### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

#### **AGENDA ITEM SUMMARY**

Meeting Date:

August 19, 2025

Consent [X]

Public Hearing []

Regular []

Department:

Water Utilities Department

#### I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to: A) approve Amendment No. 1 to the Western Region Wastewater Treatment Facility (WRWWTF) Progressive Design-Build (Contract) with Wharton-Smith, Inc. (Design-Build Entity) in the amount of \$11,493,293 for a Guaranteed Maximum Price (GMP) of \$13,418,588.

**Summary:** On August 22, 2023, the Board of County Commissioners (BCC) approved the Palm Beach Water Utilities Department (PBCWUD) Contract (R2023-1115) with the Design-Build Entity. The project consists of the design and construction of a new two-story operations building and miscellaneous site and process improvements to the WRWWTF. Phase 1 of the project included pre-construction services, consulting/professional engineering, surveying, permitting, design, stakeholder outreach, grant compliance, scheduling, cost estimating and preparation of the GMP to construct the Project. Amendment No. 1 establishes a GMP for Phase 2 for construction services necessary to construct the project and engineering services during construction.

On February 7, 2023, the BCC approved the Standard Grant Agreement 22FRP71 (R2023-0169) for \$7,707,222.30 in grant funding with a local match from the Florida Department of Environmental Protection Resilient Florida Grant Program (Resilient Grant). Pursuant to Section 2-80.22 of the Equal Business Opportunity (EBO) Ordinance and the County PPM CW-O-043, this project is exempt from the EBO requirements. The \$7,707,222.30 grant requires a \$238,367.70 local match which will be funded from a one-time expenditure from Water Utilities user fees, connection fees and balance brought forward. The remaining project cost is included in the PBCWUD FY25 budget. Design-Build Entity is a Palm Beach County based company. (PBCWUD Project No. 22-012R) <u>District 6</u> (MWJ)

Background and Justification: The WRWWTF is located in the City of Belle Glade, Florida. PBCWUD took ownership of the WRWWTF in 2013. Operations and Maintenance staff reported elevated moisture levels within the existing Operations Building and potential flooding risk. To ensure health and safety of the staff and reliable plant operation during heavy storms, PBCWUD elected to construct a new Operations Building at WRWWTF. The Resilient Grant allows existing projects to apply for additional funding; a request will be made to the Resilient Grant to fully fund the project. The WRWWTF is a critical infrastructure facility that serves the communities of Belle Glade and South Bay.

#### Attachments:

- 1. Two (2) Originals of Amendment No. 1
- 2. Location map
- 3. Ebix Compliance Summary Report

Recommended By:	Ali Bojat	7/18/25
•	Department Director	Date
Approved By:	all & Slive	8/2/25
	Assistant County Administrator	Date /

#### II. FISCAL IMPACT ANALYSIS

#### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures Operating Costs External Revenues Program Income (County) In-Kind Match County	\$ <u>11,493,293</u> <u>0</u> (\$5,781,927) <u>0</u> <u>0</u>	0000	<u>0</u> <u>0</u> <u>0</u> <u>0</u>	<u>0</u> <u>0</u> <u>0</u> <u>0</u>	<u>0</u> 0 0 0
NET FISCAL IMPACT	<b>\$</b> 5,711,366	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Budget Account No.:	Fund <u>401</u> 401		<u>721</u> Unit <u>721</u>	<u>W048</u> Object <u>W026</u>	6545 6545
Is Item Included in Current	Budget?		Yes_X_	No	
Does this item include the	use of Federal	Funds?	Yes	No <u>X</u>	
Does this item include the	use of State Fu	nds?	Yes <u>X</u>	No	

#### Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

\$7,707,222 of the project is funded by a grant with Florida Department of Environmental Protection with the balance from Water Utility Department User Fees.

C. Department Fiscal Review:

III. REVIEW COMMENTS

A.	OFMB Fiscal and/or Contract Develop	ment and Control Comments:
		04 7/25/25
	The Part 7/22/2005	Brenda Snacke Contract Development and Control
	OFMB WA 764	Contract Development and Control
	MF 7122	7.23-25

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

## AMENDMENT NO. 1 TO WESTERN REGION WASTEWATER TREATMENT FACILITY PROGRESSIVE DESIGN-BUILD AGREEMENT PBCWUD PROJECT NO. 22-012R

This Amendment No. 1 is made as of the Layer, 2025, by and between Palm Beach County, a Political Subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as the "County" or "Owner", and Wharton-Smith, Inc., a Florida corporation authorized to do business in the State of Florida, hereinafter referred to as "Design-Builder", whose Federal Tax ID# is 59-2392802.

WHEREAS, the County and Design-Builder acknowledge and agree that the Contract between County and Design-Builder dated August 22, 2023 (Resolution No. R2023-1115) (hereinafter "the Contract") is in full force and effect and that this Amendment incorporates all the terms and conditions of the Contract as may be expressly supplemented and amended by this Amendment.

WHEREAS, the parties have negotiated Phase 2 Construction Services, including a Guaranteed Maximum Price, for the completion of design, construction and engineering services during Construction in accordance with the terms of the Contract, whereby the Design-Builder will render construction and warranty services and other services as set forth in the Contract and as amended herein.

**NOW THEREFORE**, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the County to the Design-Builder, the adequacy of such consideration is acknowledged by each of the parties, the parties further agree as follows:

- 1. Recitals. The foregoing recitals are true, material and correct and incorporated herein by reference.
- 2. Defined Terms. Capitalized terms herein shall have the same meaning ascribed to them in the Contract.
- 3. Article 5.0, Contract Time is amended as follows:
- 5.2.1 Substantial Completion of the Work shall be achieved in accordance with Attachment C, Schedule, 518 calendar days after Notice to Proceed ("Date of Commencement").
- 5.2.3 Final Completion of the Work shall be achieved in accordance with Attachment C, Schedule, 568 calendar days after Notice to Proceed ("Date of Commencement").

#### 4. Article 7.0, Guaranteed Maximum Price (GMP), is amended as follows:

7.1 Design-Builder guarantees that it shall not exceed the GMP amount of <u>Thirteen Million</u>, Four Hundred Eighteen Thousand, Five Hundred Eighty-Eight Dollars (\$13,418,588.00). Phase I services totaled \$1,925,295.00 and contingency per Article 7.2 are included in the GMP Amendment value set forth above. Documents used as a basis for the GMP is included as Attachment M in this Amendment. Design-Builder does not guarantee any

specific line item provided as part of the GMP and has the sole discretion to apply payment due to overruns in one line item to savings due to underruns in any other line item, except for line items of "Permits Allowance", "Owner Contingency", "Reroute Overhead Power-Allowance", "Brown and Caldwell (Corporation)-Engineering During Construction" and "Phase 1 Services". Design-Builder agrees, however, that it will be responsible for paying all costs of completing the Work which exceed the GMP, as adjusted in accordance with the Contract Documents.

- 7.2 Contingency.
- 7.2.1 Design-Builder Contingency is amended to include a Design-Builder Contingency in the amount of <u>Two Hundred Eighty-Eight Thousand</u>, <u>Four Hundred Forty-Six Dollars</u> (\$288,446.00). The balance of Article 7.2.1 in the Contract remains unchanged.
- 7.2.2 Owner Contingency is amended to include an Owner Contingency in the amount of <a href="Two Hundred Eighty-Eight Thousand">Two Hundred Eighty-Eight Thousand</a>, Four Hundred Forty-Six Dollars (\$288,446.00). The balance of Article 7.2.2 in the Contract remains unchanged.
- 5. General Condition 18. Design-Builder's Insurance is amended as follows:

Insurance Coverage & Table remains unchanged except the following amendment:

BUILDERS RISK coverage is required and included in Attachment L.

- 6. General Condition 44. Change of Contract Price is amended as follows:
  - C.1.a. Design-Builder's Fee. is amended to state that the Designer-Builder's fee allowed for overhead and profit is mutually accepted to be set at 7% over direct cost only.
- 7. Attachments. The following attachments are attached hereto and incorporated herein by reference, are being modified as summarized below. All other provisions of the attachments set forth in the original contract remain unchanged:

Attachment A Scope of Designer-Builder's Services

Attachment B Compensation-GMP

Attachment C Schedule

Attachment E Public Construction Bond

Attachment F Form of Guarantee

Attachment G OEBO Schedule 1

Attachment L Builders Risk

8. Except as specifically modified above, the terms and conditions of the Contract, as amended by this Amendment No. 1, are hereby confirmed and remain in full force and effect.

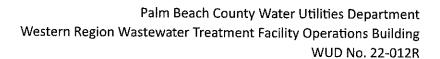
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## AMENDMENT NO. 1 TO WESTERN REGION WASTEWATER TREATMENT FACILITY PROGRESSIVE DESIGN-BUILD AGREEMENT PBCWUD PROJECT NO. 22-012R

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida has made and executed this Amendment No. 1 on behalf of the County and Design-Builder has hereunto set its hand the day and year above written.

ATTEST:	
Joseph Abruzzo, Clerk of the Circuit Court	PALM BEACH COUNTY, FLORIDA
& Comptroller, Palm Beach County	BOARD OF COUNTY COMMISSIONERS
By:	By:
Deputy Clerk	Maria G. Marino, Mayor
WITNESS:	DESIGN-BUILDER:
for Jakelm	Wharton-Smith Inc
Signature	Company Name
Tom Jakubisin	
Name (type or print)	Signature
Anta Bru	Gregory L. Williams
Signature	Typed Name
Justin Brower	Director
Name (type or print)	Title
· · · · · · · · · · · · · · · · · · ·	7/15/2025 H. INC.
APPROVED AS TO FORM	
AND LEGAL SUFFICIENCY	(corp. seal)
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County Attorney	Owner of the second
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APPROVED AS TO TERMS AND CONDITIONS.	
By: AL 1361W	
Department Director	
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90% GMP Estimate

#### **Scope of Service**

Wharton-Smith, Inc. is proudly the Construction Manager serving Palm Beach County. The project consists of a new 10,500 Square Foot administration building on an existing wastewater treatment facility. The work includes: earthwork and de-mucking, underground utilities, paving, irrigation, landscaping, fencing, concrete, masonry, light gauge metal trusses, roofing, sealants, fireproofing, doors, frames & hardware, overhead doors, windows, storefront, gypsum wallboard assemblies, acoustical ceilings, resilient and tile flooring, hard tile, carpeting, acoustic panels, painting, signage, operable partitions, toilet compartments & accessories, lockers, canopies, flagpoles, modular & laboratory casework, elevator, fire sprinklers, plumbing, HVAC and electrical.

This project will construct a new two-story total 10,500 square-foot administration building with the upper level complete with control room, offices, laboratory, rest/locker rooms and the first floor (ground level) being used for unconditioned storage. A new secure entryway and parking lot, new stormwater treatment ponds and miscellaneous process improvements are also included to make this wastewater treatment plan more resilient in future extreme storm events.



#### ATTACHMENT B COMPENSATION-GMP

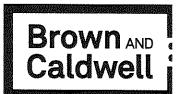


# WESTERN REGION WWTF OPERATIONS BUILDING

WUD NO. 22-012R

90% Guaranteed Maximum Price (GMP)









90% GMP Estimate

#### **Table of Contents**

Section 1 – Estimate Summary

Section 2 - Estimate Details

Section 3 – General Conditions

Section 4 – General Requirements

Section 5 – Assumptions and Clarifications

Section 6 – Document List

Section 7 – Brown and Caldwell (Corporation) Engineering During Construction





90% GMP Estimate

Section 1
Estimate Summary





#### PBC Utility Admin Building - GMP



10,593

SF LINE Spec DESCRIPTION GMP 5/28/2025 Direct Costs 2 010000 3 010000 Final Clean 4.350 Material Testing 34,730 5 030000 Cast-in-Place Concrete 1,154,140 7 050000 Structural Steel 159,096 054000 8 Light Gauge Metal Trusses 128,999 9 064000 Architectural Casework 64,994 52,530 10 071000 Damproofing and Waterproofing 11 075000 Roofing
Doors, Frames and Hardware 209,439 13 081000 124.534 Specialty Doors Windows 14 083000 50,419 15 085000 127,739 16 092000 Drywall 192,597 17 092100 Stucco 356,880 18 095000 Acoustical Ceilings 30,998 19 096000 Flooring 116,288 20 099000 Painting Specialties 55,291 21 102000 59,082 22 103500 Operable Partition 13.380 23 105000 Signage Protective Covers 56,746 25 108000 90,489 26 113000 Residential Appliances - Allowance 12,000 27 115000 Laboratory Equipment 103,933 28 123000 Manufactured Casework 125,108 29 123000 Control Room Casework 81,166 30 122000 Window Treatments 5,673 48,134 31 125000 Furniture 32 140000 Elevator 147,813 210000 Fire Sprinklers 100,591 Plumbing 35 220000 301,570 36 230000 HVAC 39 260000 Electrical 1,823,005 40 310000 Site Earthwork, Utilities and Paving 976,715 43 323113 Fencing 54,517 Landscaping and Irrigation
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90% GMP Estimate

Section 2

**Estimate Details** 



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Windows			50,429						
Ajuminum Entrances and Stooefrants					Alerion 134,320	Charakee Girss 147,400	Saxser No bid	Subname	
Obsider Aluminum Purched Windows Aluminum Purched Windows									
Window Type 6 - 3-0" x 4-8" - Impact Rated Window Type C - 16"-0" x 4-8" - Impact Rated	य य ११ ११ ११	200.00	25,200		H. X. H	<b>*</b> * <b>*</b>			
saterior Klovethonis 6070 Szorefroni Interdor filss	8	9,500.00	005'6		*	*			
6070 Septement with Transcent and Sidelites 10 X-4'-2" distring at Interfor Hollow Merza Frame Window Videon Line.	\$ to	9,500,00 125,00	9,500		K-X.				
XX 1 jeunes ( Sate	3	150.00	906	***************************************	*	*			
Sola Bending Adjustment from WSI essimate to subcommeter	87,642 S 1 LS	38,344.30	1,753	W5  Estimate 69,355	3,419				
					D.0275 Alerion	0.025 Cherokee Glass	0.02 Sexser	0.02 Subname	
Suboral Windows			227,739						
ower D. cultures					OPM 162,700	189.25G	Subname	Subname	
六百里	1,722 4	2, 22, 23, 23, 23, 23, 23, 23, 23, 23, 2	20,791		***	***			
AR - (2) 5/8' 6/40, 3/5/8' MS (2) GAb, 3" 8/44, ivad @ (12) 14/6 AR - (12) 68' 6/40, 5/48' MS (2) 2/43; 8' 844, ivad @ (12) 14/6 B (15/8' 6/40, Perites Strike (2) 6/8, @ (20) - table farmer	420 sf 286 sf 680 sf	25.00 25.00 25.00	8,400 7,200 9,160						
1. [1] 5/8" Gra. Furnes Suries (22 GA), © 10" - Perimeter Furning. 2. Drywall Collinature. 3. Gr. Con Morture Restores & Restorons. 3. Gr. Con Morture Restores & Restorons.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	867	10,67		* *	* *			
S. Organization of the management of the control of	1905 at 1800 a	800	5,554		* * .	# #			
Fixth follow Main Your France   Fixth follow Main Your France   Main France and France   Main France	27. 2 74	3,500.00	12,650 3,500		* · · · · · · · · · · · · · · · · · · ·	<b>M.</b> X			
NEP Access Doors - Allowance Scope Questions:	=	2,500,00	2,500		*	2,500			
Battiveslaben in Trusses - Ociali S/A/20-008 FR Plywood Abuve Elevator GGO Seek Studi Instaled					22,125 5,290	ÿ×			
G.01.79 Thick Studs network The Backer Stard at The Luczbors					Kİ# K	× × ×			
Sub Bonding Adultational from WKI refirmer for calconnactor	194,657 \$	0.02	1,893	WSI Essimate	3,472	111			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		***************************************	(ceer'r)	nee'dat	0.013 MAO	0.015	5ubname	5.002 Subrame	
Spicial : prywell			192,597						
					MAQO ODE,528	Knoly Johnson 535,189	Subname	Subname	
Studen over CAM Walls Studen over CAM Walls Studen Stell Cellings and Soffic Cellings	74,980 sf 1,578 sf	18.00	449,643		* *	* #			
Sub Bonding	S. M.,774	800		Mewcas ISW	083.4				
Adjustnjevi, fram Wisi eskimale to subconnactor	3.5	-129,807.35	(129,807)	486,687	356,880	566,148	0.02	500	
Schemen Chira			356,880		\$ 5:		Manage	Subname	

392.23-000.2								
PBC UBITY Admin Balleine - GMP	7			34,4,4,5				
Palm Beach County		Wharton-Smith, Inc.	Smith, Inc					
DESCRIPTION								
D Acaucatical Callenge			:	COMMENTS	Subcovtractor 1	Specultractor 2 Subcontractor 3	n 3 Subcontractor 4	Subcontractor 5
					WdO	Martin Substane	Subname	
Mountain the Collings					30,600	٠.		
So State Musicing Commission and State Sta	1,528 97	05.5	19,383		* 1	*		
98 SUB Boyeling Adjustment from Will entires to be allocated on	2 808.91	000	388	WSI Estimate	55			
00	1	77'YY		29,781	30,998	29,680 0 0.02	000	
					Mado	Martin	1	-1
03 Subtotal - Acoustical Cellings D4 Flooring			30,958					1
\$5.					Al Emander	* Permanent	÷	
SS Covernic Tile					92,644	76,797	Durange .	
29 PT - Porcelain Floor Tale - 12" x 24"	1,144 st	16.00	18,302		*	*		
Cultured Marble Wall Panels at Shower	15 27 17 17 17	10,000,01	23,427 20,000		* *	20,000	:	
12 Resident Tite Flooring 13 LVT - Luxury Vinvi Tile	3,338	05'9	20,389					
IA VCT - Viny Compaste Tile, Static Free Sastiliant Wall Base and Accessories	160 34	16.00	2,560		**			
LE G"VIIIVI Cove Sase	1,053 1/	3.00	3,158					
6' x 5' Walk-Off Ness - Pedigrid GitC19C005	3	20,243,67	40,487		See Adjustment	40,487		
S Windows IIIs	25.	295.03	4.130		•	Con Adlicement		
25 Subcontractor Adjustments								
Walk, Off Mats, Windowsills, Floor Protection, High-Matsture Glue						1,720		
					20,697			
2 Sub Banding	132,463 \$	0.02	2,649	WSI Estimate	7,947			
8 Adjustment from Was exemple to subconnector 9	51.8	-4	(18,824)	195,113	116,288	150,380		
					A Faoring	Zaharians Subname	Subname	
12 Subtratal Flaoring 12 Subtratals Plaoring		And the second second second	115,288					
298					Counties 44,500	Vivid A-	69.475 Advanced	Porcopo 97.807
Painting  Paint GW8 Wells	10.113 4	95	16.170		· · ·		11	
Epoxy Paint GW8 Walls	1,310 st	1.50	1,965		See Adjustment	x See Adjustment	××	* *
O Paint Mentor Residence (No. 1) Paint Plaster Cellings and Soffits	1,528 1	2,00	3,056		* *	* * *	* *	× ×
(2) Painted Congrete Cellings (3) Paint Gynsum Cellings	3,925 ri	0 0	5,688			* '		See Adjustment
A Ebby Palet Gybsum Cellings	¥ 50	2	2		K #.		××	× ×
Sant Holpe Metal Doors	2 3 8 8	250.00	11,000		See Adjustment	See Adjustment x	* *	* *
Paint Metal Starts	20,517	3,000.00	21,634			See Adjustment See Adjustm	ant See Adjustment	* *
ig SC - Sealed Controls	15 C99'r	2.50	19,11			See Adjustment See Adjustment		
53 Subcontractor Adjustments 52 Seded Contrate Floor. Hollow Metal Window Frame. Metal State. Brown Paint								
53 Stall Nettal Concrete Cellines							4,500	× ×
56 Hallaw Metzi Window Frame, Metal Stairs, Stalled Congrete					X M	24,676 ×	* *	Z, 163
Existing and a second s								:
so and promises. 59 Adjustment from MSE estimate to subconnector.	1.15	59,339,86	2,248 [59,340]	WSI Estimate 114,631	1,084	1,423	2,278 2,149 78,203 91,699	
					0.02 Coastal	VIVIG	Adv n	3 E
The state of the s								

39.33.007.2	•								
PRE CURIEN AGINE BUILDING SINE PART BESCH, COUNTY TO THE TOTAL TO THE	<b>#</b>	Wharton-Smith, Inc	n-Smith, Inc	14-101-25	A. W				V VI COLUMN TO A C
DESCRIPTION DESCRIPTION				W. of special control of the special control					
	CITY UNIT	Ti. Unit Price	TOTALS	COMMENTS	Subcontractor I	Subcontractor 2 S	Walcontractor 3	Subcontractor 4	Sphrantmator 5
					Marek	interior Specialties	Sebrame	Subname	
Tollet Compartments  G - Solid Color Reinforced Composite Tollet Partitions (Stalis)	6	1.200.00	9009		57,268	165,54			
G - Soild Color Reinforced Compassite Tailet Partitions (Lideal Screen) Tailet Accessaries	2	800,00	00 <b>8</b>						
A-9 Jumps foliate Pager Ostgenser B - Wall Mounted Saar Dispenser F - For Taxanoon Libraries	8 2	150,00	20 <b>4</b>		* *	* *		1	
C SUSTAINED TO SUS		250.00	8 8		W X	*.*			
7 D. Surface Mounted, Hyazmia Push Paddle Roll Tower! Dispenser. 8 E. Recessod Wash Receptable	2 2 2	250.00	1,500		* * ·	#[#/			
99 F - Polding Shower Seat D - Staintess Seed Shell at Shower	2 2	250.00	55.						1 ·
11 Sufface Mounted Ameling Napple Disposal 12 Mi- S.S. Chaneel Frame Milror, 18 X 36" 14 Mi- E.S. Chaneel Frame Milror, 18 X 36" 15 Mi- E.S. Chaneel Frame Milror, 18 X 36" 16 Milror, 18 X 36" 17 Milror, 18 X 36" 17 Milror, 18 X 36" 18 Milror, 18	8 8	200.00	8 <del>2</del>			* *			
M. Dauble Robe Kood,     G. Curtain Rud & Shower Curtain Will Ross Mucks     G. Curtain Rud & Shower Curtain Will Ross Mucks	3 8 6	50.00	2.55 25.55 25.55 25.55		See Adlustment x	See Adjustment *			
6 R. S.S. Hook Ship 7 Fire Protection Specialities	a ~	150.00	200		* *	* *			
8 Fire Extinguishers 8 Fire Extinguisher Capinel Resessed	B 8	125.00	1,625		* *	* *			
o first extinguisher Cabinet Wall Mountage 1. Fag Polas	2	55.00	223		×				
au Tha Fore Meagana	8 8	5,500.00	8,500 5,406		н х	See Adjustment 5,405			
Wall & Corner Guards  Corner Guard - 48" AFF	2	120,00	4,680		See Adjustment	See Adjustment			
FPCCTAIL Rat Molding Inding	E.	20.00	3,585		1.	See Adjustment			
8 5 - Utility Shell w/ Moa & Broom Holder and Rag Hapks 9 - HDPE (Solia Plassic) Lockers	3	375.00	378		p	*			
12" x 12" x 22" Double Tier w/ 5330 & Slope Yop - Seranton Preducts Tuffee Lockers 1. Roye (Solid Plante) Searches	9 9	850.00	9,500		<b>K</b> .	*			
42" R 20" Losten Hoom Bench - Seranton Preducts Tufflee	2	650.00	1,700		×				
Subcontractor Adjustments Furnish Flag Pole					=	6,139			
Four Additional Mirrars and Frames  Else Enveloped Mirrars and Frames					372	5,409 399			
The state of the s					982 #	302			
City Roading									
Adjustment from WSI cuttingste to subconvactor	1 15	5,461.00	5,465	WS 53,621	59,082	991.59			
					Mandale	O interior Specialties	Subname	Subname	
Subtotal Specialities			59,082						
The second secon				*:					
Talleller Account of Dates					Acoust Doors 10,920	Упривше	Subname	Subname	
16-8" X 3"4" Agandian Donr - Kwik Wall Model VI. 6.38	8	30,500.00	30,690		.**				
Subcontractor Adjustments									
Heid Umensiers Excitations					1,360				
Cut handles									
Adjustment from WSI estimate to subconnector	116	17,632.00	(17,632)	31,212	13,380				
					Acoust! Doors	Subname	Subname	Submittee	
Suborali-Operable Portition			13,380						
hiteriot and Exterior Stempers and Grambles					35,746	Number of the second	Standard	Maname	
Interior Stems (innsee			500						
Interior Code Signato  Deficition Plants  Deficition Plants	D == 1	1,500.00	2,500		*; *.				
Etranler Signs 4 (1): Cast similaring PEC Medillin	3 4	OUTDOO'T	7,000		*				
Wall Mounted Cast Aluminum Letters - 8" Wall Mounted Cast Aluminum Letters - 7"	. ć %	150,00	6,300		× = :				
Monument Sign 36" Dia. Cast aluminum PBC Metallion	2	3 000 00	4,000						
High Raised Wall Mounted Bronze Litters -4" High Raised Wall Mounted Bronze Letters -3"		300.00	9,000 000,8		000'6				
dust handen	4 444								
Adjustment from WSI estimate to subconnector	40,555 S	15,380.20	11,380	WSI Estimate 41,366	\$6,746				
					VItal Signs	0.02 Subname	Subname Subname	D,02 Subname	
Subtosa Slipnate Lookers & Renches			56,745						
MANYER TO BUT AS OFFICE THE					Subrame	Subname	Subname	Subname.	
Sub Bonding Adjustment from WSI estimate to subconnector	2 C S	0.02	00	WSI Estimate					
					a.02 Subrame	0.02 Subname	O,02 Subname	G,02 Subname	
Subtotal Lockers & Pentines Protective Cowes			•						
					Partection	Oltmer	Peachtree	Walker	Rumish Only Mass
Walkway Covers 18 4 7 Entry Shade Structure	2	10,710.00	10,716		88,715 *	74,890	38,836	£15,82	304,327
18/19 Entry shade Structure Whitdow Sun Steele Covers	8	13,770,00	13.770		* *		* *	* *	* *
S. Y. S. Shade Streeture S. Y. S. S. Shade Streeture B. Y. S. Shade Streeture	2 8 1	1,275,00	7,735 5,100 5,467		* * 3	5.100	* * :	* * 1	* *
					*	77,48	•		
Sub Bonding Adjustment from WSI astimate to subcomettor	23,782 \$	38,712.00	996 39,717	WSI Estimate 50,777	1,774 90,469	1,081	1,978	252 100,912	2,087
					0.02 Perfection	0,0109 Dittmer	0.03 Peachtree	- 1	
Subtotal - Protective Covers			90,489			The state of the state of the state of			

The state of the s	C				· · · · · · · · · · · · · · · · · · ·				AND STREET, BARRIES AND STREET
PSC Willow Admin Budding - GMP.	*/	- Wharton-	Smith, Inc	14/11/25				WA UA W.	
DIRECT COST WORKSHEET		CONSTRUCTION GROUP	TION CROUP						
			1			America			
JNE	QTY UNIT	Unit Price	TOTALS	OMMENTS	Subpentractor 1 . Su	bcontractor 2 Subse	https://www.means.com	mbactor 4 St	Subcontractor 5
Residental Appliances - Altowance				-!			:	:	:
					Subname	Sobrame Sul	Drame Su	hpame	
Appliances				· · · · · · · · · · · · · · · · · · ·			: : :	:	
Refrigerator	8.	2,000.00	¥,000						
USAO .		1,200.00	1,200						:
Dishwasher	3	800.00	8						
Copy Machine	5 2	2,500,00	2,500						į
		:						1 :	
Sub Bonding	\$ 000,51	go g		WSI Estimate				:	
Adjustment from Wal expressed to subcompactor	Sign	12,000.00	9	12,000		4	1	2.00	
					Subname	Subname	Subname	Subname	
Suistotal - Residential Appliances - Allowance			12.000					1 1 1 1 1	
Laboratory Souloment								1	
					101,895	Scotland Strategy	Seniane	Sconame	1
equipment (List Refinerator		, the on							
Daylor Oven	3. 2	2,074.47	2,074		×			:	
Furnace	8	2,996.18	2,996	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1					
DR3900 Collet Moternitor	8	9,981.15	3,964		*				
State	3 6	3,608.60	5,603		* ;				
Desicator	8 8	9,958.12	835		:			:	
Misrowave Solids Analyzer	8	22,118.52	20,119						:
Microscope Rendelton of mailtoning	2 .	21,723.18	21,723		<b>#</b>				
Under Counter Vacuum Puma/Pronet to benefities	0 E	9 907 98	2,518		<b>=</b> 1		1	:	
Safety Evewash	8	337.95	338		× =		1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	: :	
	140 sf	292.00	40,880		*			:	1
Scale table same height as countertops with heavy grante to for stabilization	2	16,649.81	16,650		*				•
Corner Sinis/Stainless	3	7,207.47	59'5		×				
Counter Heleht desk Stalnless too	0 2	469.53	1,844	1.	***		:	1	!
							:		
									1 1
and banding	170,580.5	0.02	3,412	WSI Estimate	3,038				
	1	, updaga.	(sen'n/)	273,397	104,933	j	i		-
					Nycom	Subrame	Subname	Subname	1
The second section of the second seco									
Sudicial - Laboratory Equipment			103,933		A CONTRACTOR				
MACHINE CASEWORK	1				:				
					Avram	Subman	Suheame Sul	Collection	1
					122,655	1	1		
Metal Laboratory Carcework		- 2 3 1 1					- :		. :
THE PASSAVEIX - PICONOPER		115,000.00	115,000		*			:	
								-	1
Sob Bonding	115,000 \$	0.02	2,300	WSI Estimate	2,453				:
Adjustment from WSF estimate to subconnector	5	7,808,10	7,808	117,300	125,108			•.	
		1.			202	E .	203	25	
		1			ED A			Johnsme	1
Subtotal - Manufactured Cosework			125,108		The second secon			1	
Control Room Casewark									1 3
					1	1	- ;	1	:
	1				304 praspace 71,776	Subname Subname	ns amerians	эшенале	
Control Room Carework									
Control Room Casework - Allowance	<b>3</b>	250,000.00	250,000		*				
Subcontractor Adjustments - Optional Rems						-			
Silde-Out Steel Processor Shell					2,355				
Enclosure Panet Lacks Task Listhon		1	. : -		1,520		;		
Task Ughbog					207				:
Ventilletion Grill					1,140				
Ventriados ren Processor Facilistas I debino					1,036				
A second of the					267		1	1	*********
Substance from WSI estimate to subcontactor	250,000 5	571.814.00	5,000	WSI Estimate	32.10			٠,	
			land break	199,000					:
					adaptasasce	Subname	Subname	Subname	:
Cittorial - Control Books Communic						÷	:		
Window Treatments			61,165	1	-: i	.  -		1	
					Raise and Shine	Subname	ns ameur	Subname	
Roller Blinds		1			2,673				:
Window Type A · 6 x 4 - 6" - Impact Rated	H	16.00	1,792		*				:
Window Type B. 31-0" x 4'-6" - Impact Roted	136 st	16.00	3,016						
Window Type C - 16-0" x 4 · 6" · imbact Rated	K.	16.00	1,195		*				
					1				1
Sub Bonding	5,003 \$	200	87	WSI Estimate	: : : : : : : : : : : : : : : : : : : :	:			
Adjustment from WSI celimate to soliconnactor	3.	\$70.28	576	5,103	8,673				
		1	-1 -		Raise and Saine	Subname	Subname	Subname	:

Interconstructions   Interco	7 0 0 4 4 5 6 5 6 5 6 6 6 6 6 6 6 6 6 6 6 6 6	WIT Unibrie TOTAS		COMMENTS	Subcentracter 1	Subcontractor 2 5	Subrantractor 3	Subcontractor 4	Subcontractor
Finitive  Interest to the property of the prop		Unit erice TOTALS		WENTS	Subcontractor 1	ractor 2	ubcontractor 3	Subcontractor 4	Subcontractor
Finitive to the finite to the		Unit Price		Jents	Subcontractor 1	ractor 2	ubcontractor 9	Subcontractor 4	Subcontractor
Finiture  Variation  V	5, 6, 8, 8, 9, 14, 14, 14, 14, 14, 14, 14, 14, 14, 14			Q					
Purification  14 Figure (slaby)  The figure (s	0.000								
To chief the control of the control	5, 9 G S S			* !	BOS	Subname	Subname	Submame	
Tail fine role for the control of th	5. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.				1004				
Continued Training - Asson 244 The Continued Training - Asson 244 The Continued 27 The Cont	6 3 5 6 4 4 4 4 4 4	\$88.14	2,353		*				
19-56. 10-70-70.	2 B 3	588.14	2,359		*				
Librarian 227 December 200	3	1,506,62	5,026 2,633		-1				11
Specification (Specification (Specif	3.		7,000				7.1		
Light Chief		568.14	1,764		K A				
Chair Table Control foom 109 Centrol Table Chair Table	8.3	4,659.74	4,660	1	* 3				
Central Room 209 Contex 18ble Chair	2 B	368.39	2,623						
Chair	5	2,522.72	2,673						
Olisi Oper- Redm 210	22.	566,14	2,058		***				
U-Dask Desk Chair	5 8	4,659,74 464,29	4,660 464		i e e				
lysty. Tech - Room Z1.1	8	347.42	\$69		*				
Dest Chair Office to Boom 447	2.0	1,571.05	5,284 3,146		* *				
Design and the second s	2	4,659.74	4,660				: : :		
Olair Olair Olair	8 8	724,65	3,449		* *				
Constitution of the consti	31	4,659.74	4,660		*				
Jego			74.6 565		* *				
Suit Bandine	0 60								
Adiustment from WSI extimate to subcommentor	1.15	-17,124,44	(17,124)	65,258	48,134				
					• Š	Subname	Subname	Subname	
Subtotal - Furniture Elevator			48,134						
					Detaware	Submame	Subname	Subname	
Pydraulic Elevators					144,915				
the state of the s			110,000		*				
Sub Bending Adjustment from WSI estimate to subcontractor	110,000 S	35.613.30	2,200	WSI Estimate	2,898				
					D,02 DeSware	0,02 Subname	0.02 Sebrame	0.02 Schrame	
Michael Elevator Michael Elevator file Central Paragraphics			147,613						
							100		
Fre Protection System					98,150	109,137	MRD 169,390	Subnature	
Fire Sprinklers Fire Booster Pump - Allowance	10,593 sf	50 000 03	63,558		<b>K</b> 1	. <b>x</b> /1	. *,1		
Wall Mounted Fire Department Connection	3	1,500.00	1,500		***	<b>x x</b>	* *		
Scope Questions All Core Drilling Required from 1st to 2nd Shop							1 1		
Conduct Fire Hydrank Flow Test - Note 31, F-00-001 Provide Hydrostatic Test and Final Flow Test - Note 32, F-00-001							<, × 1		
Subcontractor Acjustments							: 1		
BIM Coordination					1,150				
Sub Bonding Adjustment from WSi externate to subcontractor	115,058 S	0.02	2,301	WSF Estimate 112,359	1,291	1,637			
					0.013 Farmer	0.015 UV Fre	0.02 Milibrook	D.02 Subseme	
Subtotal - Fire Sorinklers Fire Sorinkler Pump and Hoddies Tank - Allowance			165,001						
					Subrame	Sobname	Subname	Subname	
MOVED TO FIRE SPRINKLERS									
Sub Bonding	30	0.02		WS! Estimate					
Adjustment from WSI estimate to subcontractor	<b>y</b>	0.00			0.02	gro	0.02	3,02	
					Sahrame	Subname	Subname	Subname	

92.23-003.2		<u></u>				
Pac Litality Admin Building GMP. Parm Beach County		Wharton-Smith, Inc	14-(11)-25	At the second se	THE PART OF THE PA	
DIRECT COST WORKSHEET	THE PARTY OF THE P		A Company of the Comp			
	QFY UNIT UNIEPHOR	TOTALS	CONSMENTS	Subcontractor 1 Subcontractor 2	Subcontractor 3 Subcontractor	4 Subcontractor S
Plumbler						
3 Pumiling	2) cas ().	73 657		Alpeder Farmer 257,093 341,570	Renes Stokes 446,360 470,412	Aschar Mech 12 484,585
Pumble Fature	ij					
6 WH - Water Baster - AG Smith 7 WC - Water Coast - American Standard	3 ea 5,000			* *	* *	
us unital American Safetta et al. 1844 - Leography Under Cabinet - British  1 AAV - Leograpy Under Cabinet - British  1 LAV - Leograpy Ground Mounted - British	2 cas 5,000 4 cas 3,000 2 cas 3,500			* * *	<b>K X</b> ]	
801 LS. Lab Sink - Advance Taboo FC K6-180 802 KS - Kitchen Sink - Blay Dayton KJ 23332	2 ts 5,000 1 ch 3,000			( * *		
ig states and the state of the	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			* 75,000	×	
EEV. Eve Westh Station - Hawy 74608 SPLSTA SC - Service Stark Elday	1 es 7,500,00 1 es 2,500,00		A CONTRACTOR OF THE CONTRACTOR	× × 7,500	* * *	
B E55 - Electric Primer - Perceisan Plumbing Products 9. 148 Floor 15. When Foreign - Union Tables English	2			***	*	
2 Nasa Blab. Woodland				D02.7 × ×	×	
Dewnstor Nazile - IX Smith 1770     Sacilion Preventor - Watts 400055     Savetine Preventor - Watts 400055	1 25 5,900			**	3 M	
6 Particles Pilitis				* H		
Activated 2 Santary 3 Santary 4 3 Santary	222 if 65.00 80 if 85.00	14,430 Inc. 6,800		* *	er er	
Seniary Cleanury				× × )	*	
Subcontractor Aduntments					*	
Material Excellent				38,564		
Sub Bonding Adjustment from WKI retinate to sub-outset to	300,800	6,076	WSI Estimate	5,913		
	J	. !	9/8/50	302,570 379,946	455,287 479,820 0.02 0.02	0.02
Subball Purpling		ocs for	management of the state of the	i	 	3.5
HVAC						
				Farida Mech Anchar Mech 753,217	Subname	
Buckern 69 Reibir Duck			Maust Ductwork assumed	*		
and Reible Duct						
2.2 & Fleeble Duck	10 tt	65.00 625 65.00 225				
15.00 Fleeble Duct Mechanical Squipment						
Air Handlers AHU.1 - 3825 CFM	76,500					
AHU7 - 1843 FFM Ductless Mini-Solit for IT Room - Not Shown on Drawings	1 ca 55,860,00 1 ca 5,000,00	00 S6,860				
Air Coaled Condensers Condensing Units	2 68 30,000,00					
Condensing Unit Stands Enhaute Fans	2 60 7,500			*		
wall industried Exhaust Fain - 5000 CFM Wall Mounted Exhaust Ear - 150 CFM World Mounted Exhaust Ear - 110 CFM	1 ca 5,000,00			**************************************		
Misc. Equipment Fire Dampers	8					
Ar filter Units Diffusers, Repsters, and Spilles	8			See Adjustments		
Return Grille Lay in 1948 Return Grille Lay in 1940	2 2	:		ка		
000 Accionation of the Control of th				<b>x x</b>		
Supply Lay an Officer 88				* * * * * * * * * * * * * * * * * * * *		
Supply Lay In Officer 108 Supply Lay In Officer 108	2			****		
Supply Side, Walf Officer 6xB. Louver and Vertic	3	:		*		
773 E 6-9 x 10 2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	2 es 2,000,00 2 es 8,000,00 2 es 5,000,00	200 4,000 000 15,000 10,000		* * *		
Test and belance						
877 Commissioning thy Owner w/ Assistance) 878 Controls	20,593 sf 10 10,593 sf 10	10.00 105,930		x x		
Subsentractor Adjustments Add Air Fitter Units				92.695		
1.						
Adjustinging from WSI excimate to subcontractor	1 15 257,419.29	257,419	Wal Estimate 605,615	26,922 863,034 877		
				E.UZ Florida Mech Anchor Mach	Subname Subname	
Subtoral, HVAIC Reroute Overhead Power - Allawance		863,034				
				<b>Subname</b> Subname	Subname Subname	
Electrical Renauts Overhead Pawer		N D 000	layed Below the Une			
Sup Bonging Adjustment from WSI estimate to subcontractor	8 S	0000	WSI Estimate			
				Subvame Subname	Subname Subname	<b>5</b> .
Subtotal - Reroute Overhead Power - Alfowance SCADA Relocation - Allowance		10				
				Subname Subname	Subname Subname	
SCADA Redocate SCADA Equipment		W 0	more Section the Line			
116						
Sub Banding. Adjustment from WSI satimate to subcontractor	o	0.00	WSI Extraste			
				5.02 5.02 Subname 5.0bname	Subname Subname	0.02
Subtatal - SCADA Refocation - Allowance		0		The same of the sa		

l	1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1									
-						A CENTRAL PROPERTY OF THE PERTY	PWOOD AND DESCRIPTION OF THE PROPERTY OF THE P		11 PC	
	PBC Utility Admin Building - GMP	7		4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4	14-10-25	-				
- [	Pairt Beech County		Whork	Whatton-smith, Inc.				***************************************		***************************************
	GIRECT COST WORKS HEET	44.100.000.000.000.000.000.000.000.000.0					THE PERSON NAMED IN COLUMN		# 7400 Water Vall (1000)	
	DESCRIPTION	1				: : : : : : : : : : : : : : : : : : : :		1	-	
			Outsuce	TOTALS	COMMENTS	Subcontractor 1	Subcontractor 2	Subcantractor 3	Subcontractor 3 : Subcontractor 4	Subcontractor S
F 2	Bethfel									1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
쥖	Control for Annual Control of the Co					Rices		Brease	Colonson	
8				The second secon		1,392,500			Sugname	
2 2	Lighting Color Search	7	1					- 1		
7	Electrical - Caracte Souce	2,252	8 8	348,075		× :	***			
878	The second secon					*			1 1 1	
936	Lighting and Lighting Controls	10,593 sf	18.00	190,674		*				
672	Two 1 - Vaportite LED - 4' Unear	2 62				*	*			
1	The 2 - Sure like the Patent Lighting Unit	8		•						
2	Two-4 - 2'n2' t20 Traffer	8 1	1			*:	*		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
12	Type 5 - 2 34" LED Treffer	9	:			* :	× 1			
8	Type 6 - Wet Beam4 Sortises Mount LED	500					•			
933	Type 7 - Metalux SWIED Surface and Wall LED	2				×	*			1
ž	Type B - Euraark AP Adjustable XIm Wall Pack	B. 7		8		H .				
2 2	Two 11 - Steeptor Pth Siets	8 7	. 1.			*			- 1	
8	Type 12 - Task Light	2 6				*. *	*		1 1 1 1 1 1	
938	Type 13 - Bolland Slight	2					K .	1	:	1
556	Type 14 - Lumark AP Wall Pack	2								1
9	Type 15 - Metalus SWLED Surface and Wall LED	8		-		*	*			
6	Type to -1 kZ. Received Tone 17 - Met #Kalve Karfare Meaner I PC	6,1		۵.		*	<b>H</b>			
7	Electrical Devices	10.593 sf	10.00	105.930		R. >	* ,			
ž	Outlet Power 120v	24.0		0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		*: <b>*</b>			:
ž	Outlet Power 120V GF	2 77		-		×	*			1
ğ	Dutter Power 120V GF WP	2		0		*	*			
ž	Low Voltage Systems	S	:	<u>.</u>		*:	*		-	
3	Fig.Algra	10.593 51	2.40	25.623		*:*				
050		10,593 #	15,00	158,895						
5	Accres Control	10,593 sf	5	38,135		Soe Aclustments	See Adjustments			
923	Audic/Visual	10,593 sf	900	D By Owner	Jwner	By Owner	By Owner			
1 3	Intruden Detection	10,583 tr	\$6.5	49,257		See Adjustments	See Adjustments			
12	Eghbring Protection	10.593 rd	22.3	U Nemaves	JONES	Not Required	Not Regulred			
956	Generalar						<b>K</b>			
256	Duct Bank to Semerator Building	350 35	200,00	275,000		*	*			
8 8	Site Blectace									1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
9	Control to Nehr Poles	5 7 7 7 7	6,000,00	36,000	The second secon	*	*			
19	Power to Gates		95.dg	21.850	a comment of the second	H: 3	× •			:
363										
2	Subcontractor Adjustments									1
Z.	Access Control and Video Management			***************************************		265,639	265,639	265,639		
2 3	Add tow Volume - Deta					19,121		1	1	
296						20,000				
88										
596	Sub Bonding	1,286,002 \$	0,02	25,720	WSI Estimate	35,745	} :	45,013		
2 2	noturement light was estimate to septement of	<b>1</b>	511,282,96	513,283	1,311,722	1,823,005	2,102,420	1	.;	
7,7						alved	Kasper	Brenen.	Sedname	1
2,5	Service and the service and th					i File s.				
37.6	The same of the sa				ANN ALTO A CONTRACTOR OF THE C	the second secon	** * * * * * * * * * * *	And the section of the same		The same of the case of the ca

-	23-002- <u>2</u>	•							
12	C VOIN A Admin Bailding GMP	Whorton-Smith Inc	Saith Inc.	14-101-25					
15	III Beach County. RECT COST WIGHERT	CONST	RUCTION GROUP						
ž	NOTHING	American Company							1
_ ő	defathweel: Likely ox and Paviner		2	COMMENTS	Subcookractor 1 Se	abcontractor 2 Subs	contractor 3 Subsqui	tractor 4 Subcons	ractor 5
	The second secon								
ė	The second secon				252.693	1,186,045	Stanford Sub- 1,746,674	Ame	
): .	Mobiliator	Ü	13,000	77,500		*			:
j.	nown	. : .	000'5		* *	N/A			
	Additions and a second a second and a second and a second and a second and a second a second and		2,500	196.56					. !
	Sit Zence Infet Protection		3,099		*.1	*			. 1
	Maintain Through Duration of Project	1	3,300						•
	Duk Control for 2/3 Time		12,640		<b>x</b> x	<b>y</b>			
 D. #	Tree Protection 3: Demolition		-	ee's will need to be removed	#/2	*			1:
g =	#1. Existing Storm Onlyage Plot to be Removed #2. Elitope fact to be Removed #2. Elitope flow to be Removed	d	7,260			*			
	23-Editing Asshall to be Removed	ž.,	5.838		* *	* *			1
ა გ.  შ	84 - Chisting Ferrer to be Removed 33.5 Thiswork & Grading		1,625	88.783	*	×			
2 %	Remove Trees Strough R		4,000	***************************************	*	×		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
2	Seria 18" at building footprint + Id ft	Ė	7.23.7		* *	* *			
	Keuse Stripping (# 2035 Emport Encess Stripping		636		* *	* >			
g	Cut at Dry Pend (3.ft)	1	2,525	The second secon	K K	×			;
S 8	Espert. Pond Cut	:	2,821 4,976		*:*	* *			
500	hmoort (ill Compact Building Rod	: :	19,896		:				
9	Contact Sidewalk and Wolkways		357		* *	# #			-
98	Agest Angelogies 1,177		A,000		* *	* *			1
9 5	Sahia sod Fill at Building bad		6,000		×				
S	SATURA CALLANDER OF THE PROPERTY OF THE PROPER	1.,	7,35	130,555	#				-
: 2 4	Catch Basin Manhale		52,500		***	*			
- <del></del> -	8" PVC - Roof Drain Connection	-	13,545			* *		***************************************	1
5 5		. i	44,710		***	× ,			
8	rable Weter (Duetile from Plea)	L		35,839				:	:
9. 8	2 Water Service 1-2/2* Mater		3,488		*	*	***************************************		
8	Dual RRZ Type Backfluw Proventor, Assembly	٠.,	17,300		* *	<b>.</b>			1
: 5:5	Connect to Existing Water Line - Wet Tap Testine	i	078,6		***	*			1
×	Dewatering Installation	6 %	1,208						
ιŒ.			res	008'15	<b>x</b> :	*			,
	6" Fire Main DDCV. Druhle Departure Physicalism		4,950						, ,
ន	Fire Department Connection	: :	5,800		* *				1
5 6	Conject to enisting Water Line Design, Permit	:	10,000		* *	× 3			
5	wity Sewer Main 6" by:		100	28,443		***************************************			1
2	Cleanage		3,219		* *	× ×	1		1
	Mist, PVC fittings Connect to Existing Sovieting Lan	٠.,	3		***				
		;	1,478						. :
5 8	USWARCHING - INSTANCEUON DEWARCHING - Fuel & Maintain 3	-	2,838		* *	* *			:
작: 문 설	shaft Paving Asohiji Pavinenii 1, 5-68-12 - Nove Pavine Let	1	120 000	130,029					
ं जे ।   क्षे	16 Contract		470'05'		*	*			
7 3	D CUTS Verment Markings	į.	15,024	348,545	*	×			
¥ ¥	4" solid White Stripe ADA Parking Sympol and Sire		1,875		) <b>H</b>	*			1 1
	Traffic Signage	:	000		* *	g y			
22	Whee Stone	٠	4,000		*	*			
Se 55	Eurovale at Pavement Leablans - 6' Deep Haut Material Offers		0.85360				1000		-
2	Engineered FIB	30.00	116,738		* *	¥ ×			1 !
:	Excuste at Building Footprint - 8' Deep		11772		*				
: 2 %	nau Makkina Unisig Engineered Fili		54,222		* *	× ×	4		
	And Discolated								; ;
K	Downstaut Connections				*	*			
2 Z	Tempany Parang, Lot				*	20,000			
#. ⊊ @	brontractor Adjustments Deduct 6' Sidewalks					100			H
<b>3</b> 9	Gao-Grid at Parking Lots				. *.	200			
 						1			
x &	1 ponding.  I solution WSI equimate to subcontractor.	S 0.07	17,993	WSI Estimate	23,822				
 59 C					0.025	0.0175	0.02	D.02	1
5	to the second of				euana e	13		or me	
7. Ó	provide value carrinwors, usuales and violent		976,715						
8 E					- Company	,			:
₩	OVED TO SITE WORK				MOName		1 1	Subhame	
2 4	D Bording	8	•	WSI Estimate					1
 	description of the contract of	2		•	200	50.0	0.02		
i					Subname			Subname	H
X 5	blobi - Over Exavation at Building and Pavement		0						
	All public little in the state of the state		. :		REMOVED				
≹; 8 2	ater Main				Edens	Subname	Subrame Subr	Subname	1
2								:	÷
8 8	b Bassdieg	:							1
₹.	Instituent from WSI estimate to subscentractor	3.00		0		i Si	- /		
 					0.025 Edens	5.02 Subname S	Gubrame Sub-	0.02 Subname	
									:

93,23,102.3									
PBC UNIXY Admin Beliefing - GNP Palm Beach County		Whark	Wharton-Smith, Inc	\$4-101-25					
DIRECT COST WORKSHEET			AUCTION GROUP-					-	
UNCERPTION	OT)	Unit Poice	STATUL	STANSAROL					
LD27 Fencine			-			<u>-</u>		* Jones market	c ionsenuovano
8807					Some	A Gress Sence	Allite	Subname	
5				~	55,348	35,640	110,050		
1,102 8' New Chain-link Fence	350 #	65.00	22,750		*				
Ę	3	50°000°	12,000		ĸ				
DS 6' HIRD Feate 06 Rolling Gates	¥ 57 C	100.00	4,500		*	4,500			
		on morning	900,4		**	8,000	1	- '	1
Ferre							lit.		
770					1005,17		1		
144.									
13 Sub Bonding	\$ U5C ZF	0.03	200	1	1				
1.114 Adjustment from WSI extimate to subcontractor	5	6,321.96	6,332	28,89 381,89	54,517	49,307	2,201		:
15.	:				25.63	502	0.03		
1112			:	:	Games	÷.	Alitie	Subname	
1.118 Subtocal - Fending			54.517					:	
scaping and in			1 1 1 1 1 1 1						
1111					A Cur Aboue	Cubasan	Cohorma	Eribanosana	1
					91,509		SOUTH	Estance	1
1.123 Landscaping		-: : : ;							
2.135 65-Gumbo Limba	8	850.00	959						
26 CE - Betten Mangrove	8	850.00	1,700		c; 34		1.	:	
CS - Silver Buttonwood D1-Ray Barn	3 1	850.00	S		*				
QV - Uve Dak	3 2	850.00	1,700		<b>K</b>				-
L'330 Pains									:
1.131 RG-Royal Palm	8 ~	4,000.00	80		*				:
SPA Cathago Paint	8 5	50.00	3,600						
34 783 - Florida Thatch Paire	3 8	450.00	906		34 3				
String String							-	**	1
1.135 CHR - Berlandal Copplum	278 es	25.00	6,950		*				
	8 5	25.00	1,275		*			1	
1,139 HAC- Dwarf Frequent	3 3	25.00	9 8		* *				* * * * * * * * * * * * * * * * * * * *
	27.2	25.00	2,425	1			:	:	
1.141 MAR' - Simpton Stopper	\$	25,00	1,125		*	The second second			
1,362 3PL - Florida Gamma Grass	159 62	1	3,975						
1.144 ERL. Desch Creeper	2.5	:	322				-		
S ILV-Stokes bwarf	8	25.00	i i		. *		:		:
POS 95	25,559 sf	:	11,499		. *				:
LIAST MITERIOR	1 18		15,000		F			1	
:	1	1					. !		
1.150 Maintenance for 90 Days					¥.500		1	1 1	:
5517									
1.351 Sub Bondine	2 570			The state of the s					
1,154 Adjustment from WSI estimate to subcontractor	1.65	26,989,35	26,369	Worldsomate, 70,736	20,79	•	4		1
					0.0	0.02	0.02	0.02	1
7.[36]		-!			A Out Above	Subname	Subrame	Subname	
1.155 Subtotal - Landscaping and Irrigation			367.69					- !-	-
1.159 TOTAL BUILDY PAINT	The second is a positive of the	A		The second secon				Same and the same	



90% GMP Estimate

Section 3
General Conditions



DESCRIPTION		BASE	OH/P	Loaded	TOTAL	TOTALS	COMMENTS
	TIMD TIME	RATE	Multiplier	RATE	Ξ		
Project Management Team						**************************************	
Project Executive	0.60 ma	163.75	1.16	189.95	104	19,740	
Project Manager - Commercial	12.00 ma	130.25	1.16	151.09	2,078	314,025	
Area Superintendent	0.60 mo	165.17	1.16	191.60	5	19,911	
Superintendent - Commercial	12.00 ma	131.04	1.16	152.01	2,078	315,930	
Project Engineer	12.00 mo	72.08	1.15	83.61	2,078	173,775	
Sr. Operations Coordinator	2.40 ma	67.87	1.16	78.73	416	32,726	
Project Accountant	2.40 ma	73.42	1.16	85.17	416	35,402	
Safety Engineer	2.40 mo	108.12	1.16	125.42	416	52,135	
Scheduler	1.20 mo	145.84	1.16	169.17	208	35,160	
BIM Department	0.00 ma	71.16	1.15	82.55	ō	0	
Quality Control	3.00 mo	75.71	1.16	87.82	220	45,631	***************************************
Staffing Check	ŏ						
Total Months	48.60 mo					0	The same of the contract of the same of th
Raise Premi	COS -				<u> </u>	0	The first construction of the first change from the construction of the first change of the construction o
Project Staffing Support Costs			}	1.		0	
Vehicles - Included in Hourly Rate	0 HO			0.00	ō	0	
Fuel - Included in Hourly Rate	0.00			000	ō	0	
Phones	37.110		-	40.00	C	3.162	
Computers for Staff	oEL 09			40.00	a	3,960	***************************************
					_		
TOTAL GENERAL CONDITIONS	The bound of the commence of t	After the Attion of the second				The second section of the second section is a second section of the second section in the second section is a second section of the second section in the second section is a second section of the second section in the second section is a second section of the second section in the second section is a second section of the second section in the second section is a second section of the second section of the second section is a second section of the second section of the second section of the second section of the section	***************************************



90% GMP Estimate

Section 4

**General Requirements** 



92-23-002.2 PBC Utility Admin Building - GMP Palm Beach County GENERAL REQUIREMENTS



LINE				UNIT	TOTALS	COMMENTS
ITEM	DESCRIPTION	QTY	UNIT	PRICE		
3	· · · · · · · · · · · · · · · · · · ·					
4		V'				
	Project Documentation					
	Project Signs	1	. ea	1,500.00	1,500	
	Informational Signage	1	ls :	750.00	750	
	Preconstruction Audio-Visual Documentation	1	ls	1,500.00	1,500	
	Photographs (Monthly - Progress)	14	mo	125.00	1,400	
	Photographs (Final Project - Professional)	. 1	ls	2,000.00	2,000	:
	Independent Testing Services	10,874	sf	0.30	3,262	
13	Design Services (BIM Coordination)	1	is	25,000.00	25,000	
14	Plan and Specification Reproduction Cost	1	. Is	2,500.00	2,500	
15	Surveyor Services	10	days	1,500.00	15,000	
16	Ground Penetrating Radar	5	days	2,500.00	12,500	
17		***************************************	T			
18	Trailer Facilities				:	\$107,668
19	Trailer rates vary by region - check for current rates in your area		1			
20	Field office - W/S - Rent	14	mo	3,000.00	42,000	
	Field office - Set-up and Remove	1	ea	13,000.00	13,000	
2.2	Field Office Supplies	14	ma	250.00	3,500	
	Production Planning Start-up Kits	; 2	ea	1,384.00	2,768	
	Field Office Cleaning	14	mo	250.00	3,500	3
	Mail and Courier Costs	. 14	mo	250.00	3,500	www.mananananananananananananananananananan
	DATA/ISP - Install and Remove Temp System - W/S - Starlink	1	ls	3,000.00	3,000	
	DATA/ISP - Monthly Charges - W/S - Starlink	14	mo	350.00	4,900	:
29	Field Office Furnishings - Purchase	1	. ls	7,500.00	7,500	
30	Copier/Printer/Scanner for Trailer - Includes Maintenance	14	mo	525.00	7,350	
31	Temporary Sewage Holding Tanks	14	mo .	550.00	7,700	
	Storage and Tool Trailers	14	mo .	250.00	3,500	20 S. C.
34	Storage and Tool Trailers - Set up and Remove	1	ea	900.00	900	-
35	Bottled Water for Management Personnel	14	mo	75.00	1,050	of Administration and the second seco
. 36	Connect Trailer to Power	1	ls	3,500.00	3,500 Removed	
37	Generators - Fuel (216 hr/mo x 2gal/hr)	0	gal		0 Removed	
	· · · · · · · · · · · · · · · · · · ·					

#### GENERAL REQUIREMENTS



LINE				UNIT	TOTALS	COMMENTS
	DESCRIPTION	QTY	UNIT .	PRICE	}	
39	Plant Employee trailer					
40	· Move Plant Admin Trailers	0	sum		0	
45						
	Temporary Facilities for Construction	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		:		\$21,320
47	Water - Install and Remove Temporary System	1	Is	2,500.00	2,500	
48	Water - Temporary Meter Installation if Required	1	ls	500.00	500	
	Water for Construction	14	mo	0.00	D:	
50	Electric - Install and Remove Temp System	1	ls	3,500.00	3,500	
51	Electric - Temporary Meter Installation	1	ls	2,500.00	2,500	
52	Electric - Monthly Charges	14	mo :	350.00	4,900	
	Temporary Toilets ( 1 / 40 tradesmen) - Two Toilets	28	mo ·	140.00	3,920	
55	Temporary Parking for Tradesmen	0	sf	:	0 1	ncluded with Sitework Contractor
56	Temporary Roadway	1,000	sf	3.50	3,500	
57	Temporary Roadway - Maintain	0	mo	!	٥	
58	Dust Control (Water Truck)	. 0	mo	:	0	
. 59	MOT	1	ls	4,000.00	4,000	
60	i			!		
61	Construction Equipment & Tools			:		\$5,950
62	Small Tools and Supplies	14	mo ;	250.00	3,500	Miles and a state of the state
69	Trash Chute	5	mo	525.00	2,450	######################################
70	Forklift	0	mo		0	
	Forklift Fuel	0	mo		0	
72	Forklift Operator	: 0	mo		0	
77	Temporary Cooling Equipment	, 0	mo		0	
83						25-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1

#### GENERAL REQUIREMENTS



LINE			UNIT	TOTALS	COMMENTS
ITEM	DESCRIPTION	QTY UN	IT PRICE		
	Safety & Security				\$121,316
	Construction Fencing	1,500 ft	12.00	18,000	:
86	Gates	2 ea	450.00	900	The state of the s
87	Construction Fencing - Windscreen	1,500 ft	6.00	9,000	
90	Security Cameras	1 ls	10,000.00	10,000	Constitution of the second
91	Security Guard - Tent	O ls	5,000.00	0	
	Sentinal Overhead Protection	1 ls	1,500.00	1,500	M. 444
	Clean-up throughout Duration of Project	61 wk	384.00	23,424	V. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
95	Dumpsters:				
95	Dumpsters during Sitework	3 pulk	5 550.00	1,650	
97	Dumpsters during Structure	8 pulls	s 550.00	4,400	
98	Dumpsters during Enclosure	12 pulls	s 550.00	6,600	
99	Dumpsters during Finishes	. 30 pulk	s 550.00	15,500	
100	Dumpsters during Punch out	0 pulls	s :	0	
102	Temporary Handrail / Guardrail	500 ft	15.95	6,075	
103	Temporary Handrail / Guardrail - Maintenance	500 ft	5.00	2,500	
105	Temporary Ladders and Stairs	4 ea	400.00	1,600	
	Stair Towers	5 mo	4,000.00	18,667	
107	Fire Extinguishers ( 1 / 3,000 sf )	4 ea	125.00	500	WEST COMMON CONTRACTOR OF THE PROPERTY OF THE
109		:	:		MANAGARAN MANAGARAN AND AND AND AND AND AND AND AND AND A
110	Project Start Up			The state of the s	\$31,780
111	Start up electric consumption charges	10,593 sf	0.64	6,780	
113	As-built Drawings	1 ls	5,000.00	5,000	
	Operation and Maintenance Manuals	1 ls	5,000.00	5,000	A STATE OF THE PROPERTY OF THE
115	Final Site Survey	1 ea	15,000.00	15,000	And of the control of
116	:				**************************************
117	TOTAL GENERAL REQUIREMENTS			\$357,445	



90% GMP Estimate

Section 5
Assumptions and Clarifications





#### Clarifications and Assumptions

#### **PBC Utility Admin Building**

Wharton-Smith, Inc.

07/14/25

#### 01 - General

- 1. The estimate is based on the following documents:
  - a. 90% Submittal Drawings by Brown and Caldwell (Corporation) dated January 2024
  - b. Geotechnical Report from Brown and Caldwell dated March 8, 2024
  - c. Geotechnical Report from Brown and Caldwell dated December 13, 2024
- 2. The estimate does not include cost for offsite material storage.
- The GMP allows for a quantified number of Designer reviews of RFI's, Submittals and Resubmittals. If reviews are required that exceed the Designer identified amount, then the additional cost shall be acquired through the Owner Contingency.
- 4. Wharton-Smith will provide an estimate for each punch list item at substantial completion.
- 5. Wharton-Smith will close all project-related permits.
- 6. Wharton-Smith will provide Operation and Maintenance Manual per specifications.

#### 01 - Work Hours

7. The site will be made available for construction activities between 7am-5pm Monday through Saturday, with the exception of New Year's Day, Thanksgiving and Christmas. Wharton-Smith shall be notified of any Owner Holidays or days when work may be prohibited for appropriate planning.

#### 03 - Cast-in-Place Concrete

8. The estimate includes the concrete ramp stem walls as concrete in lieu of CMU block.

#### 05 – Steel

9. The estimate includes steel stair pans in lieu of grating treads.

#### 09 - Painting

10. The estimate includes the first-floor concrete ceiling to be painted.

#### 11 - Lab Equipment

- 11. The estimate includes Lab Equipment per equipment list provided by PBC WUD. The following equipment is included:
  - a. Reach in Refrigerator 2 each
  - b. Gravity Convection Lab Oven 1 each
  - c. Benchtop Muffle Furnace 1 each
  - d. Moisture Analyzer 1 each
  - e. Analytical Balance 1 each
  - f. Stainless Steel Desiccator 1 each
  - g. Digital Microscope 1 each
  - h. pH Benchtop Meter 1 each



- i. Vacuum Pumps 1 each
- j. Eyewash Station 1 each
- k. Balance Table 1 each

#### 12 - Casework

12. The estimate includes the lab case work as stainless-steel casework.

#### 12 - Window Treatments

13. The estimate includes window treatments at all windows.

#### 21 - Fire Sprinklers

- 14. The estimate does not include any Pre-Action systems.
- 15. Based on reports provided to Wharton-Smith, it is our understanding that current flow (Potable Water) is not sufficient to support a fire suppression system. The estimate includes a fire protection booster pump.

#### 22 - Plumbing

16. Based on reports provided to Wharton-Smith, it is our understanding that current flow (Potable Water) may not provide adequate water pressure on the second floor. The estimate includes a plumbing booster pump.

#### 26 - Electrical

- 17. The estimate includes admin building connection to existing generator building via duct bank.
- 18. The estimate assumes that the existing generator building has the capacity to support the new admin building.
- 19. The estimate does not include Supervisory Control and Data Acquisition (SCADA) relocation.

#### 31 - Sitework

- 20. The estimate assumes over excavation for the parking lot will be required. The estimate includes over excavation with geo-grid.
- 21. The estimate assumes that over excavation for the building pad will be required. The estimate includes over excavation to a depth of 8 feet.
- 22. The estimate does not include modifications to water mains due to insufficient water pressure.

#### 32 - Landscaping

23. The estimate includes sodding all disturbed areas around the new admin building.

#### 46 - Wastewater Piping

24. The estimate does not include relocating any existing wastewater piping.



90% GMP Estimate

Section 6

**Document List** 







Deliverable: 90% GMP Estimate Owner: Paim Beach County

Project: WRWWTF Operations Building

Doc Type: Architect:

Drawings
Brown and Caldwell (Corporation)
Western Regional WWTF Operations Building PBCWUD Project No. 22-012R Titled:

Dated: Phase: 90% Submittal

Sheet No.	Sheet Title Grand Court of the Cover PAGE	Issue Date 01/10/25
G-00-002	DRAWING INDEX	01/10/25
C-00-001	CIVIL NOTES AND LEGENDS	01/10/25
C-00-002	GENERAL NOTES	01/10/25
C-00-003	STANDARD DETAILS 1	01/10/25
C-00-004	STANDARD DETAILS 2	01/10/25
C-00-005	STANDARD DETAILS 3	01/10/25
C-00-006	STANDARD DETAILS 4	01/10/25
C-00-007	STANDARD DETAILS 5	01/10/25
C-00-008	STANDARD DETAILS 6	01/10/25
C-00-009	STANDARD DETAILS 7	01/10/25
C-00-010	TYPICAL CROSS SECTIONS	01/10/25
CD-10-101	DEMOLITION PLAN	01/10/25
C-10-101	EXISTING CONDITIONS PLAN	01/10/25
C-10-201	CIVIL SITE PLAN	01/10/25
C-10-202	VEHICLE NAVIGATION CAR ENTERING	01/10/25
C-10-203	VEHICLE NAVIGATION CAR LEAVING	01/10/25
C-10-301	SITE GRADING PLAN	01/10/25
C-10-401	DRAINAGE PLAN	01/10/25
C-10-501	SITE UTILITIES PLAN 1	01/10/25
C-10-901	SITE EROSION CONTROL / SWPP PLANS	01/10/25
£-00-001	LANDSCAPE PLAN	01/10/25
L-10-101	LANDSCAPE PLANT LIST & DETAILS	01/10/25
L-10-102	LANDSCAPE SPECIFICATIONS	01/10/25
SP-00-001	SITE OVERALL PLAN	01/10/25
SP-00-002	SITE PLAN DETAIL	01/10/25
S-00-001	STRUCTURAL GENERAL NOTES 1	01/10/25
S-00-002	STRUCTURAL GENERAL NOTES 2	01/10/25
S-00-003	SYMBOLS, LEGENDS AND ABBREVIATIONS	01/10/25
S-00-004	STANDARD DETAILS 1	01/10/25
S-00-005	STANDARD DETAILS 2	01/10/25
S-00-006	STANDARD DETAILS 3	01/10/25
S-00-007	STANDARD DETAILS 4	01/10/25
S-00-008	STANDARD DETAILS 5	01/10/25
S-00-009	STANDARD DETAILS 6	01/10/25
S-20-101	OPERATIONS BUILDING -LOAD CRITERIA	01/10/25
S-20-102	OPERATIONS BUILDING -FOUNDATION PLAN	01/10/25
S-20-103	OPERATIONS BUILDING -FIRST FLOOR PLAN	01/10/23
S-20-104	OPERATIONS BUILDING -SECOND FLOOR PLAN	01/10/25
S-20-105	OPERATIONS BUILDING -ROOF FRAMING PLAN	01/10/25
S-20-201	OPERATIONS BUILDING -ENLARGED PLANS	01/10/25
S-20-202	OPERATIONS BUILDING -RETAINING WALL AND DETAILS	01/10/25
S-20-301	OPERATIONS BUILDING -SECTIONS 1	01/10/25
S-20-302	OPERATIONS BUILDING -SECTIONS 2	01/10/25
S-20-303	OPERATIONS BUILDING -SECTIONS 3	01/10/25
S-20-304	OPERATIONS BUILDING -SECTIONS 4	01/10/25
5-20-401	OPERATIONS BUILDING -ELEVATIONS 1	01/10/25
S-20-402	OPERATIONS BUILDING -ELEVATIONS 2	01/10/25
S-20-501	OPERATIONS BUILDING -BEAM AND COLUMN SCHEDULES AND DETAILS	01/10/25
A-20-002	SITE DETAILS	01/10/25
A-20-003	LIFE SAFETY PLAN	
A-20-004	LEVEL ONE FLOOR PLAN & LEVEL ONE REFLECTED CEILING PLAN	01/10/25
A-20-004.1	LEVEL ONE PARTIAL ENLARGED FLOOR PLAN	01/10/25 01/10/25
A-20-005	LEVEL TWO FLOOR PLAN & LEVEL TWO REFLECTED CEILING PLAN	
A-20-005	ROOF PLAN & LEVEL TWO FURNITURE PLAN	01/10/25
A-20-007	ELEVATIONS	01/10/25
A-20-007.1	ELEVATIONS	01/10/25
A-20-007.1	SECTIONS	01/10/25
A-20-008.1 A-20-008.2	SECTIONS	01/10/25
A-20-009.1	SECTIONS	01/10/25
. 1 = 0 000.1		01/10/25



Deliverable:	90% GMP Estimate	
Owner:	Palm Beach County	
Project:	WRWWTF Operations Building	
A-20-009.2	SECTIONS	01/10/25
A-20-009.3	SECTIONS	01/10/25 01/10/25
A-20-009.4	SECTIONS	01/10/25
A-20-009.5	SECTIONS	01/10/25
A-20-009.6	SECTIONS	01/10/25
A-20-010	LEVEL TWO PARTIAL ENLARGED FLOOR PLAN	01/10/25
A-20-011 A-20-012.1	INTERIOR ELEVATIONS	01/10/25
A-20-012.1 A-20-012.2	INTERIOR ELEVATIONS & DETAILS  CASEWORK DETAILS	01/10/25
A-20-012.3	DETAILS	01/10/25 01/10/25
A-20-013	SCHEDULES	01/10/25
A-20-014	DOOR DETAILS	01/10/25
A-20-014.1	DOOR DETAILS	01/10/25
A-20-015	WINDOW DETAILS	01/10/25
A-20-016.1 A-20-016.2	ROOF DETAILS ROOF DETAILS	01/10/25
A-20-010.2 A-20-017	WALL TYPES	01/10/25 01/10/25
F-00-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS	01/10/25
F-20-101	PROPOSED OPERATIONS BUILDING - FIRST FLOOR PLAN	01/10/25
F-20-102	PROPOSED OPERATIONS BUILDING-SECONDFLOOR PLAN	01/10/25
F-20-401	STANDARD DETAILS AND SCHEDULES	01/10/25
F-20-501	PROPOSED OPERATIONS BUILDING - RISER DETAIL	01/10/25
P-00-001 P-00-002	SYMBOLS, LEGENDS AND GENERAL NOTES STANDARD DETAILS 1	01/10/25
P-00-002	STANDARD DETAILS 2	01/10/25 01/10/25
P-20-101	PROPOSED OPERATIONS BUILDING -POTABLE WATER PLAN - FIRST FLOOR	01/10/25
P-20-102	PROPOSED OPERATIONS BUILDING -POTABLE WATER PLAN - SECOND FLOOR	01/10/25
P-20-103	PROPOSED OPERATIONS BUILDING - DRAIN PLAN - FIRST FLOOR	01/10/25
P-20-104	PROPOSED OPERATIONS BUILDING - DRAIN PLAN - SECOND FLOOR	01/10/25
P-20-105	PROPOSED OPERATIONS BUILDING - DRAIN PLAN - ROOF	01/10/25
P-20-501 P-20-502	PROPOSED OPERATIONS BUILDING -ISOMETRICS POTABLE WATER -ISOMETRICS	01/10/25
P-20-701	SCHEDULES 1	01/10/25 01/10/25
M-00-001	SYMBOLS, LEGENDS AND GENERAL NOTES	01/10/25
M-00-002	STANDARD DETAILS	01/10/25
M-00-003	STANDARD DETAILS 2	01/10/25
M-20-103	PROPOSED OPERATIONS BUILDING - FIRST FLOOR PLAN	01/10/25
M-20-104 M-20-103	PROPOSED OPERATIONS BUILDING - SECOND FLOOR PLAN ISOMETRICS	01/10/25
M-00-501	AIR DIAGRAMS	01/10/25 01/10/25
M-00-701	SCHEDULES	01/10/25
M-00-702	SCHEDULES 2	01/10/25
M-00-703	SCHEDULES 3	01/10/25
E-00-001	ELECTRICAL LEGEND AND SYMBOLS	01/10/25
E-00-002	ELECTRICAL GENERAL NOTES	01/10/25
E-00-101 E-00-102	ELECTRICAL SITE LAYOUT SITE PHOTOMETRIC PLAN	01/10/25
E-00-102 E-00-103	SITE WALKWAY PHOTOMETRIC PLAN	01/10/25 01/10/25
E-20-111	OPERATIONS BUILDING - 1ST FLOOR LIGHTING PLAN	01/10/25
E-20-112	OPERATIONS BUILDING - 1ST FLOOR POWER PLAN	01/10/25
E-20-113	OPERATIONS BUILDING - 1ST FLOOR SECURITY PLAN	01/10/25
E-20-121	OPERATIONS BUILDING - 2ND FLOOR - LIGHTING PLAN	01/10/25
E-20-122	OPERATIONS BUILDING - 2ND FLOOR POWER PLAN	01/10/25
E-20-123	OPERATIONS BUILDING - 2ND FLOOR SECURITY PLAN OPERATIONS BUILDING -GROUNDING PLAN	01/10/25
E-20-124 E-20-601	MAIN SWITCHBOARD MSB-1 ONE LINE DIAGRAM	01/10/25
E-20-602	ELECTRICAL RISER DIAGRAMS - SHEET 1	01/10/25 01/10/25
E-20-603	ELECTRICAL RISER DIAGRAMS - SHEET 2	01/10/25
E-20-604	LIGHTING CONTROL DETAILS	01/10/25
E-20-605	SCHEMATIC DIAGRAMS	01/10/25
E-20-701	PANEL SCHEDULES - SHEET 1	01/10/25
E-20-702	PANEL SCHEDULES - SHEET 2	01/10/25
E-20-703 E-21-101	Luminarie schedule  Existing generator building -electrical plan	01/10/25
E-90-001	ELECTRICAL DETAILS - SHEET 1	01/10/25 01/10/25
E-90-002	ELECTRICAL DETAILS - SHEET 2	01/10/25
E-90-003	ELECTRICAL DETAILS - SHEET 3	01/10/25



Deliverable: 90% GMP Estimate
Owner: Palm Beach County

Project: WRWWTF Operations Building

ELECTRICAL DETAILS - SHEET 4 ELECTRICAL DETAILS - SHEET 5 E-90-004 01/10/25 E-90-005 01/10/25 FIRE ALARM LEGEND AND NOTES FA-00-001 01/10/25 01/10/25 01/10/25 01/10/25 FA-00-002 FIRE ALARM SCHEDULES FA-20-001 FIRE ALARM RISER DIAGRAMS FA-20-003 FIRE ALARM SYSTEM DETAILS 01/10/25 FA-20-101 OPERATIONS BUILDING - 1ST FLOOR FIRE ALARM PLAN 01/10/25 FA-20-102 OPERATIONS BUILDING - 2ND FLOOR FIRE ALARM PLAN 01/10/25

Doc Type: Specifications
Architect: Brown and Caldwell

Titled: Wester Reginal WWTF Operations Building Project #22-012

Dated: 01/10/25



Palm Beach County Water Utilities Department Western Region Wastewater Treatment Facility Operations Building WUD No. 22-012R

90% GMP Estimate

Section 7

Brown and Caldwell (Corporation) Engineering During Construction





# Palm Beach County Water Utilities Department

Western Region Wastewater Treatment Facility, Operations Building Progressive Design-Build with Wharton-Smith, Inc.

# Engineering Services During Construction Designer Scope of Services

# l. Background

The existing Operations Building at the Western Region Wastewater Treatment Facility (WRWWTF) is no longer occupied. The County discovered water intrusion and mold in the building that is costly to remediate. The decision was made to replace the building with a new one in a new location.

Palm Beach County issued a notice to proceed (NTP) for the design of the New Operations Building on 9/19/23. Immediately following the NTP, Palm Beach County Water Utilities Department (PBCWUD) requested an update to the opinion of probable construction cost (OPCC) that was developed by Brown and Caldwell (Corporation) (BC/Designer) in the year 2020. The result of this update was an OPCC that was significantly above the project budget. Amendment No.1 included revisions to the scope of the project by the Designer and Wharton-Smith (Design Builder) to bring the OPCC within the project budget. Later in the design cycle, the County performed a fire flow test at the hydrant nearest to the proposed building site (identified as hydrant 00443), and measured a pressure and flow that would be inadequate to supply water to the fire suppression sprinklers and the pressure would be inadequate for the water fixtures on the second floor. As a result, the County asked the Consultant to add a fire pump, jockey pump, and booster pump to the design. Amendment No.2 included these additions to the 90% submittal.

Engineering Services During Construction (ESDC), to be included with the Contractor's Guaranteed Maximum Price (GMP), provides for the following additional tasks:

- 1- Operations Building 100% Design This effort will complete the design from the 90% design to the 100% design ready for construction.
- 2- ESDC This effort will provide engineering support to the Design Builder during the construction phase of the project.

This Scope of Services amends the original Scope of Services. Durations for Designer's Scope of Services are in accordance with the Design Schedule included in Exhibit B. The Designer's fee is included as Exhibit C.

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The following tasks are modified or added:

- Task 6.1 Project Management (modified)
- Task 6.7 Operations Building 100% Design (added)
- Task 6.8 Engineering Services During Construction (added)

# 1. Designer Scope

# Task 6.1 – Project Management (Modified)

The Designer shall perform the following activities:

#### 6.1.1 Activities

#### 6.1.1.1 General PM Activities

Provide Project Coordination and Management for the Designer's activities. Monitor design labor utilization, design schedule, and design budget on a weekly basis. This subtask is amended to include the administration of amendments for subconsultants (Hillers Electrical Engineering, Inc. (Hillers), Colome & Associates, Inc. (Colome), TSFGeo, 2GHO Landscape Architecture & Planning (2GHO)) and to include monitoring and oversight of direct labor and subconsultants during the performance of the Amendment 1 scope of work. Perform general project coordination and administration activities, management of sub-consultants, including correspondence with Design Builder and PBCWUD, quality management, progress reporting, and invoicing.

#### 6.1.1.2 Additional Meetings

**Modified:** Designer's Project Manager and supporting design discipline leads, as appropriate, will attend. Attendees who are not local (within 100 miles of meeting location) will attend virtually unless determined otherwise by Designer. Designer has included a total of 32 meetings as outlined below and will track them in total:

a. Construction Progress Meetings (quantity - 32, duration - 1 hour, location -  $\frac{1}{2}$  onsite,  $\frac{1}{2}$  virtual)

### 6.1.2 Deliverables

Added monthly status reports and monthly invoices (quantity - 16)

## Task 6.7 - Operations Building 100% Design

#### 6.7.1 - Activities

- 6.7.1.1 Designer will develop the 100% Issued for Construction (IFC) design documents based on the agreed revisions resulting from the 90% (GMP) design task, the changes during the bidding process and the changes during the building department permitting process. The work of this task is:
  - Develop design drawings and technical specifications.
  - b. Develop Division 01 specifications.

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c. Conduct independent design quality reviews and document in Bluebeam review sessions.

#### 6.7.2 - Deliverables

- 6.7.2.1 100% Design Drawings
- 6.7.2.2 100% Technical Specifications
- 6.7.2.3 Division 01 Specifications

# 6.7.3 - Assumptions

- 6.7.3.1 There will be no Design Review Workshop associated with this task.
- 6.7.3.2 Documents shall be submitted in electronic PDF format only via email or shared cloud drive.

# Task 6.8 - Engineering Services during Construction (ESDC)

The Designer's responsibilities include monitoring of construction activities to ensure the design intent is adhered to, clarification of design components, and review of technical submittals for compliance with the GMP. Specific activities like clarification and timely resolution of discrepancies in the drawings, review of building materials and equipment to be incorporated into the work, providing design drawings of changes required for completion of the Project, and certifying the Project is completed per the Florida Professional Engineer Signed and Sealed drawings and specifications will also be provided by the Designer. Construction Management Services will be performed by the Design Builder.

The Designer shall examine labor utilization, schedule, and budget for the Designer's work being performed under this Work Order on a regular basis. It shall be the ongoing responsibility of the Designer to ensure that Task budgets are being strictly adhered to and that deliverables are submitted to the Design Builder on time.

- > Staffing The Designer shall provide and maintain an appropriately sized team "Field Staff" onsite to perform the EDC requirements for the Project. Field staff shall use Design Builder-supplied field office space. The Designer shall update field staffing quarterly (if necessary) to reflect changes in the Design Builder's work schedule. More frequent updates may be required if the Design Builder's construction schedule changes sufficiently to warrant an update.
- Construction Coordination The Designer shall be familiar with the construction documentation related to technical design issues and testing data and timely report any issues that are found that would prevent the Designer from signing and sealing the Record Drawings and Construction Completion Certifications. The Designer shall also assist the Design Builder by attending the on-site Project Construction Coordination Meetings to be held bi-weekly. Additional meetings during the course of the construction effort may be called by PBCWUD and/or the Design Builder. The Designer shall assist the Design Builder

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by attending these additional meetings. On a monthly basis the Designer will attend one of the bi-weekly construction progress meetings in person onsite with the other attended virtually. Designer's project manager and appropriate technical staff may attend the biweekly construction progress meetings.

# **6.8.1 - Construction Observation / Discipline Inspections**

The Designer shall provide field staff with the appropriate expertise and experience for the given nature of the Project work. The responsibilities of the field staff include observation of the construction of the Project periodically and reporting the results of these observations to the Designer Professional Engineer. Construction Observation is divided into the following areas of specialty.

- **6.8.1.1 Civil and Landscaping Inspection -** The Designer shall assist the Design Builder by providing a civil and landscaping review to confirm the design intent during construction. The activities shall include, but are not limited to, the following:
  - a. Provide a review of Design Builder activities and reports, QC and QA activities and reports and construction activities within the Design Builder's work area for confirmation of the design intent during construction, including the following:
    - Erosion and sedimentation control measures and proper construction sequencing
    - Clearing and stripping designated areas
    - Maintaining existing roads
    - · Removal of unsuitable material during grading
    - Subgrade preparation
    - Material testing
    - Suitability of materials to meet specified design criteria
    - Processing, placement and compaction of fill material
    - Field density tests for compaction control
    - · Soils testing data
    - Review soils classifications relative to appropriate proctor values
    - Spot Check review of landscape installation.
    - · Certifications and calibrations of field and lab equipment
    - Daily testing reports
    - Concrete formwork and reinforcing, if applicable
    - Concrete delivery, placement and testing, if applicable
    - · Concrete test reports, if applicable, and
    - Design Builder daily inspection reports.
  - b. Reviews of the Design Builder's on site "red-line as-builts" to verify the drawings reflect the work in-place and the Project design.
  - c. Participate during the Substantial Completion and Final Completion inspections.
- 6.8.1.2 **Structural, Architectural, and Mechanical Inspection -** The Designer shall assist the Design Builder by providing structural, architectural, and mechanical reviews to confirm the intended design during construction. The activities shall include, but are not limited to, the following:

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- a. Participate in limited inspections of structural and mechanical components to confirm the intended design during construction
  - Review foundation subgrade
  - Spot check review of rebar installation
  - Spot check review of concrete pours
  - Spot check structural backfill placement, etc.
  - Spot check concrete testing data
  - Installation of sheeting and bracing
  - Spot check review of architectural features installation.
  - Spot check review of mechanical equipment installation.
- b. Reviews of the construction Design Builder's on site "red-line as-builts" to verify the drawings reflect the work in-place and the Project design.
- c. Witness of structural/mechanical testing to verify conformance to the Contract Documents.
- d. Participate during the Substantial Completion and Final Completion inspections.
- e. Review all close out documentation information pertinent to the discipline (i.e. Operation & Maintenance (O&M) Manuals).
- 6.8.1.3 **Electrical and Instrumentation Inspection -** The Designer shall assist the Design Builder by establishing an electrical and instrumentation review program to confirm the intended design during construction. The activities shall include, but are not limited to, the following:
  - a. Participate in limited inspections of electrical components to confirm the intended design during construction (i.e. Conduit and grounding installation in concrete pours, duct bank and embedded conduit and grounding installation, cable installation, terminations and testing.)
  - b. Reviews of the Design Builder's on site "red-line as-builts" to verify the drawings reflect the work in-place and the Project design.
  - c. Witness electrical and instrumentation testing to verify conformance to specifications including any related acceptance testing.
  - d. Participate during the Substantial Completion and Final Completion inspections.
  - e. Review all close-out documentation information pertinent to the discipline (i.e. O&M Manuals, line diagrams, etc).
  - f. Electrical equipment installation, testing and verification of coordination

#### 6.8.2 - Submittal Review and RFIs

The Designer shall coordinate with the Design Builder to ensure that the Designer will have the opportunity to review submittals according to the following review description and schedule. Designer understands and acknowledges that time is of the essence with respect to providing a timely and comprehensive review of submittals and shall conduct themselves accordingly:

**Shop Drawings and Substitutions** – The Designer shall review shop drawing submittals to confirm the intended design. Following the review, the Designer shall return to Design Builder any comments along with the disposition of the submittal within fifteen (15) working days from receipt.

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For the purposes of budgeting, it is assumed that no more than seventy-five (75) submittals and thirty (30) re-submittals will require review.

Requests for Information (RFI) and Request for Clarification (RFC) — The Designer shall review RFIs/RFCs as received from the Design Builder. The Designer shall assist the Design Builder to provide a response to the RFI/RFC within eight (8) working days following receipt. For the purposes of budgeting, it is assumed that no more than thirty (30) RFIs/RFCs from the Contractor will require review and preparation of a response.

**Quality Control Test Data Review** - The Designer shall perform a Quality Assurance review through a spot check of test data supplied by the Design Builder. The Designer shall not be required to perform or coordinate materials testing. Assume this sub-task to be completed by Designer's field representative.

# 6.8.3 - Project Closeout, Commissioning and Start-up

#### 6.8.3.1 - Substantial Completion

Upon receiving notice from the Design Builder that the Project is substantially complete, the Designer, in conjunction with the PBCWUD's staff, will conduct a comprehensive inspection of the Project, develop a list of items needing completion or correction, and make a recommendation to the Design Builder concerning acceptance of the work done and PBCWUD's use of the Project. Substantial Completion shall be defined as the stage of construction where the Project can be utilized for the purposes for which it was intended. At this stage of completion, some items need not be fully completed; however, all items that affect the operation and function of the Project are capable of their intended use. It includes travel to project site, inspection and develop of punch list items for each discipline (site civil, structural, architectural, landscaping, mechanical, heating ventilation air conditioning (HVAC) electrical, and instrumentation and control) and associated recommendations.

#### Deliverables

Substantial Completion certification letter and punch list

#### 6.8.3.2 - Final Inspection and Closeout

The Designer shall attend a Final Inspection meeting of the Project as scheduled by the Design Builder. The Designer shall perform a final inspection in conjunction with PBCWUD's and assist in closing out the Project. The Designer shall certify to PBCWUD and other local authorities, as applicable, that the Project was completed in substantial conformance with the contract documents. The Designer shall prepare, or coordinate with the Design Builder to prepare, the necessary documentation to close-out the Project, including lien waivers, Design Builder's final affidavit, close-out change order and final payment application, and warranty letters from Design Builder, subcontractors and equipment suppliers, as applicable. It includes travel to project site, verification of completion of punch list items for each discipline (site civil, structural, HVAC, mechanical, electrical, instrumentation and control and yard piping) and assist in project closeout.

#### **Deliverables**

- Completed punch list issued from substantial completion.
- Final Completion certification letter.

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## 6.8.3.3 - Start Up and Commissioning

The Designer shall provide limited assistance to the Design Builder and PBCWUD in the start-up and commissioning of the Project facilities. The Designer shall attend meetings, inspections, and other events as requested by the Design Builder and PBCWUD. A total of up to up to forty (40) hours is anticipated for this sub-task.

#### Deliverables

Correspondence and reports certifying the Start-Up and Commissioning completion.

#### 6.8.3.4 - Record Drawings Preparation and Submittal

Following Final Completion and acceptance of the Design Builder's work by the Designer and PBCWUD, the Designer shall prepare a set of record drawings documenting changes made during the construction. The record drawings will be based upon the marked-up prints, drawings and other data furnished and certified by the Design Builder. The Designer shall submit two (2) full sized (24" x 36") hard copy sets of record drawings, one (1) electronic set in PDF and AutoCAD formats. Record drawings will be submitted within thirty (30) calendar days following receipt of the certified marked-up red line drawings from the Design Builder. Assume eighty (80) hours to complete this task.

#### **Deliverables**

- Project record drawings in AutoCAD format
- Project record drawings in Portable Document Format (PDF)
- Two (2) hardcopy project record drawings 22 x 34 inches.

# M. Assumptions

# Tasks NOT INCLUDED in this scope under Task 6.1, Task 6.7 and Task 6.8 are as follows:

- 1. Direct costs (facilitator, venue) for Partnering are by Others.
- 2. Development of instrumentation loop diagrams.
- 3. Design of temporary pavement and associated drainage systems for construction parking, staging and laydown areas.
- 4. Design of temporary construction warehouse structures.
- 5. Design of temporary construction power systems.
- 6. Design or supply of temporary field office facilities and support utility and structure systems.
- 7. Preparation of a cost-loaded construction schedule using Primavera P6
- 8. Construction cost estimating and scheduling.
- 9. Field engineering and or design for temporary support of excavation, including cofferdams, sheeting, shoring, and any other engineering related to the methods and means of Design-Design Builder's construction
- 10. Construction means and methods
- 11. Easement acquisitions

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- 12. Wiring termination drawings (point to point).
- 13. Hazardous materials surveys.
- 14. Traffic control design
- 15. Formal Value Engineering (VE) process, including development and evaluation of new cost savings ideas, is not included.
- 16. Public outreach plan, public meetings, website hosting, or social media development
- 17. Leadership in Energy and Environmental Design (LEED) certification is not required
- 18. Pipe, duct, and wire tray support design is not included in this phase of the design. Standard supports will be specified.
- 19. Surge analysis of any piping systems
- 20. Thermal analysis or modeling of any piping systems
- 21. Fire sprinkler system design will be designed by a licensed Fire Protection specialty sub-consultant engaged by the Design Builder as part of the project construction.
- 22. Maintenance of Plant Operations (MOPO) plan is not included. Designer will coordinate with Design Builder in support of Design Builder's plan. Design alterations to support MOPO are not included. Submittal review of MOPO plans will be included in construction phase services.
- 23. Survey and geotechnical services are not included as part of the Designer's ESDC
- 24. Laboratory testing of materials are not included as part of the Designer's ESDC.
- 25. Special Inspections (i.e., Threshold and structural) are not included as part of the Designer's ESDC.
- 26. Designer's services extending past sixteen (16) months from Notice to Proceed (NTP).

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# Exhibit B - Schedule

A major milestone schedule is presented below. Each date is provided in number of weeks/months from the date of Notice to Proceed.

Milestone	Description	Date
NTP	Notice to Proceed for Construction (Phase 2)	To be Determine
1	Operations Building 100% Design Submission*	2 months
2	Substantial Completion*	14 months
3	Final Completion*	16 months

<sup>\*</sup>After construction Notice to Proceed.

## **Exhibit C - Fee**

Total compensation to Designer for the Scope of Work, will be the not to exceed fee of \$603,873.00. Invoicing will be monthly on a lump sum basis. A breakdown of Designer's fee to perform the work is described on the following pages. The proposals from Colome, Hillers, and 2GHO are also included in this section.