

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: November 18, 2025

[X] Consent

☐ **Regular**

[] Workshop

☐ **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Amendment No. 1 to the Construction Manager (CM) at Risk Services contract (R2024-0937) with D. Stephenson Construction, Inc. (D. Stephenson) establishing a Guaranteed Maximum Price (GMP) in the amount of \$7,330,001 for the first phase of construction work for the 45th Street Complex project for a period of 745 calendar days from notice to proceed.

Summary: On August 20, 2024, the Board of County Commissioners (BCC) approved the CM at Risk Services contract (R2024-0937) with D. Stephenson for construction management services for the 45th Street Complex project. The project includes the construction of approximately 60,000 square feet of new office and support space, including all parking and site improvements for the County's Community Service Department. These improvements will replace the existing office building located at 810 Datura Street in downtown West Palm Beach; which property has been committed to Vanderbilt University for the development of a graduate campus. In addition, the project includes master planning and site plan approval services for all existing facilities on site, this new office building, and approximately 350,000 square feet of potential future office and support space. Amendment No. 1 establishes a GMP in the amount of \$7,330,001 for the first phase of construction management services necessary for the 45th Street Complex project. The initial construction phase of this project is focused on site development and early work required including, but is not limited to, materials and labor to complete site work, underground utility services and a new driveway connecting to Australian Avenue to serve all existing and proposed on-site facility operations into the future. The CM will have 745 calendar days from notice to proceed to substantially complete the entire construction phase of the project. Liquidated damages for failure to achieve certification of substantial completion within the contract time or approved time extension thereof for the construction phase of the project are \$120 per day. This CM at Risk Services contract was solicited pursuant to the requirements of the Equal Business Opportunity (EBO) Ordinance. This CM at Risk Services contract was presented to the Goal Setting Committee (GSC) on August 6, 2025, and the Committee established an Affirmative Procurement Initiative of 20% Small Business Enterprise (SBE) subcontracting participation for the project. The SBE participation for this Amendment is 11.65%. To date, the overall SBE participation on this CM at Risk Services contract is 9.16%. This contract is subject to emergency ordinance R2025-014 approved by the BCC on June 3, 2025. **Funding for this project will be from the Infrastructure Sales Tax Fund. (Capital Improvements Division) District 7 (MWJ)**

Background and Justification: CM at Risk is a project delivery method in which the CM provides design phase assistance, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as the general contractor bidding the subcontracts for construction. Amendment No. 1 authorizes the construction management services necessary to commence construction of the 45th Street Complex project. Separate GMP Amendments will follow in the first quarter of calendar year 2026 to account for all required construction services to substantially complete the project, which will rely upon a combination of Infrastructure Sales Tax funding and proceeds of a bond issuance approved by the BCC on September 16, 2025 (item 3G-1). This phased construction approach will sustain the continuous and safe operations of other facilities at the 45th Street Complex property and support compliance with contractual obligations to Vanderbilt University for the County-owned property at 810 Datura Street.

Attachments:

1. Location Map
2. Budget Availability Statement
3. Amendment No. 1
4. CM at Risk Services History Sheet
5. Nongovernmental Entity Human Trafficking Affidavit
6. Emergency Ordinance Notification Letter

Recommended by: 
Department Director

10/24/25

Date

Approved by: Jde
Deputy County Administrator

10/30/25

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$7,330,001				
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$7,330,001	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes X No
Is this item using Federal Funds? Yes No X
Is this item using State Funds? Yes No X

Budget Account No:
Fund 3950 Dept 411 Unit Q018 Object 6502

CONSTRUCTION \$7,330,001.00
STAFF COSTS \$ 0.00
CONTINGENCY \$ 0.00
TOTAL \$7,330,001.00

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

Funding for this project is from the Infrastructure Sales Tax Fund.

C. Departmental Fiscal Review: David Eric Muller
HEB

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Sharon M. K. 10/27/25
OFMB
KK 10/27 QA 10/27
Brenda Brach 10/28/24
Contract Development and Control 26 10.27.25
10-28-25 TW

B. Legal Sufficiency:

[Signature] 10/28/25
Assistant County Attorney

C. Other Department Review:

Department Director

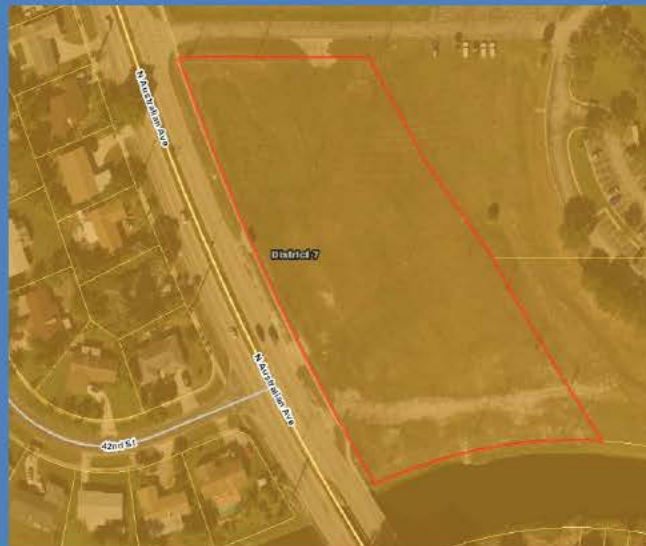
This summary is not to be used as a basis for payment.

LOCATION MAP

Project No: 2022-031291
Project Name: 45th Street Complex
Location: 4200 N. Australian Avenue, West Palm Beach, FL 33407



Project Location



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: Rev 9/20/25

REQUESTED BY: Terri Wolfe

PHONE: 233-4408

PROJECT TITLE: 45th Street Complex
(Same as CIP or IST, if applicable)

IST PLANNING NO.:

ORIGINAL CONTRACT AMOUNT:\$197,904

BCC RESOLUTION#:

REQUESTED AMOUNT: \$7,330,001.00

DATE:

eFDO #: P-2024-004637

CSA or CHANGE ORDER NUMBER:

LOCATION: 322

BUILDING NUMBER:

DESCRIPTION OF WORK/SERVICE LOCATION: Contractor GMP #1- Site Work-Rev

PROJECT/W.O. NUMBER: 2022-031291

CONSULTANT/CONTRACTOR: D. Stephenson Construction

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: These **updated** fees are to support revised site work only for GMP#1-Site Work (Fiscal FY26 Funds).

CONSTRUCTION	\$7,330,001.00
PROFESSIONAL SERVICES	\$
STAFF COSTS*	\$
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$7,330,001.00

* By signing this BAS your department agrees to these CID staff charges and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed. If this BAS is for construction costs of \$250,000 or greater, staff charges will be billed as actual and reconciled at the end of the project. If the project requires Facilities Management or ESS staff your department will be billed actual hours worked upon project completion.

BUDGET ACCOUNT NUMBER(S) (Specify distribution if more than one and order in which funds are to be used):

FUND: 3950 DEPT: 411 UNIT: Q018 OBJ: 6502

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check and provide detail for all that apply)

☐ Ad Valorem (Amount \$ _____) ☒ Infrastructure Sales Tax (Amount \$ 7,330,001.00)

☐ State (source/type: _____ Amount \$ _____) ☐ Federal (source/type: _____ Amount \$ _____)

☐ Grant (source/type: _____ Amount \$ _____) ☐ Impact Fees: (Amount \$ _____)

☐ Other (source/type: _____ Amount \$ _____)

Department: FD 40

BAS APPROVED BY: 

DATE 10/8/2025

ENCUMBRANCE NUMBER: _____

ATTACHMENT #3

AMENDMENT #1
D. Stephenson Construction, Inc.
TO CONTRACT FOR
CONSTRUCTION MANAGEMENT AT RISK SERVICES
PROJECT NAME: 45th Street Complex
PROJECT NO. 2022-031291

This Amendment is made as of _____ 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 Owner, and D. Stephenson Construction, Inc., authorized to do business in the State of Florida, whose Federal Tax ID# is 65-0313701 hereinafter referred to as "Construction Manager".

WHEREAS the Owner and Construction Manager acknowledge and agree that the Contract between Owner and Construction Manager dated August 20th, 2024 (R2024-0937) (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 supplemented and amended by this Amendment.

WHEREAS, the parties have negotiated a Guaranteed Maximum Price for the Project, including the Construction Manager's fees calculated in accordance with the terms of the Contract, whereby the Construction Manager will render construction and warranty services and other services as set forth herein and in the Contract;

NOW THEREFORE, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the Owner to the Construction Manager, the parties agree as follows:

- 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
- 2. Construction Manager's Representations.** The Construction Manager represents that:

The Construction Manager, Trade Contractors, Sub-subcontractors, material and equipment suppliers have compared Phasing, Demolition, Architectural, Structural, Mechanical, Electrical, Plumbing, Civil and Site Drawings and Specifications and have compared and reviewed all general and specific details on the Drawings and that all conflicts, discrepancies, errors and omissions, which are within the commonly accepted knowledge base of a licensed general contractor, subcontractor, trades persons, manufacturers or other parties required to carry out the Work involved in this Amendment, have been corrected or clarified prior to execution of this GMP Amendment to the Contract, and therefore Construction Manager warrants that the GMP (exclusive of contingency) includes the cost of correcting all conflicts, discrepancies, errors, or omissions which Construction Manager identified, or should have identified through the exercise of reasonable skill and care, during the preconstruction phase of the Project.

The Construction Manager's review and comparison of all Drawings has taken into consideration the total and complete functioning of all systems and therefore the Construction Manager represents that the GMP represents the total cost for complete and functional systems.

3. Guaranteed Maximum Price. Pursuant to Section 2.2 and Article 6 of the Contract between Owner and Construction Manager, the parties have agreed to a Guaranteed Maximum Price of \$7,330,001.00 for the construction phase of this Project. The GMP is based on the GMP Summary attached hereto and incorporated herein. In the event of a conflict between the terms and conditions of the Contract and the terms and conditions of Construction Manager's GMP proposal, the terms and conditions of the Contract shall control.

4. Schedule of Time for Completion. The time of completion for this Amendment will be as follows: The Construction Manager shall substantially complete the work within 745 calendar days from the Notice to Proceed from Owner. Liquidated Damages are \$120/day for failure to achieve certification of substantial completion within the contract time or approved extension thereof.

5. Contract Modifications and Additions. The Contract is hereby modified to include the following terms and conditions:

Subsection 2.1.13.4 is added to Article 2 of the Contract as follows:

2.1.13.4 County Written Approval Required for Work to be Negotiated or Self-Performed by CM. Construction Manager must take competitive bids on the Work; however, if: 1) no bids are received for a portion of the Work; or 2) the bids received for a portion of the Work exceed the applicable line item amount in the GMP; or 3) Construction Manager is unable to obtain the mandatory subcontracting goal set by the County's Goal Setting Committee in 2.1.13.1(b)(ii) after competitive bidding, then County may agree to the Construction Manager negotiating with Trade Contractors for the performance of that Work. In addition, County may agree in situations 1 and 2 above that the Construction Manager can self-perform the Work for the specified line-item lump sum amount or less. Such County approval must be in writing. Nothing in this section shall affect the obligation of the Construction Manager to meet the requirements of the County's Equal Business Opportunity Program as set forth in Section 2.1.13.1.

Article 6, section 6.3 of the Contract is deleted in its entirety and replaced with the following:

6.3 Construction Contingency.

(a) Construction Manager's Contingency. In addition to the Cost of Work, the GMP will include an agreed upon sum as the Construction Manager's Contingency which is included for the purpose of defraying expenses that were unforeseen at the time of establishment of the GMP as described in this 6.3(a). The Construction Manager will be required to furnish documentation evidencing expenditures to be charged to this Contingency prior to the release of funds by the Owner. Documentation for use of the Construction Manager's Contingency shall be determined by the Owner. The Construction Manager's Contingency is only available for the following costs:

(1) Trade Contractor Buyout. Pursuant to the award of trade contracts under Section

2.2.3, if trade contracts are executed below the applicable line items in the GMP, the surplus will be added to the Construction Manager's Contingency. If trade contracts are above the applicable line item in the GMP, the deficiency will be taken from the Construction Manager's Contingency, however such events shall not be cause to increase the GMP.

(2) Scope Gap. Documented scope gaps between trade contractors will be taken from the Construction Manager's Contingency, unless work is shown on drawings.

(3) Trade Contractor Default. Costs incurred due to contract default by trade contractors will be taken from the Construction Manager's Contingency.

(4) Reconciliation of Allowances. Allowances will be reconciled through the use of the Construction Manager's Contingency.

(5) Unforeseen Field Conditions. Costs incurred by the Construction Manager due to unforeseen field conditions will be taken from the Construction Manager's Contingency.

The costs listed above as recoverable from the Construction Manager's Contingency are recoverable only from the Construction Manager's Contingency and only to the extent there are funds available in the Construction Manager's Contingency; such costs can never be the basis for an increase to the GMP.

The Construction Manager's Contingency shall not be used for design errors and omissions which a prudent Construction Manager should reasonably have detected during the Construction Manager's pre-construction duties and reasonable due diligence by the Construction Manager.

(b) Owner's Contingency. The Construction Manager shall include a line item for the Owner's Contingency in the GMP. This line item will initially be \$0 but as work progresses on the Project and overages in various line items in the GMP are identified, then Construction Manager shall move any identified line item overages to the Owner's Contingency line item. Owner may use the amounts in the Owner's Contingency to fund Owner initiated change orders under General Condition 65. Additionally, if Owner and Construction Manager mutually agree that there are surplus funds in the Construction Manager's Contingency described in Section 6.3(a) above, then Construction Manager shall move such surplus funds to the Owner's Contingency line item for use by Owner to fund Owner initiated change orders.

The following Articles are added to the Contract:

ARTICLE 19 - INTERACTIONS WITH COUNTY STAFF

In all interactions with County staff, Construction Manager and its employees will conduct themselves in a professional manner at all times and treat County staff with respect and dignity. Use of offensive and demeaning language will not be tolerated. Failure to comply with this requirement will be considered a default under this Contract and may result in termination of this Contract.

ARTICLE 20 - DISCLOSURE OF FOREIGN GIFTS AND CONTRACTS WITH FOREIGN COUNTRIES OF CONCERN

Pursuant to F.S. 286.101, as may be amended, by entering into this Contract or performing any work in furtherance thereof, the Construction Manager certifies that it has disclosed any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern where such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years.

ARTICLE 21 – HUMAN TRAFFICKING AFFIDAVIT

Construction Manager warrants and represents that it does not use coercion for labor or services as defined in section 787.06, Florida Statutes. Construction Manager has executed the Nongovernmental Entity Human Trafficking Affidavit.

Article 15 of the Contract is deleted in its entirety and replaced with the following:

ARTICLE 15 – NON-DISCRIMINATION

The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2025-0748, as may be amended, the Construction Manager warrants and represents that throughout the term of the Contract, including any renewals thereof, if applicable, all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, or genetic information. Failure to meet this requirement shall be considered default of the Contract.

As a condition of entering into this Contract, the Construction Manager represents and warrants that it will comply with the County's Commercial Nondiscrimination Policy as described in Resolution 2025-0748 as may be amended. As part of such compliance, the Construction Manager shall not discriminate on the basis of race, color, national origin, religion, ancestry, sex, age, marital status, familial status, sexual orientation, disability, or genetic information in the solicitation, selection, hiring or commercial treatment of subconsultants, subcontractors, vendors, suppliers, or commercial customers, nor shall the Construction Manager retaliate against any person for reporting instances of such discrimination. The Construction Manager shall provide equal opportunity for subconsultants, subcontractors, vendors and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in the County's relevant marketplace in Palm Beach County. The Construction Manager understands and agrees that a material violation of this clause shall be considered a material breach of contract and may result in termination of the contract, disqualification or debarment of the Construction Manager from participating in County contracts, or other sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

6. EBO Program. The County's Goal Setting Committee has applied a mandatory subcontracting goal for this GMP Amendment as follows:

The SBE subcontracting goal for this GMP Amendment is a mandatory minimum of 20% SBE participation.

As evidenced by the attached Schedule 1 and Schedule 2s, Construction Manager has agreed to provide the following participation on this Amendment:

11.65% SBE participation

7. Emergency Ordinance. The Contract and this Amendment is subject to the County Emergency Ordinance 2025-014, approved by the Board of County Commissioners on June 3, 2025.

8. Attachments. The following attachments are attached hereto and incorporated herein by reference:

GMP Summary

Public Construction Bond

Form of Guarantee

Insurance Certificate(s)

EBO Schedules 1 and 2(s)

SunBiz Report or Affidavit of Signature Authority

9. Except as specifically modified herein, the Contract remains in full force and effect. All capitalized terms herein shall have the same meaning as set forth in the Contract.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

Project Name: 45th Street Complex

Project Number: 2022-031291

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida has made and executed this Amendment on behalf of the County; and an authorized official of the Construction Manager has made and executed this Amendment on behalf of the Construction Manager.

ATTEST:
Michael A. Caruso
CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA, a
Political Subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

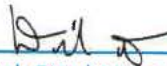
By: _____
County Attorney

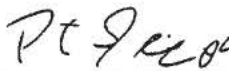
By:  _____
Acting Director - ED&O

Project Name: 45th Street Complex
Project Number: 2022-031291

WITNESS: FOR CONSTRUCTION MANAGER CONSTRUCTION MANAGER
D. Stephenson Construction, Inc.

SIGNATURE


Dinah Stephenson (Sep 23, 2025 15:53:27 EDT)
Signature


Dwight Stephenson (Sep 23, 2025 15:50:34 EDT)
Signature

Dinah Stephenson
Name (type or print)

Dwight Stephenson
Name (type or print)

Chief Executive Officer
Title

(Corporate Seal)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

D. STEPHENSON CONSTRUCTION, INC.

Filing Information

Document Number	V10640
FEI/EIN Number	65-0313701
Date Filed	01/30/1992
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/06/2012
Event Effective Date	NONE

Principal Address

6241 NORTH DIXIE HIGHWAY
SUITE 100
FORT LAUDERDALE, FL 33334

Changed: 04/28/2008

Mailing Address

6241 NORTH DIXIE HIGHWAY
SUITE 100
FORT LAUDERDALE, FL 33334

Changed: 04/28/2008

Registered Agent Name & Address

STEPHENSON, DWIGHT
6241 NORTH DIXIE HIGHWAY
SUITE 100
FORT LAUDERDALE, FL 33334

Name Changed: 05/02/2001

Address Changed: 04/28/2008

Officer/Director Detail

Name & Address

Title CEO, Secretary, Director

STEPHENSON, DWIGHT
6241 NORTH DIXIE HIGHWAY, #100
FORT LAUDERDALE, FL 33334

Title VSTD

STEPHENSON, DINAH
6241 NORTH DIXIE HIGHWAY, #100
FORT LAUDERDALE, FL 33334

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	02/07/2024
2025	02/21/2025

Document Images

<u>02/21/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/30/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/02/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/08/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2012 -- Amendment</u>	View image in PDF format
<u>01/20/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2007 -- Amendment</u>	View image in PDF format
<u>05/22/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/06/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/23/2004 -- Amendment</u>	View image in PDF format
<u>05/03/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/06/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/02/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/08/2000 -- ANNUAL REPORT</u>	View image in PDF format

GMP SUMMARY



**PALM BEACH COUNTY
45h Street Complex
4200 N. Australian Ave
West Palm Beach, FL 33407**

PALM BEACH COUNTY Project No. 2022-031291

**FINAL GMP # 1 (Sitework)
09/26/25 Rev 03**



TABLE OF CONTENTS

SECTION 1 GUARANTEED MAXIMUM PRICE (GMP)

- 1A – GMP Cost Summary
- 1B – GMP Trade Detail
- 1C – Qualifications & Assumptions
- 1D – General Conditions Breakdown
- 1E – Project Program Schedule
- 1F – Site Logistics Plan

SECTION 2 CONTRACT DOCUMENTS

- 2A – Drawing Log
- 2B – Specifications Log



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1A – GMP Cost Summary



GMP #1 Sitework - Preliminary GMP

Date: 09/19/25 Rev 03

Job Name: PBC 45th St. Complex

Brief Description: New Office Bldg

Estimator:

Job Size: **60,464** SF

CSI CODE	DESCRIPTION	GMP AMOUNT	SUB / VENDOR	\$ / SF	%JOB
	GENERAL CONDITIONS	\$ 674,905	DSC	\$ 11.16	9.21%
02-0000-S	SITEWORK				
02-1000-S	Sitework, Construction, Utility / Underground	\$5,191,470	Redland	\$ 85.86	70.82%
02-3500-S	Vibro Replacement	Excluded			
02-4150-S	Surveying	\$70,000	Budget	\$ 1.16	0.95%
02-4500-S	Material Testing	by Owner			
02-7300-S	Permanent Off-site Access Road Allowance	Excluded			
02-8000-S	Landscape & Irrigation	\$10,000	Allowance	\$ 0.17	0.14%
	DIVISION 02 TOTAL	\$5,271,470		\$ 87.18	71.92%
03-0000-S	CONCRETE				
03-5200-S	Tilt Wall Shop Drawings	\$60,000	Allowance	\$ 0.99	0.82%
	DIVISION 03 TOTAL	\$60,000		\$ 0.99	0.82%
04-0000-S	MASONRY (NOT USED)				
05-0000-S	METALS (NOT USED)				
06-0000-S	WOOD & PLASTICS (NOT USED)				
07-0000-S	THERMAL & MOISTURE				
07-5100-S	Roofing	\$5,000	Allowance	\$ 0.08	0.07%
	DIVISION 07 TOTAL	\$5,000		\$ 0.08	0.07%
08-0000-S	DOORS & WINDOWS (NOT USED)				
09-0000-S	FINISHES (NOT USED)				
10-0000-S	SPECIALTIES (NOT USED)				
11-0000-S	EQUIPMENT (NOT USED)				
12-0000-S	FURNISHINGS (NOT USED)				
13-0000-S	SPECIAL CONSTRUCTION (NOT USED)				
14-0000-S	CONVEYING SYSTEMS (NOT USED)				
15-0000-S	MECHANICALS				
16-0000-S	ELECTRICAL				
16-1000-S	Electrical	\$241,108	Trenchless Drilling	\$ 3.99	3.29%
	DIVISION 16 TOTAL	\$241,108		\$ 3.99	3.29%
	SUBTOTAL	\$6,252,483		\$ 103.41	85.30%

Date: 09/19/25 Rev 03

Job Name: PBC 45th St. Complex

Brief Description: New Office Bldg

Estimator:

Job Size: 60,464 SF

CSI CODE	DESCRIPTION		GMP AMOUNT		SUB / VENDOR	\$ / SF	%JOB
19-1000-O	DSC CONTINGENCY		\$322,624	5.00%	\$ -	\$ 5.34	4.40%
	INSURANCE & BONDS						
19-2300-O	Subcontractor Bonds	INCLUDED	\$0	0.00%		\$ -	0.00%
19-2200-O	Builder's Risk Insurance & Deductible Allowance	INCLUDED	\$150,000	0.00%		\$ 2.48	2.05%
19-2100-O	General Liability & Umbrella	INCLUDED	\$90,654	1.35%		\$ 1.50	1.24%
19-2000-O	Payment/Performance Bond	INCLUDED	\$102,598	1.42%		\$ 1.70	1.40%
	PERMIT & FEE						
19-3300-O	Permit Fees Allowance	EXCLUDED	\$0	0.00%		\$ -	0.00%
19-3200-O	Concurrency & Impact Fees	EXCLUDED	\$0	0.00%		\$ -	0.00%
19-3100-O	Threshold & Special Inspections	EXCLUDED	\$0	0.00%		\$ -	0.00%
19-3000-O	Builder's Fee		\$411,642	5.95%		\$ 6.81	5.62%
	TOTAL GMP		\$7,330,001			\$ 121.23	100.00%



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1B – GMP Trade Detail

Remove existing drainage pipes as shown

Relocate existing 2" meter and Back-flow to Victim Services Bldg	Included	Included	Included	Excluded
Excavate & Backfill:	824,825	912,801	1,557,090	
Clear & grub	Included	Included	Included	21,952
Provide and install traffic controls (Cones, barricades and or barriers as needed)	For TRC work	Included	Included	Included
Unsuitable materials allowance	500,000	500,000	500,000	500,000
Strip topsoil, stockpile and spread at final dressing	Included	Excluded	Included	Included
Dewater the building pad area as necessary	Excluded	Included	Included	Included
Excavate and perform de-mucking. Remove layer containing organic material labeled as "(PT)" or "(SP-PT)" as shown on the borings in the geotechnical report.	Included	167,560	Included	216,247
Proofroll & bring up Bldg. pad in compacted lifts	Included	Included	Included	Included
Demucking for underground utilities	Included	Included	Included	Excluded
Dewater for underground utilities as necessary	Included	Included	Included	Included
Provide and install fill as required for site and building	Included	Included	Included	Included
Excavate and backfill all utilities as required per plans and specifications	Included	Included	Included	Included
Excavate lake, demuck and utilize good fill for site	Included	Included	Included	631,460
Dewater lake as necessary	Included	Included	Included	Included
Provide diesel tank and diesel service to keep system operational as needed.	Included	Included	Included	Included
Provide secondary containment for all fuel tanks.	Excluded	Included	Included	Included
Subcontractor to have oil absorbent rolls onsite available in case they may be required.	Excluded	Included	Included	Included
Construct above ground impoundment pond as shown.	Included	Included	Included	56,226
Site excavation	Included	Included	Included	Included
Geogrid F&I (Tensar NX850) Bottom	Demucking	Demucking	Included	189,103
Geogrid F&I (Tensar HX5.5) - Top	Demucking	Demucking	Included	113,167
Site embankment	Included	Included	Included	374,325
Balance site	Included	Included	Included	Included
Complete fill and fine grade Building pad after soil improvement operation. Soil improvement operation by others	Included	Included	Included	Included
Grade and Compact for building pad. Building pad to be left at +/- 1/10 of a foot	Included	Included	Included	Included
Laser Grade Building Pad to 17.2 NAVD88 minus slab thickness as shown	e graded to +16	Included	Included	Included
Construct and grade swale areas as required	Included	Included	Included	Included
Coordinate with all utility profiles as required	Included	Included	Included	Excluded
Survey from Control points by others & provide sign & sealed As-Builts	Included	Included	Included	Included
Provide and install stabilized road for crane/ fire truck from the entrance of the project and around the building at least 30' wide.	106,750	106,750	106,750	106,750
Maintain Crane / fire truck roadway path	25,000	25,000	25,000	25,000
Subgrade for sidewalks and paved areas	Included	Included	Included	Included
Additional fill at building pad after vibro replacement	N/A	N/A	N/A	N/A
Berming / damming to control water during vibro replacement	N/A	N/A	N/A	N/A
Stabilize Trailer compound / laydown area	25,000	25,000	25,000	25,000
Site Grading & Earthwork:				
Clear, cut, and balance site as required to achieve all proposed grades.	Included	Included	Included	Included
Provide and install 12" subgrade compacted to 98% density and 4" limerock base for areas to receive pedestrian pavers.	Included	Included	Included	Included
Provide and install 6" granular bedding stone and 1-1/2" pea gravel for areas to receive pervious pedestrian pavers.	w/pavers	w/pavers	w/pavers	w/pavers
Provide and install 12" subgrade compacted to 98% density and 8" limerock base under areas to receive asphalt pavement.	Included	Included	Included	180,000
Fine grade Parking Lots	Included	Included	Included	Included
Grade and compact for concrete sidewalks and concrete slabs as required.	Included	Included	Included	Included
Landscape grading	Included	Excluded	Included	Excluded
Final Dressout	Included	Excluded	Included	Included
Dress Behind Electrical Contractor	Excluded	Excluded	Excluded	Excluded
Grassing:	Excluded	Included		
Install sod on Proposed dry and wet retention ponds	98,468	Included	98,468	98,468
Install and peg sod if necessary on banks for proposed retention pond for bank stabilization	Excluded	Included	Included	Included
Right of Way sod as needed	Excluded	Included	Included	Included
Maintain throughout construction as needed	7,594	Included	7,594	7,594
Base:				
6" granular bedding and 1-1/2" pea gravel for areas to receive pervious pedestrian pavers.	N/A	N/A	N/A	N/A
4" limerock base for areas to receive pedestrian pavers.	Included	Included	Included	18,724
Base patching	25,000	25,000	25,000	25,000
8" limerock base under areas to receive asphalt pavement.	Included	Included	Included	277,500
Asphalt Pavement:	1,072,031	1,038,780	963,535	323,906
Mobilize paving crew to install road shown on C-203/ C-204 to provide paved access to the existing buildings at the beginning of the project. Coordinate with D. Stephenson Superintendent.	Included	Included	Included	Excluded
Prime Limerock	Included	Included	Included	Included
Allow for patching a 6' x 6' area and a trench 2' wide x 53' long at the North Victim Services Parking lot after conduit installation by others. Perform Pavement restoration as required.	10,000	10,000	10,000	10,000
Provide and install 2" Asphalt Pavement Type S-III - 2 Lifts. Surface course SP9.5	Included	Included	Included	Included
Provide and install 1-1/2" Asphalt Pavement Type S-III - 2 Lifts. Surface course SP9.5	Included	Included	Included	Included
Provide and install asphalt restoration as required by the City	Included	Included	Included	Included
Shield and protect curbs and other finishes when applying tack coat	Included	Included	Included	Included
Provide pavement restoration	Included	Included	Included	Included
Mill & Resurface 50' either side of the open cuts as per drawing C-112 & C-113	Included	Included	226,317	Included
Temporary OnSite Access Road for Existing Bldgs.	200,000	200,000	200,000	200,000
MOT:	Included		Included	Included
Flagman for on site access road	43,200	43,200	43,200	43,200
Provide complete maintenance of traffic as per Palm Beach County right of way requirements	Included	Included	Included	Included
Provide steel plates if used provide and install required MOT signage accordingly.	Included	Included	Included	Included
Provide warning signs, lane closure signs, arrow board, cones, barricades, flagmen and everything to comply with Palm Beach County requirements.	Included	Included	Included	Included
MOT at construction entrances (2 entrances @ \$19,300/Ea)	38,600	38,600	38,600	38,600
Curbs:				
Provide and install header curb as required for paver areas.	Included	Included	Included	Included
Provide and install D curb as shown	Included	Included	Included	96,140
Provide and install F curb as required	Included	Included	Included	35,809
Provide and install city standard curb and gutter as required	Included	Included	Included	Included

Provide and install drop curbs, transition curbs and valley curbs as required	Included	Included	Included	Included
Striping & Signage:	Included	Included	Included	61,788
Provide and install all striping & signs	Included	Included	Included	Included
All striping is to be thermoplastic on asphalt. Durable traffic paint on concrete.	Included	Included	Included	Included
Provide and install car wheel stops	Included	Included	Included	Included
Provide and install all handicap logos and signage	Included	Included	Included	Included
Temporary striping for access road to existing buildings	5,000	5,000	5,000	5,000
Sidewalks & Concrete Paving	Included	Included	Included	137,351
Layout sidewalks as per plans	Included	Included	Included	Included
Provide and install all sidewalks	Included	Included	Included	Included
Provide and install saw-cuts and expansion joints as required	Included	Included	Included	Included
Provide and install premoulded expansion joints as required at sidewalks abutting buildings	Included	Included	Included	Included
Sidewalks at vehicular crossings shall be 6" thick	Included	Included	Included	Included
Provide and install thickened edges for sidewalks as shown	D Curb in lieu	Included	Included	Included
Provide & install 6" concrete paving under pavers at vehicular areas as per C-233	Included	Included	Included	18,904
Provide and install new concrete flared driveway and concrete to lift station.	Included	Included	Included	Included
Provide and install slab over and around lift station as required. Refer to Lift Station drawing.	Included	Included	Included	Included
Comply with FDOT and ADA as required.	Included	Included	Included	Included
Provide and install A.D.A. Handicap Ramps	Included	Included	Included	10,450
Provide and install A.D.A. Mats (detectable warning)	Included	Included	Included	Included
Provide and install City Sidewalks as required. Cut & demo existing as required.	Included	Included	Included	Included
Have the forms inspected for slopes and compliance before pouring concrete	Included	Included	Included	Included
Re-stripe restored asphalt in right of way.	Included	Included	Included	Included
Provide and install irrigation pump station pad: 5' x5' 3000 PSI slab trowel finish with 1 # 5 @ 12" o.c. both directions centered in slab	1,000	1,000	1,000	1,000
Remove and replace sidewalk along Australian Ave	165,620	165,620	165,620	165,620
8" Conc Transformer pad w/Thick Edges (3/S-100)	5,000	5,000	5,000	5,000
Concrete washout bins	5,000	5,000	5,000	5,000
Storm Drain:	535,020	544,310	556,033	619,322
Dewater for Storm Drain as required	Included	Included	Included	Included
Provide and install all Drainage Structures S1 through S22.	Included	Included	Included	Included
Provide and install all Drainage pipes RCP or HDPE	Included	Y - RCP	Included	Included
Provide and install drainage on C-203 under the paved road to allow for paved access to the existing buildings at the beginning of the project.	Included	Included	Included	Included
Provide and install concrete endwall as required per C-234	Included	Included	Included	Included
Provide and install control structure S-20 including angles and aluminum weir plate	Included	Included	Included	Included
Provide and install drainage into lake as per C-231	Included	Included	Included	Included
Provide and install concrete yard drain collars and grates as per C-234	Included	Included	Included	Included
Comply with City of West Palm Beach Stormwater system details	Included	Included	Included	Included
Provide and install Pollution Retardent Baffles as required.	Included	Included	Included	Included
4" perimeter foundation drain with filter sock in crushed stone with positive drainage to day light or connection to storm system (Detail 5/A-355)	20,000	20,000	20,000	20,000
Provide and install corrugated metal pipe or HDPE as shown on	Included	Included	Included	Included
Provide and install RWL to storm system	Included	Included	Included	Included
Force Main:	236,391	37,800	296,453	44,645
Lift Station (C-135)	Included	Included	Included	192,500
6' High Chain Link Fence w/Gate (Provided by Civil Subcontractor)	14,050	Included	14,050	14,050
Thermally fused vinyl over galv. Steel	Included	Included	Included	Included
Posts cored and grouted into concrete	Included	Included	Included	Included
Fabric knuckled top and bottom	Included	Included	Included	Included
Lift Station pad with valve pit	Included	Included	Included	Excluded
6" Lift station slab, Type II reinforced, 4000 PSI (approx. 1,550 SF)	Included	Included	Included	15,500
Fiberglass wet well	Included	Included	Included	Excluded
MOPS by Atlantic Environmental Systems - Pump Station and Valve Box	Included	Included	Included	Excluded
Pump Station, Mod. #A24-72216-D-7.5	Included	Included	Included	Included
Valve Box Assembly (VBA-24)	Included	Included	Included	Included
Aluminum Frame w/hinged, Lockable, Hatch & S.S. Hardware 300 P.S.F. rated	Included	Included	Included	Included
Gas-Tight Lid	Included	Included	Included	Included
Fiberglass Wet Well and anti-floatation ring	Included	Included	Included	Included
Quick Disconnect	Included	Included	Included	Included
Concrete Ballast (Provided by Civil Subcontractor)	Included	Included	Included	Excluded
Min 6 inch Gravel (Provided by Civil Subcontractor)	Included	Included	Included	Included
Odor/Gas Scrubber (Model B)	Included	Included	Included	Included
R.P.Z. Backflow Preventor Assembly, Mod #75 w/Alum. support brackets	Included	Included	Included	Included
Control Center, Mod. #PSC-232-7.5-T	Included	Included	Included	Included
Control Center enclosure: Nema 4x SS Single Door w/Padlock Hasp Aluminum inner (Dead Front) 30" H x 30" W x 8"D	Included	Included	Included	Included
Disconnect Switch, Mod # FDS-30-3-4-PS	Included	Included	Included	Included
Control Center Mounting Assembly, Mod # CCMA - 32 AL	Included	Included	Included	Included
Incoming Power Supply Conduit & Wiring (Provided by Electrician)	in 16-1000	in 16-1000	in 16-1000	in 16-1000
RTU Monitor Antenna	Included	Included	Included	Excluded
Control Installation & Start-up	Included	Included	Included	Excluded
Dewater for Force Main	Included	Included	Included	Included
Core drill and connect to existing manhole -see detail P-9 on sheet C-133	Included	Included	Included	Included
Provide and install 4" C900 PVC force main piping as shown with all fittings complete	Included	Included	Included	Included
Connect force main to lift station	Included	Included	Included	Included
Sanitary Sewer:	90,316	367,481	138,468	118,888
Dewater for Sanitary Sewer	Included	Included	Included	Included
Adjust existing manhole to proposed grade.	5,000	Included	Included	Included
Coordinate with D. Stephenson Superintendent When connecting new Sanitary MH #1 to existing Sanitary MH. With new Inv. 11.00 NW & plug existing W Inv.	Included	Included	Included	Included
Provide and install all sanitary PVC lines	Included	Included	Included	Included
Provide and install all Sanitary Manholes	Included	Included	Included	Included
Obtain a post construction CCTV video of sewer system and laterals (Note 33/C-002)	Included	N - At install	5,000	Included
Provide and install concrete collars at cleanouts as required		Included	Included	Included
Water:	258,359	411,820	290,848	327,768
Tap and sleeve into 8" Water main and cross Australian Ave.	Included	Included	Included	Included
Provide and install the 8" DIP water main and all required fittings	Included	Included	Included	Included
Provide and install the 6" DIP water main and all required fittings	Included	Included	Included	Included
Provide and install restrained joints as required	Included	Included	Included	Included
Provide and install 8" tapping valve (Gate Valve # 1) and Gate Valve # 2.	Included	Included	Included	Included
Provide and install gate valve covers	Included	Included	Included	Included

Job Name: PBC 45th St. Complex

DIVISION: 02-4150

Surveying

Date: 08/19/25 Rev 03

LOW BID	Budget		
AMOUNT	70,000.00	PERCENT BELOW 2nd	#DIV/0!
2nd LOW BID		AMOUNT BELOW 2nd LOW	-70,000.00
AMOUNT	0.00	AMOUNT BELOW AVERAGE	0.00
AVERAGE	70,000.00	PERCENT BELOW AVERAGE	0%

[Back to Summary Sheet](#)

SUBCONTRACTOR

[illegible]

ADJUSTMENT:

SUB BONDS	
BUY OUT / HEDGE	
Total	70,000

NOTES:

Job Name: PBC 45th St. Complex
DIVISION: 02-8000
Landscape & Irrigation

Date: 09/19/25 Rev 03

LOW BID		Allowance	
AMOUNT	10,000.00	PERCENT BELOW 2nd	#DIV/0!
2nd LOW BID		AMOUNT BELOW 2nd LOW	-10,000.00
AMOUNT	0.00	AMOUNT BELOW AVERAGE	0.00
AVERAGE	10,000.00	PERCENT BELOW AVERAGE	0%

[Back to Summary Sheet](#)

SUBCONTRACTOR

ITEM: Allowance

Landscape & Irrigation

GENERAL ITEMS

Project Address: 4200 N. Australian Avenue West Palm Beach, FL 33407
Architect on Construction Documents: Alfonso Hernandez Architect, LLC
Date of Construction Documents: 1/8/2025
Number of Addendums
Schedule: 09/01/25 - 04/30/27
Phasing Plan
Division 1 Requirements
Option 1
Option 2
Option 3
Option 4

Allowance for tree Relocations & Irrigation Sleeves

10,000

ADJUSTMENTS:

SUB BONDS
BUY OUT / HEDGE
Total

10,000

NOTES:

BID
TAB

Job Name: PBC 45th St. Complex

Date: 09/19/25 Rev 03

DIVISION: 03-5200

Tilt Wall Shop Drawings

LOW BID	Allowance		
AMOUNT	60,000.00	PERCENT BELOW 2nd	#DIV/0!
2nd LOW BID		AMOUNT BELOW 2nd LOW	-60,000.00
AMOUNT	0.00	AMOUNT BELOW AVERAGE	0.00
AVERAGE	60,000.00	PERCENT BELOW AVERAGE	0%

[Back to Summary Sheet](#)

SUBCONTRACTOR

ITEM

Allowance

GENERAL ITEMS

Project Address: 4200 N. Australian Avenue West Palm Beach, FL 33407

Architect on Construction Documents: Alfonso Hernandez Architect, LLC

Date of Construction Documents: 1/8/2025

Number of Addendums

Schedule: 09/01/25 - 04/30/27

Phasing Plan

Division 1 Requirements

Option 1

Option 2

Option 3

Option 4

Tilt up shop drawings

30,000

Precast concrete joist shop drawings

30,000

ADJUSTMENTS:

SUB BONDS
BUY OUT / HEDGE

Total

60,000

NOTES:

BID
Tab

Job Name: PBC 45th St. Complex

DIVISION: 07-5100

Roofing

Date: 09/19/25 Rev 03

LOW BID

Allowance

AMOUNT

5,000.00

PERCENT BELOW 2nd

2nd LOW BID

AMOUNT BELOW 2nd LOW

AMOUNT

0.00

AMOUNT BELOW AVERAGE

AVERAGE

5,000.00

PERCENT BELOW AVERAGE

#DIV/0!

-5,000.00

0.00

0%

[Back to Summary Sheet](#)

SUBCONTRACTOR

ITEM:

Allowance

Roofing

GENERAL ITEMS

Project Address: 4200 N. Australian Avenue West Palm Beach, FL 33407

Architect on Construction Documents: Alfonso Hernandez Architect, LLC

Date of Construction Documents: 1/8/2025

Number of Addendums

Schedule: 09/01/25 - 04/30/27

Phasing Plan

Division 1 Requirements

Option 1

Option 2

Option 3

Option 4

Allowance to patch Victim Services Roof

5,000

ADJUSTMENTS:

SUB BONDS

BUY OUT / HEDGE

Total

5,000

NOTES:

BID
TAB

Job Name: PBC 45th St. Complex

DIVISION: 15-1000

Electrical

Date: 09/19/25 Rev 03

[Back to Summary Sheet](#)

LOW BID	Trenchless Drilling		
AMOUNT	241,107.80	PERCENT BELOW 2nd	-41%
2nd LOW BID	Boring Bros.	AMOUNT BELOW 2nd LOW	166,309.39
AMOUNT	407,416.99	AMOUNT BELOW AVERAGE	337,211.73
AVERAGE	578,319.33	PERCENT BELOW AVERAGE	-58%

SUBCONTRACTOR

ITEM:	Trenchless Drilling	Boring Bros.	Meisner Electric	Electrical Alliance Corp.	Davco Electric	Gilmore Electric
Electrical	148,935	311,983	457,000	472,000	591,975	843,000
GENERAL ITEMS						
Project Address: 4200 N. Australian Avenue West Palm Beach, FL 33407						
Architect on Construction Documents: Alfonso Hernandez Architect, LLC						
Date of Construction Documents: 1/8/2025						
Number of Addendums						Included
Schedule: 09/01/25 - 04/30/27						N/A
Phasing Plan				Included		Included
Division 1 Requirements				Included		
Option 1				N/A		
Option 2				N/A		
Option 3				N/A		
Option 4				N/A		
General:						
Provide English speaking supervision	Included	Included	Included	Included	Included	Included
Shop drawings and submittals	Included/ No SD	Included	Included	Included		
Request all utility marking before starting	Included	Included	Included	Included		Included
Geotechnical Report by Radise International dated April 4, 2024	Excluded	n/a	Included	Included		Included
Leave stand pipes for our Surveyor to produce Asbuilts	Included	Included	Included	Included		Included
Provide and install 6" wide warning tape as per 2/E-100	Included	Included	Included	Included	Included	Included
Backfill all trenches back to grade.	Included	Included	Included	Included		Included
Infrastructure conduits:	Included	Included				
Provide and install all conduits shown on drawing E-100 except the FPL ones that are installed only and provided by FPL and the (2) 2" conduits for the Secondary Service to Victim Services Building To be provided and installed under the electrical scope below.	Included	Included	Included	Included	Included	Included
Directional Bore FPL conduits (supplied by FPL) across Australian Ave	Included	Included	Included	36,115	Included	Included
Install FPL handholes (FPL to provide material)	Included	Included	Included	Included	Included	Included
Trench and install FPL conduits (supplied by FPL) Ductbank A-A	Included	Included	Included	Included	Included	Included
Install FPL transformer pads (FPL to provide material) across Australian Ave.	Included	Included	Included	7,200	Included as note	Included
Provide conduits and directional bore communication lines across Australian Ave.	Included	Included	Included	9,000	Included	Included
Provide conduits and trench and install for communication lines- Ductbank B-B	Included	Included	Included	Included	Included	Included
Directional Bore conduits for Site Transformer Secondary across Australian Ave.	Included	Included	Included	Included	Included	Included
Provide conduits and trench and install for Site Transformer Secondaries- Ductbank C-C	Included	Included	Included	Included	Included	Included
Provide and install communication handholes	Included	Included	Included	Included	Included	Included
Provide conduits and trench and install for Irrigation line from Elec. Room to double lane road.	Included	Included	Included	Included	Included	Included
Provide conduits and directional bore Irrigation line across double lane road to pump	Included	Included	Included	Included	Included as note	Included
Provide and install Irrigation handholes	Included	Included	Included	Included	Included	Included
Dewater if required for a complete scope	Included	Included	Excluded	N/A	Excluded	Included
The (2) 2" Conduits for secondary service only from Transformer to Victim Services by others.	Included	Included	Included	Included	Included	Included
Provide conduits and directional bore them for AT&T, Comcast & Fiber through the back existing parking lot to the Victim Services Bldg., through the driveway road and through the large front Victim Services Bldg. parking lot (existing).	Included	Included	Included	Included	Included as note	Included
Trench and provide and install conduit for Lift Station and Irrigation pump	Included	Included	Included	Included	Included	Included
Conduits for car chargers are not part of this scope of work	Future GMP	Future GMP	Excluded	Excluded	Excluded	Excluded
Conduits for site lighting are not part of this scope of work	Future GMP	Future GMP	Excluded	Excluded	Excluded	Excluded
Use directional boring for all conduits that are feasible & trench the rest	43,545	43,545	43,545	43,545	43,545	43,545
Electrical work:						
Provide and install (2) 2" conduits through the back parking lot of the existing Victim Services Bldg. Refeet the Existing Victim Services Bldg. with New Secondary Underground feeders from new FPL Transformer to the existing (2) meter cans located at the exterior of the Victim Services Bldg. and then refeeting the (2) existing Main Disconnects inside the electric Room.	10,900	10,900	10,900	10,900	10,900	10,900
Temporary Power to run Lift Station	3,000	3,000	3,000	3,000	3,000	3,000
Conduits under the Entrance Road	5,000	5,000	5,000	5,000	5,000	5,000
Contingency allowance for unforeseen during Victim Services shutdown	5,000	5,000	5,000	5,000	5,000	5,000
Additional conduits allowance for AT&T from road crossing hand hole box	20,000	20,000	20,000	20,000	20,000	20,000
ADJUSTMENTS:						
SUB BONDS BUY OUT / HEDGE	4,728	7,989	10,889	12,235	13,588	18,609
Total	241,108	407,417	555,334	623,995	693,008	949,054

NOTES:



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1C – Qualifications & Assumptions



**Palm Beach County
45th Street Complex**

**GMP # 1
Qualifications and Assumptions
09/26/25**

This Proposal is based on Early Sitework GMP #1 Bid Set drawings by Alfonso Hernandez Architect, LLC dated 04/07/25, and the following Qualifications and Assumptions.

1. ITEMS PROVIDED BY OWNER:

- a. Impact fees and / or jurisdictional assessments.
- b. FPL charges.
- c. Tapping fees.
- d. Abatement of asbestos or other hazardous materials.
- e. Permit fees.
- f. Testing and Inspections: Independent testing, material testing, threshold inspections, special inspections and monitoring.
- g. Mitigation of radon or methane gas.
- h. LEED requirements and/or facilitation of meeting any LEED requirements or certifications. (LEED criteria listed in specification will be followed as required).
- i. Traffic signalization.

2. EXCLUDED items: (or by others)

- a. Cost of meeting code compliance if not reflected in the contract documents.
- b. Additional costs resulting from incomplete design or from building department review after contract documents have been issued.
- c. Upgrading any existing construction not indicated in the contract drawings.
- d. Final Cleaning of property outside of work areas unless directly related to construction activities.
- e. Certified/prevaling wage rates.
- f. Security guard.
- g. Excavation, loading, hauling and disposal of contaminated, deleterious or hazardous material.
- h. Geogrid.
- i. Removal or relocation of any existing or abandoned utilities, drainage structures or subsurface debris not indicated in the contract documents.
- j. Specified warranties beyond those offered by the manufacturer.
- k. ISS / ESS requirements not indicated in the contract documents.



- l. Building 3D model to use for BIM coordination.
 - m. Unforeseen existing conditions.
 - n. Water meters.
 - o. Additional turbidity control measures not indicated on the drawings.
 - p. "Pervious Pedestrian Areas" detail on drawing C-233.
 - q. Stabilized subgrade under pedestrian walkways and sidewalks.
 - r. Site furnishings and associated concrete slabs.
 - s. Handrails.
 - t. Subsurface soils improvements.
 - u. Pavers & mortar layer.
 - v. Demolition of Overhead lines and pole removal by FPL
 - w. Furnish of FPL primary conduit, FPL transformers and transformer pads.
 - x. Design problems when installing secondary service to Victim Services Bldg.
 - y. Concrete for dry utility (FPL, Comcast and AT&T) ductbanks.
 - z. Conduit for electric car chargers.
 - aa. Conduit for site lighting.
 - bb. Off-duty police.
 - cc. Sheet pile and/ or other shoring.
 - dd. Polywrap encasement for utility lines.
 - ee. Viton, nitrile or neoprene gaskets.
 - ff. Restraints for existing water mains.
 - gg. Rock blasting/removals.
 - hh. Engineering costs of any excavations over 20' deep.
 - ii. Vibration monitoring and pre-construction surveys of adjacent structures.
3. This GMP is limited to sitework (earthwork, paving and underground utilities) and does not include landscaping, irrigation, pavers or the main building and will be part of a future GMP.

4. ALLOWANCES:

All allowances are inclusive of all purchasing, delivery, storage and installation costs to create a complete system unless noted otherwise. Costs in excess of the allowance amount are to be funded by change order. Unused allowances will be credited back to the Owner. The following Allowances are included:

• Builder's risk insurance & deductibles	\$ 150,000
• Replacement of unsuitable soils	\$ 500,000
• Water tanks for fire fighting	\$ 90,000
• Removal of unforeseen underground utilities	\$ 25,000
• Removal & replacement of sidewalk along Australian Ave	\$ 165,620
• On-site temporary access road	\$ 200,000
• Tree relocations	\$ 10,000
• Tilt-up concrete & precast concrete joist shop drawings	\$ 60,000



- Patch the Victim Services Roof after removal of the CT box and associated conduits, repair and paint soffit/wall \$ 5,000
- Additional underground conduits for AT&T \$ 20,000

5. MATERIAL PRICING:

Material pricing has been extremely volatile since 2021 and inflation continues to be unpredictable. We have included material costs based on current market conditions.

Division 01 – General Requirements

1. We have assumed all document revisions will be submitted to the building department for approval. Cost increases resulting from comments of the building department will be additional cost.
2. As-Built are included as Red-Line documents which will be provided to owner and design team. Project architect to provide complete project records including construction manager changes.
3. We have assumed the architect will provide CAD files for use by us and our subcontractors at no cost.
4. All construction parking shall be provided on site to the Construction Manager, Contractor, subcontractors and vendors by the Owner.
5. Delays resulting from supply chain disruptions beyond the control of the CM shall be considered excusable.
6. All work to be performed during regular business hours.

Division 02 - Site

1. Bahia sod only included to stabilize the banks and bottom of Dry Retention pond.
2. We have included demucking on parking lots in lieu of Geo Grid Tensar. All demucking quantities are based on existing borings from the geotech report assumed to be consistent throughout the site. All unsuitable on site fill material (muck) is to be reused on site for landscaping berms and/or bottom material in the dry retention area. If muck is required to be disposed of off site add \$28.18/CY.
3. 1.5" type SP-9.5 asphalt paving (two lifts, tack coat and recycle content).
4. 2" type SP-9.5 asphalt paving (two lifts, tack coat and recycle content).
5. 1" milling & 1" SP9.5 resurfacing.
6. Pricing for asphalt based on the May 2025 bituminous and materials index from the Florida department of transportation for liquid asphalt in the event of any price escalations. Asphalt mix designs are based on incorporating 45% recycled asphalt product.
7. Trenches are to be backfilled with trench excavated material.



8. Reuse excavated soils from lake for all onsite fill requirements. Assume lake excavated material is suitable to be used in its original form and condition without additional handling, screening, crushing, blending or manipulation. If import fill is required add \$55.76/CY.

Division 07 - Roofing

1. We have included an allowance to patch the Victim Services Roof after removal of the CT box and conduits.

Division 09 – Finishes

1. We have included an allowance to patch & paint the Victim Services soffit/wall after removal of the CT box and conduits. Paint included is a patch of the affected area only.

Division 16 – Electrical

1. Dry utilities to be directionally bored as much as possible in lieu of installing them in a trench when feasible.

End of Qualifications and Assumptions



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1D – General Conditions Breakdown

GENERAL CONDITIONS

Job Name: PBC 45th St. Complex

 Job Size (SF): 60,464

Brief Description: New Office Bldg

 Job Duration (Weeks): 26

Estimator:

Code	Description	Qty	Unit	% Adj.	Labor	Sub	Material	Total Amount
FIELD PERSONNEL								
1021.000	PROJECT EXECUTIVE	26	WK	20%	5,293.85			27,528.00
1041.000	SUPERINTENDENT	26	WK	100%	3,586.15			93,240.00
1025.000	PROJECT MANAGER	26	WK	100%	4,155.38			108,040.00
1027.000	ASSISTANT PROJECT MANAGER	26	WK	50%	2,732.31			35,520.00
1031.100	PROJECT ADMIN	26	WK	100%	2,049.23			53,280.00
1031.100	PROJECT ACCOUNTING	26	WK	50%	2,049.23			26,640.00
1008.000	SCHEDULER (CONSULTANT)	6	MO	100%		3,000.00		18,000.00
1008.000	MWBE MONITORING (CONSULTANT)	6	MO	100%		2,575.00		15,450.00
1508.000	TEMPORARY PHONE PORTABLE	6	MO	270%		125.00		2,025.00
	PROJECT REIMBURSEABLE TRAVEL EXPENSE	6	MO	100%		500.00		3,000.00
TEMP FIELD OFFICE								
1432.000	FIELD OFFICE	6	MO	100%		2,000.00		12,000.00
1401.000	LARGE OFFICE SET UP & REMOVAL	1	EA	100%		7,000.00		7,000.00
1432.000	OFFICE STAIRS/RAMPS/PLATFORM	6	MO	100%		155.00		930.00
1409.000	TEMPORARY PHONE	6	MO	100%		100.00		600.00
1432.000	SECURITY SYSTEM FOR FIELD OFFICE	1	LS	100%		2,000.00		2,000.00
1432.000	SECURITY SYSTEM MONITORING SERVICE	6	MO	100%		120.00		720.00
1432.000	FIRE EXTINGUISHERS	2	EA	100%		50.00		100.00
1432.000	JANITORIAL SERVICE	26	WK	100%		75.00		1,950.00
1432.000	COMPUTER NETWORK TRAILER WIRING	4	STAT	100%		150.00		600.00
1432.000	FURNITURE	4	STAT	100%		750.00		3,000.00
1432.000	DATA LINE INTERNET CONNECTIVITY	6	MO	100%		200.00		1,200.00
1432.000	HOT SPOT	6	MO	100%		125.00		750.00
1432.000	NETWORK EQUIP. (ROUTER & SWITCH)	1	LS	100%		3,650.00		3,650.00
1432.000	TABLET PC'S	1	EA	270%		650.00		1,755.00
1432.000	TABLET PC'S CELL CONNECTION	6	MO	270%		50.00		810.00
1432.000	RECORDS TRANSPORT / RETENTION	1	EST	100%		2,000.00		2,000.00
1417.000	STATIONARY, PAPER & SUPPLIES	6	MO	100%		300.00		1,800.00
1402.000	SANITARY FACILITIES - HOLDING TANK	6	MO	100%		350.00		2,100.00
1446.000	ICE/WATER & CUPS	26	WK	100%		25.00		650.00
1415.000	COURIER/SHIP/POSTAGE	6	MO	100%		150.00		900.00
1510.000	SITE COPIER/FAX	6	MO	100%			200.00	1,200.00
1413.000	SITE COMPUTER/COMMS	6	MO	270%			100.00	1,620.00
1413.000	COMPUTER HARDWARE & SOFTWARE	6	MO	50%			11,095.71	33,287.00
1414.000	PLANS & BLUEPRINTS	6	MO	100%			200.00	1,200.00
1418.000	PROGRESS PHOTOS / WEBCAMS	6	MO	100%		200.00		1,200.00
SAFETY								
1555.000	OSHA SAFETY EQUIPMENT	1	EA	100%			3,000.00	3,000.00
1555.000	FIRST AID SUPPLIES	6	MO	100%			50.00	300.00
	PROJECT FIRE EXTINGUISHERS	4	EA	100%			125.00	500.00
1907.000	BARRICADES	26	WK	100%		50.00		1,300.00
01-5960-O	COMPOUND FENCE	100	LF	100%		30.00		3,000.00
1905.000	REQ. SAFETY INSPECTIONS	6	MO	100%		500.00		3,000.00
SITE MANAGEMENT								
1404.000	CONSTRUCTION FENCING	7,000	LF	100%		14.00		98,000.00
1404.000	CONSTRUCTION FENCING RELOCATION LABOR	20	EA	100%		448.00		8,960.00
1427.000	CONSTRUCTION SIGNS	1	LS	100%			3,000.00	3,000.00
1448.000	DUMPSTERS	6	MO	400%		650.00		15,600.00
1402.000	SANITARY FACILITIES	6	MO	300%		200.00		3,600.00

1524.000	STORAGE TRAILER	6	MO	100%	200.00	1,200.00
1059.000	DAILY LABOR (LABOR POOL)	26	WK	100%	1,000.00	26,000.00
1408.000	TEMP PROTECTION	26	WK	50%	1,000.00	13,000.00
1426.000	SMALL TOOLS	6	MO	100%	500.00	3,000.00
	WAYFINDING SIGNAGE	1	EST	100%	5,000.00	5,000.00
	GOLF CART	1	EA	100%	7,500.00	7,500.00
TEMPORARY UTILITIES						
01-5000-O	TEMPORARY UTILITIES HOOK-UP	1	EA	100%	7,500.00	7,500.00
1406.000	TEMPORARY ELECTRIC	6	MO	100%	500.00	3,000.00
1410.000	TEMPORARY WATER	6	MO	100%	450.00	2,700.00
ADJUSTMENTS				0%	0.00	0.00
NOTES:		% General Conditions of job			Subtotal > \$674,905.00	
*Project Management Software includes Procore, Sage, Bluebeam, Textura, scheduling software, Construct Connect, DocuSign, RS Means.		01-5200-O			Labor Burden > \$ -	
					GRAND TOTAL > \$ 674,905.00	
					Avg. Cost/Wk > \$ 25,957.88	
					Avg. Cost/Mo > \$ 112,475.51	
Back to Summary Sheet						



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1E – Project Milestone Schedule

**PBC- 45th Street Community Services Complex
Program Schedule**

PROGRAM SCHEDULE 2-26-25, 4-2-25 , 6-2-25 -Revised 9-2-25

ID	Task Name	Duration	Start	Finish	1, 2025												Half 2, 2025												Half 1, 2026												Half 2, 2026												Half 1, 2027												Half 2, 2027											
					F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O																																							
1	Building Permit	123 days	Wed 3/26/25	Fri 9/12/25																																																																								
2	Submit & Receive 1st Round of Building Permit Comments	80 days	Wed 3/26/25	Tue 7/15/25																																																																								
3	Revise & Resubmitt Building Permit Comments	10 days	Wed 7/16/25	Tue 7/29/25																																																																								
4	Final Building Permit Approval	40 days	Mon 7/21/25	Fri 9/12/25																																																																								
5	GMP-#1 SITE WORK PACKAGE	163 days	Mon 3/3/25	Wed 10/15/25																																																																								
6	Receive Bid Documents	26 days	Mon 3/3/25	Mon 4/7/25																																																																								
7	Bid Documents Out to Bid	26 days	Mon 3/3/25	Mon 4/7/25																																																																								
8	Receive Bid from Subcontractors	24 days	Tue 4/15/25	Fri 5/16/25																																																																								
9	Prepare & Submit GMP-1 Site work	18 days	Mon 5/19/25	Wed 6/11/25																																																																								
10	Prepare & Submit All Back up Documents for GMP	8 days	Thu 6/12/25	Mon 6/23/25																																																																								
11	PBC Board Approval	40 days	Wed 8/6/25	Tue 9/30/25																																																																								
12	GMP-1 Notice To Proceed	12 days	Tue 9/30/25	Wed 10/15/25																																																																								
13	IMPORT FILL TO NORTH SIDE OF BUILDING SITE	26 days	Thu 10/16/25	Thu 11/20/25																																																																								
14	Fill North end of side for Utlilty Installations	11 days	Thu 10/16/25	Thu 10/30/25																																																																								
15	Build Temporary Site Access Road	20 days	Fri 10/24/25	Thu 11/20/25																																																																								
16	UTILITY RELOCATIONS	48 days	Thu 10/30/25	Mon 1/5/26																																																																								
17	Install new FPL, ATT & Comcast Conduits	9 days	Thu 10/30/25	Tue 11/11/25																																																																								
18	Pull New FPL , ATT & Comcast lines and terminate	25 days	Thu 11/6/25	Wed 12/10/25																																																																								
19	Remove FPL, ATT & Comcast poles	18 days	Thu 12/11/25	Mon 1/5/26																																																																								
20	LIFTSTATION INSTALLATION	65 days	Thu 9/18/25	Wed 12/17/25																																																																								
21	Submit Lift Station Shop Drawings	5 days	Thu 9/18/25	Wed 9/24/25																																																																								
22	Approve Lift Station Shop Drawings	10 days	Wed 9/24/25	Tue 10/7/25																																																																								
23	Release Lift Station for Production	30 days	Tue 10/7/25	Mon 11/17/25																																																																								
24	Submit for Temporary Electrical Service	23 days	Mon 9/15/25	Wed 10/15/25																																																																								
25	Install Temp Electrical Service for Lift Station	26 days	Wed 10/15/25	Wed 11/19/25																																																																								
26	Install Lift Station & Force Main	22 days	Tue 11/18/25	Wed 12/17/25																																																																								
27	SANIATRY LINES & DOMESTIC WATERLINE RELOCATIONS	57 days	Thu 9/18/25	Fri 12/5/25																																																																								
28	Submit Sanitary Manholes/Piping -Shop Drawings	5 days	Thu 9/18/25	Wed 9/24/25																																																																								
29	Approve Sanitary Manholes/Piping -Shop Drawings	10 days	Wed 9/24/25	Tue 10/7/25																																																																								
30	Release Sanitary Manholes/Piping- for Production	24 days	Tue 10/7/25	Fri 11/7/25																																																																								
31	Reroute Sanitary Sewer Line out of Building Footprint	20 days	Mon 11/10/25	Fri 12/5/25																																																																								
32	Submit Domestic Waterline -Shop Drawings	5 days	Thu 9/18/25	Wed 9/24/25																																																																								
33	Approve Domestic Waterline -Shop Drawings	10 days	Wed 9/24/25	Tue 10/7/25																																																																								
34	Release Domestic Waterline Materials for Delivery	9 days	Tue 10/7/25	Fri 10/17/25																																																																								
35	Reroute Domestic Waterlines out of Building Footprint	10 days	Thu 10/30/25	Wed 11/12/25																																																																								
36	FINAL CONNECTION & TESTING	12 days	Mon 12/8/25	Tue 12/23/25																																																																								
37	Make final connections for new Sanitary Sewer & Waterline	8 days	Mon 12/8/25	Wed 12/17/25																																																																								
38	Pressure Test,disinfect & Bac-Tees	5 days	Wed 12/17/25	Tue 12/23/25																																																																								

PROGRAM SCHEDULE 2-26-25, 4-2-25 , 6-2-25 -Revised 9-2-25

ID	Task Name	Duration	Start	Finish
39	Start up of New Lift Station	4 days	Thu 12/18/25	Tue 12/23/25
40	BUILDING PAD	47 days	Mon 12/29/25	Tue 3/3/26
41	Remove old Sanitary Sewer Line & Waterlines	6 days	Mon 12/29/25	Mon 1/5/26
42	Vibro Floatation	15 days	Mon 1/5/26	Fri 1/23/26
43	Construct of Building Pad -Demuck	28 days	Fri 1/23/26	Tue 3/3/26
44	GMP-#2 TILT-UP PACKAGE	120 days	Wed 5/7/25	Tue 10/21/25
45	Receive Bid Documents	28 days	Wed 5/7/25	Fri 6/13/25
46	Bid Documents Out to Bid	56 days	Fri 6/13/25	Fri 8/29/25
47	Receive Tilt Bids	10 days	Mon 9/1/25	Fri 9/12/25
48	Prepare & Submit GMP-2 Tilt Up	15 days	Mon 9/1/25	Fri 9/19/25
49	Prepare & Submit All Back up Documents for GMP	6 days	Fri 9/19/25	Fri 9/26/25
50	PBC Board Approval	3 days	Fri 9/26/25	Tue 9/30/25
51	GMP-2 Notice To Proceed	15 days	Wed 10/1/25	Tue 10/21/25
52	Project Tilt-Up	297 days	Wed 10/29/25	Thu 12/17/26
53	Procurement	109 days	Wed 10/22/25	Mon 3/23/26
54	Tilt Up Structure-1st & 2nd Floor and Roof	206 days	Thu 3/5/26	Thu 12/17/26
55	GMP-#3 -Building	185 days	Wed 7/16/25	Tue 3/31/26
56	Update Drawing after 1st Round of Permit Comments	34 days	Wed 7/16/25	Mon 9/1/25
57	Update Drawings with Owner Changes	26 days	Fri 8/15/25	Fri 9/19/25
58	Bid Documents Out to Subcontractors for Bids	4 days	Fri 9/19/25	Wed 9/24/25
59	Receive Bid from Subcontractors	28 days	Wed 9/24/25	Fri 10/31/25
60	Prepare & Submit GMP-3 Building	30 days	Fri 10/31/25	Thu 12/11/25
61	Prepare & Submit All Back up Documents for GMP	24 days	Thu 12/11/25	Tue 1/13/26
62	PBC Board Approval	44 days	Tue 1/13/26	Fri 3/13/26
63	GMP-3 Notice To Proceed	13 days	Fri 3/13/26	Tue 3/31/26
64	Building Construction	393 days	Tue 3/31/26	Thu 9/30/27
65	Procurment	66 days	Tue 3/31/26	Tue 6/30/26
66	Building Dry-IN - Roof , Windows & Doors	31 days	Fri 12/18/26	Fri 1/29/27
67	Interior Partitions -Wall & Ceiling Rough In	61 days	Mon 1/25/27	Mon 4/19/27
68	Fill Remaining areas of site	66 days	Fri 2/5/27	Fri 5/7/27
69	Temporary Power & Water Meter	58 days	Mon 2/1/27	Wed 4/21/27
70	Hang Tape & Finish Drywall Walls & Ceilings	60 days	Mon 2/15/27	Fri 5/7/27
71	Interior Finishes - ACT-Paint,Flooring & Special Ceiling finishes	78 days	Mon 3/1/27	Wed 6/16/27
72	Install & Fianlize Elevaor	78 days	Mon 3/8/27	Wed 6/23/27
73	Exterior Hardscapes. Paving , Landscaping & Irrigation,	86 days	Mon 5/10/27	Mon 9/6/27
74	Test & Commission -Final Inspections	68 days	Wed 6/23/27	Fri 9/24/27
75	Substantial Completion	4 days	Mon 9/27/27	Thu 9/30/27



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1F – Site Logistics Plan

**RESTRICTED
DOCUMENT
DO NOT
COPY/RECORD**

(NEXT PAGE REDACTED)



SECTION 2

CONTRACT DOCUMENTS

2A – Drawing Log



D. Stephenson Construction

Printed on Fri Sep 26, 2025 at 09:11 am EDT

Job #: GMP#1 (09/26/25) Job # 24506 45th Street -2022-031291 Task R2024-0938
4200 N. Australian Avenue
West Palm Beach, Florida 33407

PBC 45th St GMP #1 - GMP # 1 (09/26/25)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
General					
G-004	DRAWING INDEX - GMP	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
Civil					
C - 001	Location Map	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 001	Location Map	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 002	Abbreviations, Legend & Notes	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 002	Abbreviations, Legend & Notes	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 003	General Notes	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 003	General Notes	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 004	City General Construction Notes	0	04/04/2025	09/03/2025	GMP # 1 (09/26/25)
C - 011	Erosion Control Plan 1	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 012	Erosion Control Plan 2	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 012	Erosion Control Plan 2	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 013	Erosion Control Notes & Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 014	Construction Dewatering Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 015	Dewatering Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 031	Master Plan - Demolition	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 031	Master Plan - Demolition	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 032	Master Plan - Phase 1	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 100	Water & Sewer Plan Key Map	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 100	Water & Sewer Plan Key Map	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 101	Water & Sewer Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 101	Water & Sewer Plan	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 102	Water & Sewer Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 102	Water & Sewer Plan	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 103	Water & Sewer Plan	0	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 110	Water Meters & Backflows Detail	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 110	Water Meters & Backflows Detail	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 111	Australian Ave Water Plan & Profile	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 111	Australian Ave Water Plan & Profile	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 112	Australian Ave Water & Sewer Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 112	Australian Ave Water & Sewer Plan	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 113	Australian Ave Water Details & Notes	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 113	Australian Ave Water Details & Notes	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)



D. Stephenson Construction

Printed on Fri Sep 26, 2025 at 09:11 am EDT

Job #: GMP#1 (09/26/25) Job # 24506 45th Street -2022-031291 Task R2024-0938
4200 N. Australian Avenue
West Palm Beach, Florida 33407

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C - 121	Water & Sewer Profiles	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 122	Water & Sewer Profiles	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 122	Water & Sewer Profiles	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 123	Water & Sewer Profiles	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 131	Water & Sewer Standard Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 132	Water & Sewer Standard Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 133	Water & Sewer Standard Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 134	Water & Sewer Standard Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 134	Water & Sewer Standard Details	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 135	Lift Station Standard Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 135	Lift Station Standard Details	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 200	Paving, Grading & Drainage Plan Key Map	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 201	Paving, Grading & Drainage Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 201	Paving, Grading & Drainage Plan	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 202	Paving, Grading & Drainage Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 203	Paving, Grading & Drainage Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 204	Paving, Grading & Drainage Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 205	Paving, Grading & Drainage Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 206	Paving, Grading & Drainage Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 210	Australian Avenue Driveway Improvements	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 210	Australian Avenue Driveway Improvements	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 211	Australian Avenue Details & Notes	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 211	Australian Avenue Details & Notes	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 212	Drainage Profiles	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 213	Drainage Profiles	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 220	Typical Sections Key Map	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 221	Typical Sections	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 222	Typical Sections	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 223	Typical Sections	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 224	Typical Sections	0	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 231	Paving, Grading & Drainage Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 232	Paving, Grading & Drainage Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 232	Paving, Grading & Drainage Details	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C - 233	Paving, Grading & Drainage Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 234	Paving, Grading & Drainage Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 235	Paving, Grading & Drainage Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 300	Signing & Pavement Marking Plan Key Map	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C - 301	Signing & Pavement Marking Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)



D. Stephenson Construction

Printed on Fri Sep 26, 2025 at 09:11 am EDT

Job #: GMP#1 (09/26/25) Job # 24506 45th Street -2022-031291 Task R2024-0938
4200 N. Australian Avenue
West Palm Beach, Florida 33407

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C- 302	Signing & Pavement Marking Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 302	Signing & Pavement Marking Plan	1	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C- 303	Signing & Pavement Marking Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 304	Temporary S&P Marking Plan - 1	0	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C- 305	Temporary S&P Marking Plan - 2	0	09/03/2025	09/03/2025	GMP # 1 (09/26/25)
C- 311	Signing & Pavement Marking Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 312	Signing & Pavement Marking Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 313	Signing & Pavement Marking Details	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 321	Autoturn Plan Waste Collection Truck Ingress	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 322	Autoturn Plan Waste Collection Truck Egress	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 323	Autoturn Plan Fire Truck Ingress & Egress	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 324	Autoturn Plan Loading Truck Ingress	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 325	Autoturn Plan Loading Truck Egress	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
C- 331	Transportation Site Plan	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
Architectural					
CS-GMP 1	COVER SHEET	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
Structural					
S-001	ABBREVIATIONS & GENERAL NOTES	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
S-002	GENERAL NOTES	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
S-003	WIND PRESSURES & LIVE LOADS PLAN	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
S-101	FOUNDATION PLAN	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
S-601	SCHEDULES	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
Electrical					
E-000	ELECTRICAL GENERAL NOTES	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
E-100	ELECTRICAL SITE PLAN	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
E-601	RISER DIAGRAM	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
E-602	EXISTING RISER DIAGRAM	0	04/04/2025	04/08/2025	GMP # 1 (09/26/25)
ED-100	ELECTRICAL DEMOLITION SITE PLAN	0	04/07/2025	04/08/2025	GMP # 1 (09/26/25)
Survey					
1	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
2	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
3	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
4	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
5	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
6	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
7	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
8	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
9	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)



D. Stephenson Construction

Printed on Fri Sep 26, 2025 at 09:11 am EDT

Job #: GMP#1 (09/26/25) Job # 24506 45th Street -2022-031291 Task R2024-0938
4200 N. Australian Avenue
West Palm Beach, Florida 33407

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
10	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
11	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
12	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
13	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)
14	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2025	04/08/2025	GMP # 1 (09/26/25)
15	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY EOR: 45th STREET COMPLEX	0	07/03/2023	04/08/2025	GMP # 1 (09/26/25)



SECTION 2

CONTRACT DOCUMENTS

2B – Specifications Log

TABLE OF CONTENTS

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 00 00	COVER SHEET
00 01 02	PROJECT INFORMATION
00 01 07.01	CERTIFICATION PAGE – ARCHITECT (not included)
00 01 07.02	CERTIFICATION PAGE – STRUCTURAL (not included)
00 01 07.03	CERTIFICATION PAGE – MECHANICAL (not included)
00 01 07.04	CERTIFICATION PAGE – ELECTRICAL (not included)
00 01 07.05	CERTIFICATION PAGE – CIVIL (not included)
00 01 10	TABLE OF CONTENTS
00 01 15	LIST OF DRAWING SHEETS
00 01 30	PALM BEACH APPROVED MATERIALS LIST (not included)
00 31 32	GEOTECHNICAL DATA
00 73 00	SUPPLEMENTARY CONDITIONS
00 74 00	CONSTRUCTION FORMS
00 75 00	SPECIAL CONDITIONS CMR

DIVISION 01 - GENERAL REQUIREMENTS

01 22 00	UNIT PRICES
01 25 00	SUBSTITUTION PROCEDURES
01 26 00	CONTRACT MODIFICATION PROCEDURES
01 29 00	PAYMENT PROCEDURES
01 31 00	PROJECT MANAGEMENT AND COORDINATION
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION
01 32 33	PHOTOGRAPHIC DOCUMENTATION
01 33 00	SUBMITTAL PROCEDURES
01 40 00	QUALITY REQUIREMENTS
01 42 00	REFERENCES
01 50 00	TEMPORARY FACILITIES AND CONTROLS
01 60 00	PRODUCT REQUIREMENTS
01 73 00	EXECUTION
01 77 00	CLOSEOUT PROCEDURES
01 78 23	OPERATION AND MAINTENANCE DATA
01 78 39	PROJECT RECORD DOCUMENTS
01 79 00	DEMONSTRATION AND TRAINING

DIVISION 02 - EXISTING CONDITIONS

02 41 19	SELECTIVE DEMOLITION (not included)
----------	-------------------------------------

DIVISION 03 – CONCRETE

- 03 10 00 CONCRETE FORMING AND ACCESSORIES
- 03 20 00 CONCRETE REINFORCING
- 03 30 00 CAST-IN-PLACE CONCRETE
- 03 41 00 PRECAST STRUCTURAL CONCRETE

DIVISION 04 - MASONRY

- 04 22 00 CONCRETE UNIT MASONRY
- 04 72 00 CAST STONE MASONRY

DIVISION 05 - METALS

- 05 40 00 COLD-FORMED METAL FRAMING
- 05 50 00 METAL FABRICATIONS
- 05 51 00 METAL STAIRS
- 05 52 13 PIPE AND TUBE RAILINGS
- 05 73 13 GLAZED DECORATIVE METAL RAILINGS

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITS

- 06 10 00 ROUGH CARPENTRY
- 06 16 00 SHEATHING
- 06 20 23 INTERIOR FINISH CARPENTRY
- 06 41 13 WOOD-VENEER-FACED ARCHITECTURAL CABINETS

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- 07 11 13 BITUMINOUS DAMPPROOFING
- 07 13 26 SELF-ADHERING SHEET WATERPROOFING
- 07 14 16 COLD FLUID-APPLIED WATERPROOFING
- 07 18 00 TRAFFIC COATINGS
- 07 21 00 THERMAL INSULATION
- 07 26 00 VAPOR RETARDERS
- 07 62 00 SHEET METAL FLASHING AND TRIM
- 07 65 26 SELF-ADHERING SHEET FLASHING
- 07 72 00 ROOF ACCESSORIES
- 07 84 13 PENETRATION FIRESTOPPING
- 07 84 43 JOINT FIRESTOPPING
- 07 92 00 JOINT SEALANTS

DIVISION 08 - OPENING

08 11 13	HOLLOW METAL DOORS AND FRAMES
08 11 16.13	INTERIOR ALUMINUM DOORS AND FRAMES
08 14 16	FLUSH WOOD DOORS
08 31 13	ACCESS DOORS AND FRAMES
08 41 13	ALUMINUM-FRAMED ENTRANCE AND STOREFRONT
08 70 00	DOOR HARDWARE
08 71 13	AUTOMATIC DOOR OPERATORS
08 80 00	GLAZING
08 83 00	MIRRORS
08 91 19	FIXED LOUVERS

DIVISION 09 - FINISHES

09 21 16.23	GYPSUM BOARD SHAFT WALL ASSEMBLIES
09 22 16	NON-STRUCTURAL METAL FRAMING
09 24 00	PORTLAND CEMENT PLASTER (STUCCO)
09 29 00	GYPSUM BOARD
09 30 13	CERAMIC TILING
09 51 10	ACOUSTICAL PANEL CEILINGS
09 54 26	SUSPENDED LINEAR WOOD CEILINGS
09 65 13	RESILIENT BASE AND ACCESSORIES
09 65 19	RESILIENT TILE FLOORING
09 68 13	TILE CARPETING
09 68 16	SHEET CARPETING
09 91 13	EXTERIOR PAINTING
09 91 23	INTERIOR PAINTING
09 93 00	STAINING AND TRANSPARENT FINISHING
09 96 00	HIGH-PERFORMANCE COATINGS

DIVISION 10 - SPECIALTIES

10 11 00	VISUAL DISPLAY UNITS
10 14 23	ROOM IDENTIFICATION SIGNAGE
10 14 53	TRAFFIC SIGNAGE
10 21 13	SOLID PLASTIC TOILET COMPARTMENTS
10 22 13	WIRE MESH PARTITIONS
10 22 39	VERTICAL FOLDING PANEL PARTITIONS
10 28 00	TOILET, BATH, AND ACCESSORIES
10 44 13	FIRE PROTECTION CABINETS
10 44 16	FIRE EXTINGUISHERS

DIVISION 11 – EQUIPMENT

11 52 13	PROJECTION SCREENS (not included)
----------	-----------------------------------

DIVISION 12 – FURNISHING

12 21 13	ORIZONTAL LOUVER BLINDS
12 24 13	ROLLER WINDOW SHADES
12 48 13	ENTRANCE FLOOR MATS AND FRAMES
12 48 16	ENTRANCE FLOOR GRILLES

DIVISION 14 – CONVEYING EQUIPMENT

14 24 00	SECTION 142400 – HYDRAULIC ELEVATORS
----------	--------------------------------------

DIVISION 22 - PLUMBING

22 05 16	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING
22 05 17	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
22 05 18	ESCUTCHEONS FOR PLUMBING PIPING
22 05 23.12	BALL VALVES FOR PLUMBING PIPING
22 05 23.14	CHECK VALVES FOR PLUMBING PIPING
22 05 23.15	GATE VALVES FOR PLUMBING PIPING
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
22 07 19	PLUMBING PIPING INSULATION
22 11 16	DOMESTIC WATER PIPING
22 11 19	DOMESTIC WATER PIPING SPECIALTIES
22 13 16	SANITARY WASTE AND VENT PIPING
22 13 19	SANITARY WASTE PIPING SPECIALTIES
22 13 19.13	SANITARY DRAINS
22 13 23	SANITARY WASTE INTERCEPTORS
22 14 13	FACILITY STORM DRAINAGE PIPING
22 14 23	STORM DRAINAGE PIPING SPECIALTIES

DIVISION 23 – HEATING, VENTILATION, and AIR CONDITIONING

23 01 30.52	EXISTING HVAC AIR DISTRIBUTION SYSTEM CLEANING
23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
23 05 46	COATINGS FOR HVAC
23 05 48.13	VIBRATION CONTROLS FOR HVAC
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
23 05 93	TESTING, ADJUSTING, AND BALANCING FOR HVAC
23 07 13	DUCT INSULATION
23 09 23.12	CONTROL DAMPERS
23 09 23.27	TEMPERATURE INSTRUMENTS
23 23 00	REFRIGERANT PIPING
23 3113	METAL DUCTS
23 31 16	NONMETAL DUCTS

23 33 00	AIR DUCT ACCESSORIES
23 33 46	FLEXIBLE DUCTS
23 34 16	CENTRIFUGAL HVAC FANS
23 37 13.13	AIR DIFFUSERS
23 37 13.23	REGISTERS AND GRILLES
23 37 23	HVAC GRAVITY VENTILATORS
23 74 16.13	PACKAGED, LARGE-CAPACITY, ROOFTOP AIR-CONDITIONING UNITS
23 81 26	SPLIT-SYSTEM AIR-CONDITIONERS

DIVISION 26 - ELECTRICAL

26 05 00	BASIC MATERIALS AND METHODS
26 05 19	CONDUCTORS AND CABLES
26 05 20	CONDUITS
26 05 23	CONTROL-VOLTAGE ELECTRICAL POWER CABLES
26 05 26	GROUNDING
26 05 28	SUPPORTING DEVICES
26 05 33	RACEWAYS AND BOXES
26 05 43	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS
26 05 53	ELECTRICAL IDENTIFICATION
26 08 30	TESTINGS AND DEMONSTRATIONS
26 09 23	LIGHTING CONTROL DEVICES
26 24 13	SWITCHBOARD
26 24 16	PANEL BOARDS
26 27 26	WIRING DEVICES
26 28 13	FUSES
26 28 16	SAFETY AND DISCONNECTS SWITCHES
26 36 00	TRANSFER SWITCHES
26 41 13	LIGHTNING PROTECTION SYSTEM
26 43 13	TRANSIENT VOLTAGE SURGE SUPPRESSORS
26 51 00	INTERIOR LIGHTING
26 51 19	LED INTERIOR LIGHTING
26 56 00	EXTERIOR LIGHTING
26 56 19	LED EXTERIOR LIGHTING

DIVISION 28 – ELECTRONIC SAFETY and SECURITY

28 13 00	ACCESS CONTROL SYSTEM
28 16 00	INTRUSION ALARM
28 23 00	CCTV
28 31 00	FIRE DETECTION & ALARM
28 31 12	FIRE ALARM SYSTEM
28 31 13	PUBLIC SAFETY BDA RADIO SIGNAL STRENGTH DESIGN REQUIREMENTS

DIVISION 31 - EARTHWORK

31 20 00	EARTH MOVING
31 23 19	DEWATERING
31 31 16	TERMITE CONTROL

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 12 16	ASPHALT PAVING
32 13 13	CONCRETE PAVING
32 13 73	CONCRETE PAVING JOINT SEALANTS
32 14 00	ARCHITECTURAL PAVERS
32 17 13	PARKING BUMPERS
32 17 23	PAVEMENT MARKINGS
32 17 26	TACTILE WARNING SURFACING

DIVISION 33 - UTILITY

33 41 00	STORM UTILITY DRAINAGE PIPING
----------	-------------------------------

END OF SECTION 000103

ORDER DETAILS

Order Number:
LSAR0349679
External Order #:
11567042
Order Status:
Approved
Classification:
Bids & Proposals
Package:
General Package
1 Affidavit:
2.00
Total payment:
595.28
Payment Type:
Account Billed
User ID:
L0077990
External User ID:
1027483

ACCOUNT INFORMATION

D Stephenson Construction
6241 N Dixie HWY JANICE MACINEIRA
Fort Lauderdale, FL 33334-3620
954-315-7020
stedder@dstephenon.com
D Stephenson Construction
Contract ID:

TRANSACTION REPORT

Date
August 8, 2025 11:53:39 AM EDT
Amount:
595.28

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LSAR03496790

August 12, 2025
Palm Beach Post
August 19, 2025
Palm Beach Post
August 26, 2025

PREVIEW FOR AD NUMBER LSAR03496790**ADVERTISEMENT FOR BID:**

D. Stephenson Construction, Inc. (DSC) serving as Construction Manager for Palm Beach County (PBC) Capital Improvements is seeking interested subcontractors / vendors to prequalify with DSC for participation in bidding the Community Service 45th St Complex - Early Release Sitework Bid Package - Project # 2022-031219. The PBC Goal Setting Committee has applied an SBE price preference as the Affirmative Procurement Initiative (API) on this project with a SBE goal of 20%. All subcontractors / vendors must pre-qualify to be deemed responsible & invited to bid by completing an online form. Bids are due by 09/12/25. Bid documents will be available online through iSqFt. Contact Shane Tedder at 954-315-7020 or stedder@dstephenon.com for more information & access to iSqFt. DSC is committed to affirmatively ensuring award of construction subcontracts to certified subcontractors & vendors who meet the criteria of PBC & DSC.
August 12, 19, 26, September 2, 9, 11 2025
LSAR0349679

Palm Beach Post
September 2, 2025
Palm Beach Post
September 9, 2025
Palm Beach Post
September 11, 2025
Palm Beach Post

[Privacy Policy](#) | [Terms of Service](#)

[Contact Us](#)

i-Publish* AdPortal: v2.6

©2025 iPublish Media Solutions, LLC



**Office of
Equal Business Opportunity**
50 South Military Trail, Suite 202
West Palm Beach, FL 33415
(561) 616-6840
www.pbcgov.com/oebo



**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

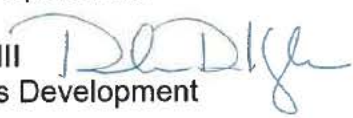
County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

TO: Terri Wolfe, Project Manager
Facility Development & Operations

FROM: Deirdre D. Kyle, SBDS III 
Office of Small Business Development

CC: Shethal Sinanan, Contract Manager
Facility Development & Operations

DATE: October 14, 2025

RE: Compliance Review of Project 2022-031291
GMP #1 – 45th Street Complex

On May 21, 2025, the Goal Setting Committee established an Affirmative Procurement Initiative (API) of a minimum mandatory SBE Subcontracting goal of 20%.

Construction Managers:	D. Stephenson Construction, Inc.
Construction Subcontractor Costs:	\$5,577,578.00
Project SBE Participation:	\$650,000.00 (11.65%)

EVALUATION: D. Stephenson Construction, Inc. is within the range of compliance with the established API of 20% for the Contract. This GMP is for Phase I and II which represents 14.93% of the estimated total contract value of \$37,368,640.

OEBO SCHEDULE 1*SOLICITATION/PROJECT/BID NAME: 45th St ComplexSOLICITATION/PROJECT/BID NO.: 2024-0938SOLICITATION OPENING/SUBMITTAL DATE: 05/13/25

COUNTY DEPARTMENT: _____

Section A PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE **PRIME CONTRACTOR/CONSULTANT*** ON THE PROJECT:NAME OF PRIME RESPONDENT/BIDDER: D. Stephenson Construction, Inc. ADDRESS: 6241 N Dixie Hwy, Fort Lauderdale, FL 33334CONTACT PERSON: Shane Tedder PHONE NO.: 954-315-7020 E-MAIL: stedder@dstephenson.comPRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$1,752,423

SBE Prime's must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE ☒ SBE ☐**Section B** PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY **ALL SUBCONTRACTORS/SUBCONSULTANTS** ON THE PROJECT BELOW:

Subcontractor/Sub consultant Name	(Check all Applicable Categories)		DOLLAR AMOUNT OR PERCENTAGE OF WORK
	Non-SBE	SBE	
1 Redland Company, Inc.	☒	☐	\$ 4,541,470
2 Madsen-Barr Corporation	☐	☒	\$ 650,000
3 Trenchless Drilling LLC	☒	☐	\$ 241,108
4 D. Stephenson Construction, Inc.	☒	☐	\$ 70,000
5 D. Stephenson Construction, Inc.	☒	☐	\$ 75,000

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ 7,330,001Total \$5,577,578Total Certified SBE Participation \$ \$ 650,000

I hereby certify that the above information is accurate to the best of my knowledge:

Dwight Stephenson (Sep 26, 2025 10:15:13 EDT)

CEO

Title

- Note:
- The amount listed on this form for a Subcontractor/sub consultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
 - Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OEBO Affirmative Procurement Initiative (API). Please check the applicable box and list the dollar amount or percentage under the appropriate demographic category.
 - Modification of this form is not permitted and will be rejected upon submittal.
 - If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation.

OEBO LETTER OF INTENT – SCHEDULE 2*

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/ subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2024-0938

SOLICITATION/PROJECT NAME: 45th St Complex

Prime Contractor: D. Stephenson Construction, Inc.

Subcontractor:

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable):

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	General Conditions, Overhead & Fee		Lump Sum		\$ 1,279,799
	Contingency		Lump Sum		\$ 322,624
	Builder's Risk Insurance & Deductibles		Lump Sum		\$ 150,000
	Uncommitted Costs		Lump Sum		\$ 75,000
	TOTAL				\$ 1,827,423

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: 

Dwight Stephenson
Authorized Signature

Print Name of Subcontractor/subconsultant

By:

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 9/25/2025

Print Name

Title

Date:

OEBO LETTER OF INTENT – SCHEDULE 2*

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/ subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2024-0938

SOLICITATION/PROJECT NAME: 45th St Complex

Prime Contractor: D. Stephenson Construction

Subcontractor:

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable):

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Surveying		Lump Sum		\$ 70,000

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction

Print Name of Prime

By:

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date:

10-9-25

Print Name of Subcontractor/subconsultant

By:

Authorized Signature

Print Name

Title

Date:

OEBO LETTER OF INTENT – SCHEDULE 2*

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2024-0938

SOLICITATION/PROJECT NAME: 45th St Complex

Prime Contractor: D. Stephenson Construction

Subcontractor: The Redland Company

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): _____

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Sitework, Construction, Utility / Underground Projects	\$3,425,395	Lump Sum	\$1,766,075	\$5,191,470

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$ 4,541,470

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Madsen-Barr Corporation

Price or Percentage: \$ 650,000

Name of 2nd/3rd tier Subcontractor/subconsultant

D. Stephenson Construction

Print Name of Prime

By: [Signature]

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 10-9-25

Redland Company

Print Name of Subcontractor/subconsultant

By: [Signature]

Authorized Signature

Charles H. Munz

Print Name

President

Title

Date: 10/08/2025

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/ subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2024-0938
SOLICITATION/PROJECT NAME: 45th St Complex

Prime Contractor: The Redland Company Subcontractor: Madsen-Barr Corporation
(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier Date of Palm Beach County Certification (if applicable): 10/20/24

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Construction, Utility / Underground Projects				\$650,000

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant Price or Percentage:

The Redland Company
Print Name of Prime
By: 
Authorized Signature
Charles H. Munz
Print Name
President
Title
Date: 10/08/25

Madsen-Barr Corporation
Print Name of Subcontractor/subconsultant
By: 
Authorized Signature
JOHN BARR
Print Name
PRESIDENT
Title
Date: 10/08/25

OEBO LETTER OF INTENT – SCHEDULE 2*

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2024-0938

SOLICITATION/PROJECT NAME: 45th St Complex

Prime Contractor: D. Stephenson Construction

Subcontractor: Trenchless Drilling LLC

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): _____

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Electrical	\$192,480	Lump Sum	\$48,628	\$ 241,108

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction

Print Name of Prime

By: D. Stephenson
Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 09/26/2025

Trenchless Drilling LLC

Print Name of Subcontractor/subconsultant

By: Joseph Ortel
Authorized Signature

JOSEPH ORTELA

Print Name

PRESIDENT

Title

Date: 9/23/25

July 2, 2025

Palm Beach County Capital Improvement Division
2633 Vista Parkway
West Palm Beach, FL 33411-5604

RE: *Authority to Date Bonds and Powers of Attorney*
Principal: D. Stephenson Construction, Inc.
Bond No.: 800116231
Project: PBC 45th St. Complex

To whom it may concern:

Please be advised that as Surety on the above referenced bond, executed on your behalf for this project, we hereby authorize Palm Beach County Board of County Commissioners to date the bonds and the powers of attorney concurrent with the date of the contract agreement.

The Form of Guarantee may be dated the date of Substantial Completion.

Sincerely
Atlantic Specialty Insurance Company



Brett A. Ragland
Attorney-in-fact

RECORDED

JUL 08 2025

JOSEPH ABRUZZO, CLERK
PALM BEACH COUNTY, FL

PUBLIC CONSTRUCTION BOND

BOND NUMBER 800116231

BOND AMOUNT \$5,261,285.00

CONTRACT AMOUNT \$5,261,285.00

CONTRACTOR'S NAME: D. Stephenson Construction, Inc.

CONTRACTOR'S ADDRESS: 6241 North Dixie Highway, Ft. Lauderdale, FL 33334

CONTRACTOR'S PHONE: 954-315-7020

SURETY COMPANY: Atlantic Specialty Insurance Company

SURETY'S ADDRESS: 605 Highway 169 North, Suite 800

Plymouth, Minnesota 55441

SURETY'S PHONE: 781-332-7000

OWNER'S NAME: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
CAPITAL IMPROVEMENTS DIVISION

OWNER'S ADDRESS: 2633 Vista Parkway
West Palm Beach, FL 33411-5604

OWNER'S PHONE: (561) 233-0261

PROJECT NAME: PBC 45th St. Complex

PROJECT NUMBER: 2022-031291

CONTRACT NUMBER (to be provided after Contract award): _____

DESCRIPTION OF WORK: GMP#1 Sitework - See attached GMP#1 Book

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 4200 N. Australian Avenue, West Palm Beach, FL 33407

This Bond is issued in favor of the County conditioned on the full and faithful performance of the Contract.

66
1.8.25

KNOW ALL MEN BY THESE PRESENTS: that Contractor and Surety, are held and firmly bound unto
Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

as Obligee, herein called County, for the use and benefit of claimant as hereinbelow defined, in the amount of

Dollars \$ 5,261,285.00

(Here insert a sum equal to the Contract Price)

for the payment whereof Principal and Surety bind themselves, their heirs, personal representatives, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement entered into a contract with the County for

Project Name: PBC 45th St. Complex
Project No.: 2022-031291
Project Description: GMP#1 Sitework - See attached GMP#1 Book
Project Location: 4200 N. Australian Avenue, West Palm Beach, FL 33407

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM:
LOCATION OF FIRM:
PHONE:

which contract is by reference made a part hereof in its entirety, and is hereinafter referred to as the Contract.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the contract between Principal and County for the construction of PBC 45th St. Complex, the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05, Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays County all losses, damages (including liquidated damages), expenses, costs, and attorneys' fees, including appellate proceedings, that County sustains because of a default by Principal under the contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.
5. Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond.

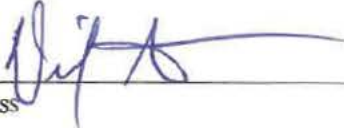
Any increase in the total contract amount as authorized by the County shall accordingly increase the Surety's obligation by the same dollar amount of said increase. Contractor shall be responsible for notification to Surety of all such changes.

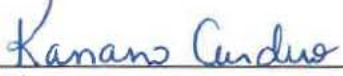
6. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of construction liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against the bond.

7. Principal and Surety expressly acknowledge that any and all provisions relating to consequential, delay and liquidated damages contained in the contract are expressly covered by and made a part of this Performance, Labor and Material Payment Bond. Principal and Surety acknowledge that any such provisions lie within their obligations and within the policy coverages and limitations of this instrument.

Section 255.05, Florida Statutes, as amended, together with all notice and time provisions contained therein, is incorporated herein, by reference, in its entirety. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes. This instrument regardless of its form, shall be construed and deemed a statutory bond issued in accordance with Section 255.05, Florida Statutes.

Any action brought under this instrument shall be brought in the court of competent jurisdiction in Palm Beach County and not elsewhere. Dated _____, 20__.

Witness 


Witness Kanani Cordero, Witness

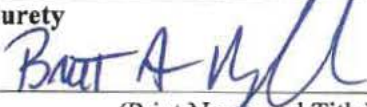
D. Stephenson Construction, Inc.

Principal (Seal)


(Print Name and Title)
Dwight Stephenson, CEO

Atlantic Specialty Insurance Company

Surety (Seal)


(Print Name and Title)

Brett A. Ragland, Attorney-in-Fact &
Florida Licensed Resident Agent
Inquiries: 407-843-1120

IMPORTANT: Surety companies executing bonds must appear and remain on the U.S. Treasury Department's most current list (Federal Register) during construction, guarantee and warranty periods, and be authorized to transact business in the State of Florida.

FIRST PAGE MUST BE COMPLETED

NOTE: If Contractor is a Partnership, all partners must execute bond.

BOND MUST CONTAIN ORIGINAL SIGNATURES. NO COPIES WILL BE ACCEPTED



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Brett A. Ragland, Joseph D. Johnson, III, Joseph D. Johnson, Jr., Kanani Cordero, Laura Krajczewski, Tyler Ragland**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

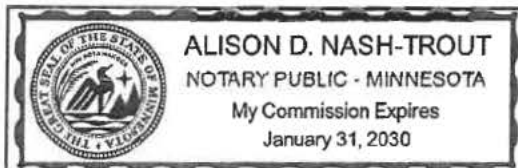
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of _____, _____.

This Power of Attorney expires
January 31, 2030



Kara L.B. Barrow, Secretary

FORM OF GUARANTEE

GUARANTEE FOR Contractor Name: D. Stephenson Construction, Inc. and Surety Name:
Atlantic Specialty Insurance Company

We the undersigned hereby guarantee that the (PBC 45th St. Complex) Project No. 2022-031291 Palm Beach County, Florida, which we have constructed and bonded, has been done in accordance with the plans and specifications; that the work constructed will fulfill the requirements of the guaranties included in the Contract Documents. We agree to repair or replace any or all of our work, together with any work of others which may be damaged in so doing, that may prove to be defective in the workmanship or materials within a period of one year from the date of Substantial Completion of all of the above named work by the County of Palm Beach, State of Florida, without any expense whatsoever to said County of Palm Beach, ordinary wear and tear and unusual abuse or neglect excepted by the County. When correction work is started, it shall be carried through to completion.

In the event of our failure to acknowledge notice, and commence corrections of defective work within five (5) working days after being notified in writing by the Board of County Commissioners, Palm Beach County, Florida, we, collectively or separately, do hereby authorize Palm Beach County to proceed to have said defects repaired and made good at our expense and we will honor and pay the costs and charges therefore upon demand.

DATED _____
 (Date to be filled in at substantial completion)

SEAL AND NOTARIAL
 ACKNOWLEDGMENT OF SURETY

D. Stephenson Construction, Inc.
 (Contractor Name) (Seal)

By: D. Stephenson
 (Contractor Signature)

Dwight Stephenson, CEO
 (Print Name and Title)

Atlantic Specialty Insurance Company
 (Surety Name) (Seal)

By: Brett A. Ragland
 (Surety Signature)

Brett A. Ragland, Attorney-in-Fact &
Florida Licensed Resident Agent
 (Print Name and Title)
 Inquiries: 407-843-1120

MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Brett A. Ragland, Joseph D. Johnson, III, Joseph D. Johnson, Jr., Kanani Cordero, Laura Krajczewski, Tyler Ragland**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

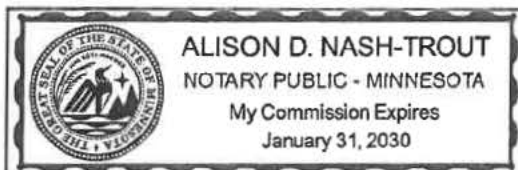
STATE OF MINNESOTA
HENNEPIN COUNTY



By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of _____

This Power of Attorney expires
January 31, 2030





Kara L.B. Barrow, Secretary

INSURANCE/SURETY BONDS
JOHNSON
& COMPANY

October 7, 2025

Palm Beach County Capital Improvement Division
2633 Vista Parkway
West Palm Beach, FL 33411-5604

RE: *Authority to Date Bonds and Powers of Attorney*
Principal: D. Stephenson Construction, Inc.
Bond No.: 800116231
Project: PBC 45th Street Complex – GMP #1 Sitework

To whom it may concern:

Please be advised that as Surety on the above referenced bond, executed on your behalf for this project, we hereby authorize Palm Beach County Board of County Commissioners to date the increase rider and the corresponding power of attorney.

Sincerely
Atlantic Specialty Insurance Company



Brett A. Ragland
Attorney-in-fact

GENERAL PURPOSE RIDER

To be attached to and form part of Bond Number 800116231 effective _____
issued by the Atlantic Specialty Insurance Company
in the amount of Five Million Seven Hundred Eighty-Seven Thousand Seven Hundred Fifty-Two DOLLARS,
on behalf of D. Stephenson Construction, Inc.
as Principal and in favor of Palm Beach County - Board of County Commissioners
as Obligee:

Now, Therefore, it is agreed that:

The penal sum of the bond shall be increased to \$7,330,001 in accordance with GMP #1 REV 3 - Sitework

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the _____ day of _____, _____.

Signed, sealed and dated this _____ day of _____, _____.

D. Stephenson Construction, Inc.

(Principal)

By: Dwight Stephenson, CEO

Atlantic Specialty Insurance Company

(Surety)

By: Brett A. Ragland
Brett A. Ragland, Attorney-in-Fact



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Brett A. Ragland, Joseph D. Johnson, III, Joseph D. Johnson, Jr., Kanani Cordero, Laura Krajczewski, Tyler Ragland**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

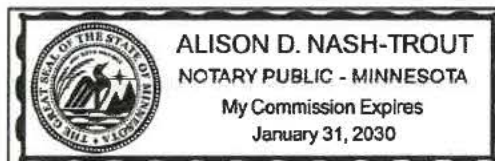
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of _____, _____.

This Power of Attorney expires
January 31, 2030



Kara L.B. Barrow, Secretary



DSTEPHE-04

TGARRIDO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/1/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg, FL 34748	CONTACT NAME: Damara De Paz	
	PHONE (A/C, No, Ext): (305) 722-2663 FAX (A/C, No):	
	E-MAIL ADDRESS: DDePaz@acrisure.com	
INSURED D Stephenson Construction, Inc. 6241 North Dixie Highway Ft. Lauderdale, FL 33334	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Continental Casualty Company	20443
	INSURER B: American Casualty Company of Reading, Pennsylvania	20427
	INSURER C: North River Insurance Company	21105
	INSURER D: Valley Forge Insurance Company	20508
	INSURER E: Indian Harbor Insurance Company	36940
	INSURER F:	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X		6081568045	11/1/2024	11/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6081568056	11/1/2024	11/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			5821243209	11/1/2024	11/1/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A	6081568028	11/1/2024	11/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Prof Liab/Poll			PEC002855915	11/1/2024	11/1/2025	Occurrence/Aggregate \$ 1,000,000
A	Equipment Floater			6081568045	11/1/2024	11/1/2025	Leased/Rented \$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: 45th Street Complex #2022-031291

Palm Beach County, a political subdivision of the State of Florida, its officers, agents and employees are included as an additional insured with respects to General Liability and Auto policies on a primary and non contributory basis when required by written contract or permit. Waiver of Subrogation in favor of additional insureds with respects to General Liability, Auto and Workers Compensation policies as required by written contract or permit. 30 day notice of cancellation except 10 Days for non payment of premium is subject to policy terms and conditions

CERTIFICATE HOLDER

CANCELLATION

Palm Beach County
c/o Capital Improvements Division
2633 Vista Parkway
West Palm Beach, FL 33411-5603

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

CONTRACT HISTORY

[illegible]

NONGOVERNMENTAL ENTITY HUMAN TRAFFICKING AFFIDAVIT
Section 787.06(13), Florida Statutes

THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED

I, the undersigned, am an officer or representative of D. Stephenson Construction
(ENTITY) and attest that the ENTITY does not use coercion for labor or services as defined in
section 787.06, Florida Statutes.

**Under penalty of perjury, I hereby declare and affirm that the above stated facts are true
and correct.**


(signature of officer or representative)

Dinah Stephenson, Sr. Vice President
(printed name and title of officer or representative)

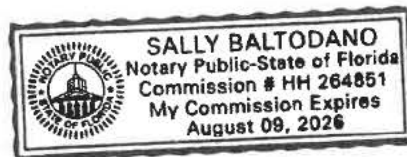
State of Florida, County of Palm Beach

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization
this, 10 day of October, 2025, by Dinah Stephenson.

Personally known ☒ OR produced identification ☐.

Type of identification produced _____.


NOTARY PUBLIC
My Commission Expires: August 09, 2026
State of Florida at large



(Notary Seal)



Facilities Development &
Operations Department

Capital Improvements Division

2633 Vista Parkway
West Palm Beach, FL 33411
Telephone - (561) 233-0261

www.pbc.gov/fdo

Palm Beach County
Board of County
Commissioners

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

October 9, 2025

D. Stephenson Construction, Inc.
6241 North Dixie Highway, Suite 100
Fort Lauderdale, FL 33334

Re: Contract # R2024-0937
Construction Manager at Risk Services for the 45th Street Complex
Contract
Notification of Contract Clauses No Longer Being Enforced Pursuant
to Emergency Ordinance 2025-014

Dear Dwight Stephenson,

On June 3, 2025, the Board of County Commissioners (BCC) approved an emergency ordinance to suspend the race and gender conscious provisions of the County's EBO ordinance. The suspension will remain in effect for two years or until further direction by the BCC, whichever comes first. As a result, the provisions relating to minority/women-owned business enterprise (M/WBEs) participation contained on section 2.1.13 of contract number R2024-0937 **will not be enforced** as of June 3, 2025, only the small business enterprise (SBE) provisions will apply.

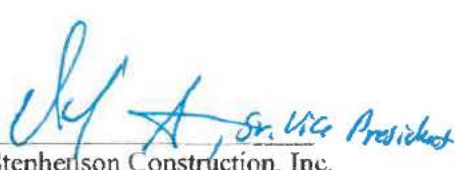
Please sign below to acknowledge receipt of this notification. This acknowledgement will be included, and made part of, the contract file.

Should you require any additional information please contact Capital Improvements Division at 561-233-0261.

Cordially,


Fernando DelDago
Director, Capital Improvements Division

Receipt Acknowledged and In Agreement:


D. Stephenson Construction, Inc.

10/10/25
Date

EC: Shethal Sinanan, CID Contract Manager
Vanessa Porras, CID Contract Analyst