phases of work will require "come-back work" to complete systems where equipment is not available on time. An allowance is included for such work and Gilbane will work with the Design team and Trade Contractors to develop the temporary means such as re-feeding of existing electrical panels, temporary controls modifications, or cut-off boxes. It is anticipated that all temporary work required can be fed from the existing electrical system and costs for temporary generators are not anticipated or included..

Insurance and Taxes

1. Sales tax is included for materials included within the GMP. Gilbane will strive to obtain tax savings through the Owner's Direct Material Purchase program for materials over \$10,000 in cost. Some materials may not be able to be purchased by the Owner due to schedule constraints, size of order, Florida Statute, etc.
2. Deductive Change Orders that are issued for Direct Material Purchase by the Owner shall include adjustment only for the material and sales tax. No adjustment will be provided for the CM's Fee, bond, or insurances for these deductive change orders.
3. Subcontractor Default Insurance is included at a fixed rate of subcontracted volume. The rate basis for contractor default insurance includes all subcontracted work on the project (pending Gilbane prequalification standards), excluding any architect or engineering consultants and certain general conditions items.

4. Payment and Performance Bonds are included and payable upon issuance as a Cost of Work at the fixed rate of the total Contract Value. If the project duration changes to exceed 30 months, this rate is subject to change.
5. Owner shall provide a copy of the proposed Builders Risk policy for review by Gilbane. If the coverage or deductibles do not meet or exceed Gilbane’s master policy terms, Gilbane reserves the right to purchase Difference in Conditions coverage reimbursable as a Cost of the Work. Deductibles are not included in the GMP.
6. Traditional Risk Management Liability Insurance is included at a fixed rate of the total Contract Value. Premiums for insurance shall be payable in one installment in the first application for payment after commencement of the Construction Phase of the Project based upon the final GMP amount. Additional premiums for additive Change Orders will be included and invoiced with the approved Change Order.

Contingency and Allowances

1. A Construction Contingency is included for the project intended for items that are a cost of the work but not a basis for a change order. Use of the Construction Contingency shall be approved by the Owner Representative. Approval shall not be unreasonably withheld, conditioned, or delayed.
2. The allowances contained in this GMP shall cover all costs including but not limited to, unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses of the Trade Contractors performing the work.
3. Owner Allowance costs are reconciled by Owner Change Order. No prior authorization is required for Allowance expenditures. See below Table indicating included Owner Allowances.
4. A Permit Review Comments & Addendum Allowance is included for costs due to changes to the documents received after bid time. RFI’s and Drawings not indicated in the Exhibit B Enumeration of Documents are subject to use of this Allowance.

Project Owner Allowances

Owner Allowances are clarified as follows:

Item	Description	Type	Bid Pkg	Value
1	Unforeseen Demolition & Risk Management	Owner	02A	\$ 200,000.00
2	Miscellaneous Patch, Repair, Modification Allowance	Owner	02B	\$ 800,220.00
3	Unforeseen Framing, Drywall, & Risk Management	Owner	09A	\$ 300,000.00
4	Soft Flooring (LVT, Rubber, Sheet, Base, etc.)	Owner	09E	\$ 1,590,000.00
5	Wall Graphics	Owner	09F	\$ 25,200.00
6	New Opening Waterproofing	Owner	09F	\$ 67,500.00
7	Replacement of Visual Display Boards	Owner	10A	\$ 126,000.00
8	Foodservice Disconnect/Reconnect/Relocate	Owner	11A	\$ 55,000.00
9	Elevator Upgrades Allowance	Owner	14A	\$ 120,000.00
10	Temporary Cooling Allowance	Owner	23B	\$ 473,000.00
11	FPL Conduit Install	Owner	26A	\$ 85,000.00
12	Sequencing Expediting/Temp Feeds	Owner	26A	\$ 100,000.00
13	Owner IT Upgrades	Owner	26A	\$ 75,000.00
14	Sitework & Restoration	Owner	31A	\$ 474,567.00
15	Site Fencing	Owner	32A	\$ 120,350.00
16	Permit Review Comments & Addendum Allowance	Owner		\$ 240,000.00

Project Indirect Costs

Project indirect costs are clarified as follows:

Project Indirect Costs	Included	Not Included
Regulatory and permit fees		•
Impact fees, approval fees, licensing fees		•
Off-site improvements		•
Geotechnical Surveys and testing		•
Independent material testing during construction		•
3rd Party Commissioning		•
Environmental testing and remediation costs (Asbestos, contaminated soils, USTs, etc.)		•
Operating supplies and expenses.		•
Purchase and Moving/Relocation of Owner required furniture, fixtures and equipment – Including but not limited to loose equipment, furniture, workstations, computers, phones, voice/data/security equipment, indoor plantings and artwork.		•
Utility Infrastructure and Connection Fees (power, gas, telephone, data...)	See Below	See Below
Temporary Utilities for Construction Staging Area (Temporary Services)	•	
Temporary Utilities for Construction Work Area (Utilize existing campus systems)		•
Connection & Utility Costs for new services/connections		•
Utility consumption (power, gas, telephone, data...) during construction	See Below	See Below
Temporary Utilities for Construction Staging Area (Temporary Services)	•	
Temporary Utilities for Construction Work Area (Utilize existing campus systems)		•
Offsite utility infrastructure and connection fees (Power, gas, telephone, data, etc.)		•
Stand alone mock-ups and model units that are not part of permanent construction		•
Other Owner Insurance		•
Radio and distributed antenna systems.		•

Assumptions

01 General Requirements

1. Gilbane shall utilize Procore as the program for distribution of submittals, requests for information and daily reports. This GMP assumes that the Architect, Consultants, and Owner shall use this program in the review and approval of the above noted documents. Procore shall be considered cost of work.
2. It is assumed that the Architect, Engineers, and Owner shall have a combined (14) Calendar Days project submittal review period for standard submittals and (7) Calendar Days for Critical Submittals.
3. It is assumed that the Architect, Engineers, and Owner shall have a combined (7) Calendar Day project request for information review period.
4. This GMP does not include costs for procurement, setup, tie-down, removal, etc. of Portable Classrooms, Restrooms, and associated walkway ramps. The work related to these portables is limited to the work shown on the Plans.
5. The Owner acknowledges that modifications are indicated to be performed within leased portable structures and this work will damage existing finishes within. The Owner accepts all responsibility for reimbursement of leasing company for indicated modifications.

6. All governmental fees, utility connection fees (FPL, water, sewer, power, telecom, storm, etc.), right of way fees, service, meters, costs, Impact fees, easement (i.e. surveying, descriptions, preparing), etc. are by Owner.
7. Gilbane shall utilize Procore and Bluebeam Studio for the distribution and maintenance of record contract documents. All project participants shall be given access to these documents. Gilbane has excluded the use or maintenance of updated Contract Documents in paper format.
8. This GMP Proposal has not include any site security personnel. Temporary construction fencing shall provide security of the site during working and non-working hours.
9. Gilbane shall be permitted to utilize the project site and leased parking/laydown area for the full duration of the project to locate construction trailers, laydown areas, and personnel parking as necessary to complete the project.
10. Substantial Completion shall be considered achieved with the issuance of the Temporary Certificate of Occupancy (TCO). If the TCO cannot be obtained through no fault of the Construction Manager, Substantial Completion shall not be withheld.
11. Punchlist, Owner Training, and Commissioning will be performed after Substantial Completion
12. The Owner acknowledges that Next 150 Construction, LLC is a limited liability company in which Gilbane Building Company is the sole and managing member. Gilbane may utilize Next 150 Construction, LLC for Site Services tasks.
13. Attic Stock is included only for Flooring, Tile, Paint, Blinds, and Door Hardware as indicated in the Specifications.
14. Stand-alone mock-ups are not included. At Construction Manager’s sole discretion, selected installations will be expedited for early installation as a benchmark for review with owner and design team prior to installation of remaining materials.
15. Gilbane is not responsible for the long term effects of any impacts to moisture sensitive materials due to insufficient building humidification or temperature variations.
16. Professional photography for construction progress is not included. Gilbane will utilize the programs “Open Space” and “Procore” for photographs taken by the project team. Aerial photography is not included.
17. At their option, Trades may perform Building Information Modeling (BIM) to coordinate above ceiling installations. A full-building coordination effort is not included, and final coordinated models will not be provided.
18. The Owner shall provide the design team’s AutoCAD and Revit model to Gilbane and its Trade Contractors at no cost. The provided models will be utilized for coordination efforts however no design liability has been assumed by Gilbane or Trade Contractors.
19. All items indicated to be stored for future installation shall be stored within the existing building in rooms secured by Gilbane.
20. All furniture, equipment, and IT moving costs are by Owner and are not included.

02 Existing Conditions

1. This GMP is based solely on the documents provided and does not account for any unforeseen geotechnical issues as no geotechnical report has been provided.
2. No items have been identified for salvage and all indicated items shall be demolished and discarded. Demolition contractor owns rights to all salvage materials.
3. Abatement, remediation, or removal of hazardous materials including asbestos, lead, PCB’s, mold, etc. is not included.
4. The Owner has indicated underground location services are not available for underground installations on the school property. Gilbane has included costs for ground penetrating radar at the exterior work areas for items which can be identified by surface structures or as-built drawings. The Owner shall provide personnel knowledgeable of the presence of underground installations for

coordination with Gilbane staff in marking of underground utilities. Gilbane assumes no responsibility for damage to unmarked installations.

5. This GMP excludes shot blasting and excessive leveling of the existing floor. Minor floor prep is included (i.e. flash patching/leveling using a self-leveling underlayment up to 1/8 inch). No moisture mitigation is included for slabs due to substrate being existing.
6. Gilbane is not responsible for the condition of any existing valves, piping or other building components. This includes but not limited to gas, water, heating, as well as any leaks that may arise from pressure checks or testing performed.
7. This GMP excludes replacement of piping and valves due to MIC (Microbiological Induced Corrosion).
8. This GMP excludes repairs to existing systems; plumbing/mechanical/electrical systems, piping, pipe supports and fixture carriers except as included in the Patch, Repair, Modification Allowance.
9. Existing paving, sidewalks, landscaping, and other site improvements may be damaged during the course of construction. An allowance has been included for repairs caused during the course of construction but does not include repairs to existing deficiencies. Repairs will be “patch-to-match” existing and will not include full replacement.
10. This GMP assumes Authority Having Jurisdiction has confirmed existing building components do not need to be brought up to current code except as expressly detailed in the Plans for modified areas only. Components indicated to be replaced such as plumbing fixtures, handrail/guardrail, casework, fire alarm devices, electrical devices, doors, etc. will be installed as detailed on the Drawings and may not comply with current code. All existing code violations or upgrades deemed necessary by AHJs are excluded from the GMP. If TCO is delayed due to these issues the impact will be a change to GMP.
11. Firestopping for new construction only is included. Additional work required to meet code or AHJ requirements will be a change to the GMP.
12. Existing spray-applied fireproofing will be damaged during installation of new hangers. Repair of the existing fireproofing is included in the Patch, Repair, Modification Allowance.
13. This GMP assumes existing utilities are of sufficient capacity to support indicated work. No upsizing or replacement of building utilities is included.
14. This GMP excludes relocation of undocumented systems, to facilitate the installation of proposed construction.
15. This GMP excludes any connection, rework, additions to existing system(s) not shown on the Contract Documents.
16. The existing fire alarm devices within work areas will need to be removed from service periodically. It is assumed that a fire watch will not be required for these areas and cost for fire watch is not included.
17. GMP does not assume any responsibility for the integrity of the existing structure and will perform modifications as indicated within the documents. It is assumed that the Engineer of Record has reviewed the existing structure and deemed it adequate for all modifications as indicated and for use of equipment, materials, etc. as required to complete the work.
18. Construction Documents indicate items to be “Patched” or “Repaired”. Reasonable effort will be made to match the existing surfaces, but an exact match cannot be guaranteed.
19. Where existing flooring is to be removed below existing to remain permanent casework or other items, flooring will be cut flush with face of existing item.
20. It is anticipated that items will be discovered during the course of construction that will need to be relocated, repaired, replaced, or otherwise modified due to conflicts with new installations, AHJ requirements, or Owner/Architect request. A Patch, Repair, Modification Allowance has been included to account for the cost of this work. No other repair or modifications to existing systems are included.
21. Multiple finishes and components of work are noted in the contract documents to be repaired or replaced "As Required". As the extent of the requirements cannot be defined, these items will be addressed with the Patch, Repair, Modification Allowance.

03 Concrete & Masonry

1. Concrete sidewalks will be installed at existing grade.
2. Replacement sidewalks will be sawcut or tooled to match existing adjacent sidewalks.
3. Replacement of interior slab on grade includes the following:
 - Insect treatment
 - Tie-in to existing vapor barrier with new 5 mil vapor barrier.
 - Replacement of existing aggregate or sand base is not indicated or included.
 - Dowelling is not included. Thickened edge will be provided per Structural details.
4. Existing CMU corners are assumed to be reinforced and filled per as-built drawings.

05 Metals

1. New stair handrails and guardrails are included as aluminum with standard powder coat finish. Wall mount handrail included as 1-1/4" schedule 40 aluminum. Post mounted handrail and guardrail included as 1-1/2" schedule 40 top rail, 1-1/4" schedule 40 intermediate rails, 1-1/2" schedule 80 posts grout-set in core drilled holes.
2. Steel joist modifications are included where specifically indicated on Structural Drawings. As the final layout of piping and equipment is unknown, further joist modifications may be required to support new loads. Costs for modifications to existing joists or added structural elements are included in the Patch, Repair, Modification Allowance.
3. No work is indicated or included for existing aluminum canopies. If work is required to modify or repair existing canopies, cost will be allocated to the Patch, Repair, Modification Allowance.

06 Casework

1. Locks for casework are not indicated and are not included.
2. 14-177 Casework provided with 3/4" thick cabinet back with plastic laminate finish. Plumbing/Electrical chase is not indicated and is excluded.
3. All rolling or mobile casework or storage units are Owner provided.

07 Thermal & Moisture Protection

1. Gilbane has included costs for a 3rd party envelope review. This report will be forwarded to the Architect and is not intended as a substitute for engineering or architectural review by licensed design professionals. The comments contained in the reports represent observations and/or suggestions intended for consideration and possible incorporation into the Design Documents. No design liability has been assumed by Gilbane, or 3rd party envelope Reviewer as a result of the information contained in the reports. Items not incorporated into the Contract Documents or included as an Allowance are excluded from the GMP.
2. Cementitious waterproofing is indicated at new exterior openings however it is unclear how new waterproofing will interface with existing exterior finishes shown to remain. An allowance is included for flashing to be used as recommended by the Architect for each condition.
3. All sheet metal flashing components are included as .050 Anodized Aluminum with shop fabricated corners.
4. Warranties provided will apply to patched locations only.
5. Exterior Hollow Metal (HM) window frames are included as designed. Owner acknowledges that HM window frames must be installed as indicated on the Florida Product Approval including location of glass stops on the exterior face of the assembly.

08 Openings

1. Openings HM.1 and HM.5 have been included as aluminum storefront system in lieu of hollow metal frames to facilitate flashing details. Storefront Framing System to be YKK YHS 50 TU with Clear

Anodized Aluminum Finish. Glass included to be Viracon Clear Insulated Laminated Impact with VE-48 Low-E Coating.

2. This GMP includes Viracon 9/16" laminated glazing with VE-48 Low-E Coating and .090 SGP Interlayer for all exterior glass within Hollow Metal Doors and Hollow Metal Borrowed Lite Openings.
3. Repair of existing window shutters is not detailed on the documents and is included in the Patch, Repair, Modification Allowance.
4. No work is indicated or included for new installation or repair coiling doors.
5. All interior hollow metal doors are included with Honeycomb cores.
6. Replacement of hardware only is included for pair of doors at Building 22.
7. Hollow Metal Door Frames are included as 14 Gauge. Interior Hollow Metal Doors are included as 16 Gauge and Exterior Hollow Metal Doors as 14 Gauge.
8. Manual door hold opens are not allowed per code at openings in rated walls and are not included.
9. New AD Door Locks for IDF rooms are listed in the specifications but not indicated on documents as new. AD locks are assumed to be existing at IDF rooms and are not included.
10. STC sound rated doors are not indicated or included.
11. Doors and Hardware replacement is included as indicated on the hardware schedule and is assumed to supersede general Demolition notes.
12. New door hardware is included as specified for doors labeled "EXIST". An allowance is included for repairs or additional hardware required for new doors to operate as intended.

09 Finishes

1. All flooring and base work except hard tile will be performed by Trade Contractor working directly for Owner under State Contract. The cost for the flooring is included in this GMP as an Allowance and will be deducted from the contract as a Direct Material Purchase order.
2. This GMP excludes demolition and replacement of "C1" Ceiling Finishes (and similar exterior soffits not labeled) located on the exterior of Building 13 & 14. Exterior soffits are existing to remain.
3. Engineering for framing assemblies is not included.
4. Demolition and replacement of Gypsum Board Ceiling in Band Class Room 13-139, Orchestra Class Room 13-140, and Vocal Music Class Room 13-141 is excluded. All work will occur above existing finished ceiling.
5. One color of grout will be utilized on each tile surface plane.
6. Window sills are not indicated or included. All new openings will receive finished drywall sills per details.
7. All new floor tile is assumed to be thin-set over existing concrete floor.
8. Tile waterproofing is included at the second floor only. Waterproofing will be flashed 4" up wall.
9. Wall and floor expansion joint covers are included. Ceiling expansion joints are not shown and not included.
10. MISC-2 Wall Graphics are included as an Allowance.
11. Per demolition note DF6 and RFI 34, eight (8) man hours per stair are included to remove existing paint finish per SSPC-SP-2 "Hand Tool Cleaning" and repair rust as needed. SSPC-SP-2 is intended to remove "all loose mill scale, rust, paint, and other contaminants that may be detrimental to a coating application". If additional work is required it will be the basis for a change to the GMP.
12. Exposed pipe, conduit, and ductwork will be painted same color as ceiling where new dryfall ceiling paint is indicated. New surface mount conduit will be painted same color as the wall surface. Paint is not included for other MEP items.
13. Painting of exposed walls and ceilings in back-of-house locations such as mechanical rooms, electrical rooms, storage rooms, custodial rooms, equipment rooms, etc. is not included due to presence of exposed loose cabling and equipment.