

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

Meeting Date: April 14, 2026

Consent                     Regular  
 Workshop                     Public Hearing

**Department: Facilities Development & Operations**

**I. EXECUTIVE BRIEF**

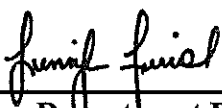

**Motion and Title: Staff recommends motion to approve:** Amendment No. 2 to the Construction Manager (CM) at Risk Services contract (R2024-0937) with D. Stephenson Construction, Inc. (D. Stephenson) establishing a Guaranteed Maximum Price (GMP) in the amount of \$5,946,174 for the second phase of construction work for the 45<sup>th</sup> 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 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, the new office building, and approximately 350,000 square feet of potential future office and support space. Amendment No. 2 establishes a GMP in the amount of \$5,946,174 for the second phase of construction management services necessary for the Project. The second construction phase of this Project is focused on select site and concrete work required including, but is not limited to, materials and labor to complete earthwork, underground utility services and the shop drawing development and construction of concrete tilt walls and associated foundations. 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 advertised on September 17, 2023 according to the Equal Business Opportunity (EBO) Ordinance with final selection on February 29, 2024. This CM at Risk Services contract was presented to the Goal Setting Committee (GSC) on August 6, 2025, and the GSC established an Affirmative Procurement Initiative (API) of 20% Small Business Enterprise (SBE) subcontracting participation for the Project. The SBE participation for this Amendment is 21.34%. To date, the overall SBE participation on this CM at Risk Services contract is 15.67%. **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. 2 authorizes the construction management services necessary for the second phase of construction work for the Project. **(Continued on Page 3)**

**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: <span style="font-size: small; vertical-align: middle;">DMH</span>	 _____ Department Director	Date _____
Approved by:	 _____ Deputy County Administrator	Date 3/18/26 _____

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$5,989,174	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$5,989,174</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# 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  

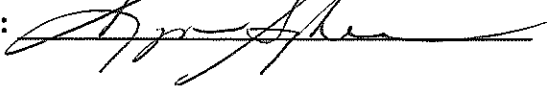
**Budget Account No:**

Fund 3950 Dept 411 Unit Q018 Object 6502

CONSTRUCTION	\$5,946,174.00
STAFF COSTS	\$ 43,000.00
CONTINGENCY	<u>0.00</u>
TOTAL	\$5,989,174.00

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

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

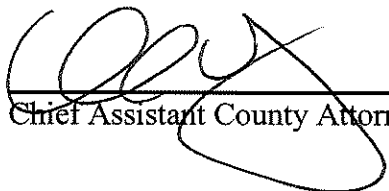
C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

 OFMB <u>DA 3/12</u> <u>QA 3/12</u> <u>AA 3/12</u> <u>3/12/2026</u>	 Contract Development and Control <u>26 3.16.26</u>
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**B. Legal Sufficiency:**

 3/17/26  
 Chief Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

Continued from Page 1

**Background and Justification:** A third GMP Amendment will follow to account for the balance of 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 allow for continuous construction operations on site while the permit is being approved and the GMP for phase three (3) is being finalized. This phased construction approach supports compliance with contractual obligations to Vanderbilt University for the County-owned property located at 810 Datura Street that will be vacated upon completion of this Project.

## LOCATION MAP

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



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 12-29-25

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: \$5,989,174.00

DATE: 2024-09237

eFDO #: 2023-012677P-2024-004637

CSA or CHANGE ORDER NUMBER:

LOCATION: 322

BUILDING NUMBER:

DESCRIPTION OF WORK/SERVICE LOCATION: Contractor GMP #2- Tilt Wall

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 fees are to support GMP#2-Tilt Wall and added staff time. (Fiscal FY26 Funds).

Table with 2 columns: Category and Amount. Rows include CONSTRUCTION (\$5,946,174.00), PROFESSIONAL SERVICES (\$), STAFF COSTS\* (\$43,000), EQUIP. / SUPPLIES (\$), CONTINGENCY (\$), and TOTAL (\$5,989,174.00).

\* 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 \$ 5,989,174.00)
State (source/type: Amount \$ ) Federal (source/type: Amount \$ )
Grant (source/type: Amount \$ ) Impact Fees: (Amount \$ )
Other (source/type: Amount \$ )

Department: FD & O

BAS APPROVED BY: [Signature]

DATE 1/6/2026

ENCUMBRANCE NUMBER:

## **ATTACHMENT #3**

**AMENDMENT #2**  
***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 20<sup>th</sup>, 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 Phase 2 of 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 \$5,946,174.00 for Phase 2 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:*

**21.34% 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 Of Court &  
COMPTROLLER

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

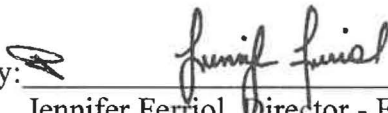
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Sara Baxter, Mayor

APPROVED AS TO  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS  
AND CONDITIONS

By: \_\_\_\_\_  
County Attorney

By:  \_\_\_\_\_  
Jennifer Ferriol, Director - FD&O

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

WITNESS: FOR CONSTRUCTION MANAGER      CONSTRUCTION MANAGER:  
D. STEPHENSON CONSTRUCTION, INC.

SIGNATURE

  
Signature

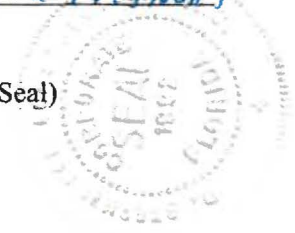
Nickesha Brown  
Name (type or print)

  
Signature

Dinah Stephenson  
Name (type or print)

CAO / Sr. Vice President  
Title

(Corporate Seal)





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## Detail by Entity Name

Florida Profit Corporation

D. STEPHENSON CONSTRUCTION, INC.

### Filing Information

<b>Document Number</b>	V10640
<b>FEI/EIN Number</b>	65-0313701
<b>Date Filed</b>	01/30/1992
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	02/06/2012
<b>Event Effective Date</b>	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**

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

**Document Images**

<a href="#">02/21/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">05/06/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/02/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/22/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

## **GMP SUMMARY**



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

**PALM BEACH COUNTY Project No. 2022-031291**

**GMP # 2 (Tiltup Concrete)  
12/23/25**



## **TABLE OF CONTENTS**

<b>SECTION 1</b>	<b>GUARANTEED MAXIMUM PRICE (GMP)</b>
	1A – GMP Cost Summary
	1B – GMP Trade Detail
	1C – Qualifications & Assumptions
	1D – General Conditions Breakdown
	1E – Preliminary Project Program Schedule
<b>SECTION 2</b>	<b>CONTRACT DOCUMENTS</b>
	2A – Drawing Log
	2B – Specifications Log



**SECTION 1**

**GUARANTEED MAXIMUM PRICE (GMP)**

1A – GMP Cost Summary



GMP #2 Tiltup Concrete -

Date: 12/23/25

Job Name: PBC 45th St. Complex

Brief Description: New Office Bldg

Estimator:

Job Size: 60,464 SF

CSI CODE	DESCRIPTION	BID AMOUNT	SUB / VENDOR	\$ / SF	%JOB
	<b>GENERAL CONDITIONS</b>	\$ 600,509	DSC	\$ 9.93	10.10%
02-0000-S	<b>SITework</b>				
02-1000-S	Earthwork & Underground Utilities	\$526,320	Budget	\$ 8.70	8.85%
02-4150-S	Surveying	\$30,000	Budget	\$ 0.50	0.50%
	<b>DIVISION 02 TOTAL</b>	<b>\$556,320</b>		<b>\$ 9.20</b>	<b>9.36%</b>
03-0000-S	<b>CONCRETE</b>				
03-3000-S	Concrete Finish, Pump and materials	\$843,000	Statewide	\$ 13.94	14.18%
03-4350-S	Tilt Wall	\$3,077,085	Builders Plus	\$ 50.89	51.75%
	<b>DIVISION 03 TOTAL</b>	<b>\$3,920,085</b>		<b>\$ 64.83</b>	<b>65.93%</b>
04-0000-S	<b>MASONRY (NOT USED)</b>				
05-0000-S	<b>METALS (NOT USED)</b>				
06-0000-S	<b>WOOD &amp; PLASTICS (NOT USED)</b>				
07-0000-S	<b>THERMAL &amp; MOISTURE (NOT USED)</b>				
08-0000-S	<b>DOORS &amp; WINDOWS (NOT USED)</b>				
09-0000-S	<b>FINISHES (NOT USED)</b>				
10-0000-S	<b>SPECIALTIES (NOT USED)</b>				
11-0000-S	<b>EQUIPMENT (NOT USED)</b>				
12-0000-S	<b>FURNISHINGS (NOT USED)</b>				
13-0000-S	<b>SPECIAL CONSTRUCTION (NOT USED)</b>				
14-0000-S	<b>CONVEYING SYSTEMS (NOT USED)</b>				
15-0000-S	<b>MECHANICALS (NOT USED)</b>				
16-0000-S	<b>ELECTRICAL (NOT USED)</b>				
	<b>SUBTOTAL</b>	<b>\$5,076,914</b>		<b>\$ 83.97</b>	<b>85.38%</b>
9-1000-0	Owner Contingency	\$0.00 0.00%		\$ 0.00	0.00%
19-1000-0	DSC CONTINGENCY	\$253,846 5.00% \$		\$ 4.20	4.27%
	<b>INSURANCE &amp; BONDS</b>				
19-2300-O	Subcontractor Bonds	INCLUDED \$0 0.00%		\$ -	0.00%
19-2200-O	Builder's Risk Insurance & Deductible Allow	INCLUDED \$120,000 0.00%		\$ 1.98	2.02%
19-2100-O	General Liability & Umbrella	INCLUDED \$73,585 1.35%		\$ 1.22	1.24%
19-2000-O	Payment/Performance Bond	INCLUDED \$87,900 1.50%		\$ 1.45	1.48%
	<b>PERMIT &amp; FEE</b>				
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	\$333,929 5.95%		\$ 5.52	5.62%
	<b>TOTAL</b>	<b>\$5,946,174</b>		<b>\$ 98.34</b>	<b>100.00%</b>

**AFFIDAVIT OF PUBLICATION**

Janice Macineira  
D Stephenson Construction  
6241 N Dixie HWY  
Fort Lauderdale FL 33334-3620

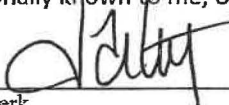
STATE OF WISCONSIN, COUNTY OF BROWN

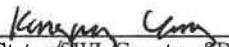
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Bids & Proposals, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 08/12/2025, 08/19/2025,  
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**KONGMENG YANG**  
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## 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 Tiltup Concrete 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@dstephen.com](mailto:stedder@dstephen.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  
LSAR0349786



**SECTION 1**

**GUARANTEED MAXIMUM PRICE (GMP)**

1B – GMP Trade Details





Job Name: PBO 45th St. Complex

DIVISION: 02-4150

Surveying

[Back to Summary Sheet](#)

Date: 12/23/25

LOW BID	Budget		
AMOUNT	30,000.00	PERCENT BELOW 2nd	#DIV/0!
2nd LOW BID		AMOUNT BELOW 2nd LOW	-30,000.00
AMOUNT	0.00	AMOUNT BELOW AVERAGE	0.00
AVERAGE	30,000.00	PERCENT BELOW AVERAGE	0%

SUBCONTRACTOR

ITEM	QTY	UNITS	SUMIT	EXTENSION	Budget
<b>Surveying</b>					
<b>GENERAL ITEMS</b>					
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					
Surveying for bitup concrete	1	LS	30,000.00	30,000	
				<b>TOTAL</b>	30,000

ADJUSTMENTS:

<b>SUB BONDS</b>	
<b>BUY OUT / HEDGE</b>	
<b>Total</b>	30,000

BID TAB

Job Name: PBC 45th St. Complex  
 DIVISION: 03-4350

Date:

**Tilt Wall**

LOW BID	Builders Plus		
AMOUNT	3,920,085.42	PERCENT BELOW 2nd	-17%
2nd LOW BID	Victory Concrete	AMOUNT BELOW 2nd LOW	579,858.78
AMOUNT	4,582,773.30	AMOUNT BELOW AVERAGE	387,292.98
AVERAGE	4,368,587.92	PERCENT BELOW AVERAGE	-12%

[Back to Summary Sheet](#)

**SUBCONTRACTOR**

ITEM:	Builders Plus	Woodland	Victory Concrete
<b>Tilt Wall</b>	2,751,526	3,429,821	3,369,834
<b>GENERAL ITEMS</b>			
Project Address: 4200 N. Australian Avenue West Palm Beach, FL 33407			
Architect on Construction Documents: Alfonso Hernandez Architect, LLC			
Date of Construction Documents: Permit Set 4/4/2025			
S-101 Foundation Plan REV2 and S-601 Schedules REV2 dated 08/29/2025	Included	Included	Included
Sign & Sealed Tilt-up Drawings by Albert Kwan: 8/5/2025	Included	Included	Included
Number of Addendums			
<b>General:</b>			
Provide English speaking supervision	Included	Included	Included
Shop drawings and submittals	Included	Included	Included
Provide panel layout shop drawings	Included	Included	Included
Provide panel reinforcing steel shop drawings	Included	Included	Included
Provide all layout for concrete from control lines and benchmarks provided by others	Included	Included	Included
Provide allowances for additional reinforcing steel and or concrete to be used at Engineer's discretion and or credited the unused portion back to the Owner.	Included	Included	Included
Coordinate reinforcing installation and concrete pours with general contractor and required inspections	Included	Included	Included
Provide and install all concrete materials as per plans for this scope of work.	Included	Included	Included
Provide and install all reinforcing steel materials & accessories for this scope of work.	Included	Included	Included
Provide and install all form savers for this scope of work	Included	Included	Included
Allowance for missing Form Savers due to incomplete connection details	30,000	30,000	30,000
Provide and install all formwork for concrete	Included	Included	Included
Cure concrete as specified. Verify compatibility of chemical with finish floor materials	Included	Included	Included
Provide sufficient manpower to meet the schedule	Included	Included	Included
Comply with all safety regulations	Included	Included	Included
Taxes and Insurance	Included	Included	Included
Material / Labor / Supervision / Equipment to complete scope of work.	Included	Included	Included
Provide concrete washout bins or containers and its service for this scope of work.	6,200	7,336	6,700
<b>Foundations:</b>			
Excavation & backfill for this scope of work by Tilt-up Contractor	Included	Included	Included
Layout interior foundations & pin walls	In Surveying	In Surveying	In Surveying
Form and pour all structural concrete foundations per plans	Included	Included	Included
Form and pour all stepped footings, stair footings, dumpster footings as required	Included	Included	Included
Form and pour foundation and walls for elevator pit as required	Included	Included	Included
Elevator pit is to be 5'-0" deep not 4'-0" shown on the drawings.	Included	Included	Included
<b>Slab on Grade:</b>			
Fine grade for slab on grade +/- 0.1 ft	Included	Included	Included
Provide Termite Treatment as required and per code	Included	Included	Included
Provide & install 15 Mil vapor barrier under slab. Tape visqueen as required.	Included	Included	Included
Install slab depressions for entrance mats and other areas where required.	Included	Included	Included
Provide laser screed to finish slab on grade concrete and meet FF and FL requirements	Included	Included	Included
Form and pour concrete diamonds around steel columns	Included	Included	Included
Cure concrete as specified. Verify compatibility of chemical with finish floor materials	Included	Included	Included
<b>Tilt up:</b>			
Provide and install all casting beds if needed and remove after work is completed	58,000	58,000	58,886
Plumb verification of interior walls	In Surveying	In Surveying	In Surveying
Provide laser screed to finish casting bed concrete	Included	Included	Included
Form and pour all concrete tilt panels as required per plans and specifications including but not limited to: building panels, dumpster enclosure panels, etc.	Included	Included	Included
Strip forms.	Included	Included	Included
Form, pour and install Tilt-up Canopy CIP EYEBROWS as required per plans.	Included	Included	Included
Furnish and install all lifting and bracing inserts and strong backs as required	Included	Included	Included
Provide and install panel bracing	Included	Included	Included
Set hollow metal door frames in tilt up panels. HM frames provided by others	Included	Included	Included
Provide and install permanent pressure treated lumber for panel coping as shown on architectural plans and roof details	Included	Included	Included
Form all windows, storefronts, louvers, door openings and install necessary M.E.P. sleeves as required	Included	Included	Included
Provide and install all panel reinforcing including any rebar couplers if required	Included	Included	Included
Form panel recesses as required	Included	Included	Included
Coordinate windows and storefronts layout from approved windows and storefront shop drawings	Included	Included	Included
Provide erection sequence drawings as required	Included	Included	Included
Furnish crane and operator & necessary rigging to lift all panels	Included	Included	Included
Install panel to steel connection embeds as required per plans. Furnished by others.	Included	Included	Included
Install miscellaneous steel embeds furnished by others	Included	Included	Included
Furnish and install polystyrene block outs as required	Included	Included	Included
Provide and install any pockets, corbels and haunches as required	Included	Included	Included
Erect all tilt-up and precast concrete panels as required	Included	Included	Included
Provide and install all tilt-up accessories, bracing and signed and sealed LIFTING AND BRACING engineering	Included	Included	Included
Adhere to and incorporate all panel designs as required - refer to architectural sheets	Included	Included	Included
Provide and install all reveals and panel finishes as required.	Included	Included	Included
Panel thicknesses as required per plans	Included	Included	Included
Fill and patch interior lifting points and grind all joints inside after bracings have been	Included	Included	Included
Grind and patch exterior panel faces	Included	Included	Included
Material, manpower and Boom Lift included to complete the job	Included	Included	Included

Provide and maintain adequate man power to meet all schedule dates	Included	Included	Included
Provide and install all bond breaker and curing compound as required. Verify curing compound is compatible with floor finish.	Included	Included	Included
Encase panel to footing connections after inspection as required.	Included	Included	Included
Backfill, compact and pour concrete slab leave out strips and leave outs at the interior panels as required.	Included	Included	Included
Provide and install shims and grout under panels as required	Included	Included	Included
Provide and install water stop material as required	Included	Included	Included
Furnish and install all panel to panel & panel to footing connections	Included	Included	Included
Allowance for missing connections/details	30,000	30,000	30,000
Weld panel to panel and panel to footing connections	Included	Included	Included
Provide anchor bolts and drill & install for angles at panel to footing connections.	Included	Included	Included
Weld panel to panel and panel to footing connections	Included	Included	Included
Install Concrete to cover panel to footing connections as per 1,2 on drawing PN-24	Included	Included	Included
Provide anchor bolts and drill & install for angles at panel to footing connections.	Included	Included	Included
Provide and install 3/4" champher strips on all edges of concrete tilt-up panels unless otherwise noted	Included	Included	Included
Provide and install none shrink grout for column base plates as required	Included	Included	Included
Provide and install diagonal corner bars and or additional reinforcing steel required around openings of slabs and panels.	Included	Included	Included
Provide and install additional reinforcing that may be required by lift Engineering	Included	Included	Included
Furnish and install tilt-up panels for roofs, trash enclosures interior walls and stairs as required	Included	Included	Included
Layout and provide and install openings for scuppers and overflow scuppers as required.	Included	Included	Included
Add for 10 ton additional rebar	15,579	15,579	15,579
Panel patching for flat paint	8,800	8,800	8,800
<b>Prestressed Concrete Joists &amp; Deck:</b>			
Provide and install all precast concrete joists and soffit beams as required	928,116	928,116	928,116
Shore precast concrete joists and beams as required.	Included	Included	Included
Provide and install all formwork for the elevated slab.	Included	Included	Included
Provide a Professional Engineer to inspect all shoring in person before the concrete pour.	Included	Included	Included
Provide and install bearing pads for precast concrete joists as specified.	Included	Included	Included
Provide and install Hollow Core Planks on upper roof	Included	Included	Included
Provide Hollow Core Planks with slanted edges to conform to the design	Included	Included	Included
Include Hollowcore edge and center pour conditions	Included	Included	Included
Form and pour concrete topping over Hollow Core plank deck	Included	Included	Included
<b>Elevated Slabs:</b>			
Provide all concrete, pump and finish for elevated slabs, PSI slabs and slabs on deck as required.	Included	Included	Included
Provide and install all reinforcing steel, reinforcing steel accessories XXXXX as required	Included	Included	Included
Provide and install control joints, key joints & saw cut joints as required	Included	Included	Included
Provide and install crack bars and thickened edge rebar as required	Included	Included	Included
Form and pour slab on grade including all thickened edges	Included	Included	Included
Slope floor slabs to drains as required per plans.	Included	Included	Included
<b>Stairs:</b>			
XXXXXXXXXX Pan stairs CONCRETE INFILL as required per plans.	Included	Included	Included
Install nosings if required (provided by others)	Included	Included	5,000
Install temporary stair protection on exposed concrete for construction traffic after stairs are poured and cured but before they are open for construction traffic.	Included	Included	5,000
Remove temporary stair protection for construction traffic after stairs are finished.	5,000	Included	5,000
<b>Miscel. Concrete work:</b>			
Provide and install housekeeping and Equipment pads	Included	Included	10,000
Install bollards provided by others including footings and filling bollards with concrete as required	Included	Included	5,000
Provide and install concrete for dumpsters including tilt-up panels	Included	Included	Included
Provide and install concrete for monument sign complete	2 Ea	Footing only	10,000
Provide and install concrete for flagpole foundation and install flagpole. (Sleeve and pole provided by others).	5,000	Included	5,000
Provide and install CIP beams, columns for a complete shell	Included	Included	Included
Structural steel embeds for steel columns and operable partition	5,000	5,000	5,000
CONCRETE IN FOUNDATIONS	Included	Included	Included
CONCRETE IN GRADESLAB, DECKS	Included	Included	Included
CONCRETE IN BEAMS/COLUMNS	Included	Included	Included
CONCRETE IN TILT-UP PANELS, CASTING BEDS	Included	Included	Included
CONCRETE IN WALKS & SITEWORK	In Sitework	In Sitework	In Sitework
TOTAL CONCRETE IN JOB (CUBIC YARDS)	Included	Included	Included
Reinforcing Steel tonage	Included	Included	Included
<b>ADJUSTMENTS:</b>			
<b>SUB BONDS BUY OUT / HEDGE</b>	76,864	90,253	69,858
<b>Total</b>	3,920,085	4,602,905	4,582,773

NOTES:



## SECTION 1

### GUARANTEED MAXIMUM PRICE (GMP)

1C – Qualifications & Assumptions



**Palm Beach County  
45<sup>th</sup> Street Complex**

**GMP # 2 Summary  
Qualifications and Assumptions  
12/23/25**

This Proposal is for the Early Tiltup Concrete Package GMP #2 based on drawings by Alfonso Hernandez Architect, LLC 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/prevailing wage rates.
- f. Security guard.
- g. Excavation, loading, hauling and disposal of contaminated, deleterious or hazardous material.
- h. Stair nosings.
- i. Interior patching of panels.
- j. Removal or relocation of any existing or abandoned utilities, drainage structures or subsurface debris not indicated in the contract documents.
- k. Specified warranties beyond those offered by the manufacturer.



- l. ISS / ESS requirements not indicated in the contract documents.
  - m. Building 3D model to use for BIM coordination.
  - n. Unforeseen existing conditions.
  - o. Off-duty police.
3. This GMP is limited to tiltup concrete building structure (foundations, slabs, precast joists, hollow core plank, precast concrete panels and related earthwork / under slab utilities) and does not include sitework (previous GMP #1) landscaping, irrigation, pavers or the main building and related work that 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	\$ 120,000
• Below slab rough-in for plumbing & electrical trades	\$ 350,000
• Form Savers in addition to the minimum required by the EOR	\$ 30,000
• Tiltup connections / details not yet designed	\$ 30,000

**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-Builts 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 03 - Concrete**

1. Dowels will be utilized in lieu of Form Savers whenever possible and acceptable to the EOR.

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
<b>FIELD PERSONNEL</b>								
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
1043.000	ASSISTANT SUPERINTENDENT	26	WK	100%	2,732.31			71,040.00
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	6	MO	100%		3,000.00		18,000.00
1008.000	MONITORING	6	MO	100%		2,575.00		15,450.00
1508.000	TEMPORARY PHONE PORTABLE	6	MO	370%		125.00		2,775.00
	PROJECT REIMBURSEABLE TRAVEL EXPENSE	6	MO	100%		500.00		3,000.00
<b>TEMP FIELD OFFICE</b>								
1432.000	FIELD OFFICE	6	MO	100%		2,000.00		12,000.00
1401.000	LARGE OFFICE SET UP & REMOVAL	1	EA	0%		7,000.00		0.00
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	0%		2,000.00		0.00
1432.000	SECURITY SYSTEM MONITORING SERVICE	6	MO	100%		120.00		720.00
1432.000	FIRE EXTINGUISHERS	2	EA	0%		50.00		0.00
1432.000	JANITORIAL SERVICE	26	WK	100%		75.00		1,950.00
1432.000	COMPUTER NETWORK TRAILER WIRING	4	STAT	0%		150.00		0.00
1432.000	FURNITURE	4	STAT	0%		750.00		0.00
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	0%		3,650.00		0.00
1432.000	TABLET PC'S	1	EA	0%		650.00		0.00
1432.000	TABLET PC'S CELL CONNECTION	6	MO	370%		50.00		1,110.00
1432.000	RECORDS TRANSPORT / RETENTION	1	EST	0%		2,000.00		0.00
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	370%			100.00	2,220.00
1413.000	COMPUTER HARDWARE & SOFTWARE	6	MO	50%			11,102.00	33,306.00
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
<b>SAFETY</b>								
1555.000	OSHA SAFETY EQUIPMENT	1	EA	0%			3,000.00	0.00
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	0%		30.00		0.00
1905.000	REQ. SAFETY INSPECTIONS	6	MO	100%		500.00		3,000.00
<b>SITE MANAGEMENT</b>								
1404.000	CONSTRUCTION FENCING	7,000	LF	0%		14.00		0.00
1404.000	CONSTRUCTION FENCING RELOCATION LABOR	20	EA	100%		448.00		8,960.00
1427.000	CONSTRUCTION SIGNS	1	LS	0%			3,000.00	0.00
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	0%	5,000.00	0.00
	GOLF CART	1	EA	0%	7,500.00	0.00
<b>TEMPORARY UTILITIES</b>						
01-5000-O	TEMPORARY UTILITIES HOOK-UP	1	EA	0%	7,500.00	0.00
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

<b>NOTES:</b> *Project Management Software includes Procore, Sage, Bluebeam, Textura, scheduling software, Construct Connect, DocuSign, RS Means.  <a href="#">Back to Summary Sheet</a>	% General Conditions of job		<b>Subtotal &gt;</b>	<b>\$600,509.00</b>
		01-5200-O	<b>Labor Burden &gt; \$</b>	-
			<b>GRAND TOTAL &gt; \$</b>	<b>600,509.00</b>
			<b>Avg. Cost/Wk &gt; \$</b>	<b>23,096.50</b>
			<b>Avg. Cost/Mo &gt; \$</b>	<b>100,077.13</b>



**SECTION 1**

**GUARANTEED MAXIMUM PRICE (GMP)**

1E – Preliminary Project Milestone Schedule

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

**PRELIMINARY PROGRAM SCHEDULE UPDATE 10-24-25**

ID	Task Name	Duration	Start	Finish	1, 2025												Half 2, 2025												Half 1, 2026												Half 2, 2026												Half 1, 2027												Half 2, 2027												Half
					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	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D														
1	<b>Building Permit</b>	<b>123 days</b>	<b>Wed 5/28/25</b>	<b>Fri 11/14/25</b>	[Gantt bar from 5/28/25 to 11/14/25]																																																																								
2	Submit & Receive 1st Round of Building Permit Comments	80 days	Wed 3/26/25	Tue 7/15/25	[Gantt bar from 3/26/25 to 7/15/25]																																																																								
3	Revise & Resubmitt Building Permit Comments	10 days	Wed 7/16/25	Tue 7/29/25	[Gantt bar from 7/16/25 to 7/29/25]																																																																								
4	Final Building Permit Approval	85 days	Mon 7/21/25	Fri 11/14/25	[Gantt bar from 7/21/25 to 11/14/25]																																																																								
5	<b>GMP-#1 SITE WORK PACKAGE</b>	<b>201 days</b>	<b>Mon 3/3/25</b>	<b>Mon 12/8/25</b>	[Gantt bar from 3/3/25 to 12/8/25]																																																																								
6	Receive Bid Documents	26 days	Mon 3/3/25	Mon 4/7/25	[Gantt bar from 3/3/25 to 4/7/25]																																																																								
7	Bid Documents Out to Bid	26 days	Mon 3/3/25	Mon 4/7/25	[Gantt bar from 3/3/25 to 4/7/25]																																																																								
8	Receive Bid from Subcontractors	24 days	Tue 4/15/25	Fri 5/16/25	[Gantt bar from 4/15/25 to 5/16/25]																																																																								
9	Prepare & Submit GMP-1 Site work	18 days	Mon 5/19/25	Wed 6/11/25	[Gantt bar from 5/19/25 to 6/11/25]																																																																								
10	Prepare & Submit All Back up Documents for GMP	72 days	Thu 6/12/25	Fri 9/19/25	[Gantt bar from 6/12/25 to 9/19/25]																																																																								
11	PBC Board Approval	42 days	Mon 9/22/25	Tue 11/18/25	[Gantt bar from 9/22/25 to 11/18/25]																																																																								
12	GMP-1 Notice To Proceed	15 days	Tue 11/18/25	Mon 12/8/25	[Gantt bar from 11/18/25 to 12/8/25]																																																																								
13	<b>START SITE WORK -GMP-1</b>	<b>40 days</b>	<b>Mon 12/8/25</b>	<b>Fri 1/30/26</b>	[Gantt bar from 12/8/25 to 1/30/26]																																																																								
17	Construct Site Entrances	4 days	Mon 12/8/25	Thu 12/11/25	[Gantt bar from 12/8/25 to 12/11/25]																																																																								
14	Install SWPPP & Site Fence	8 days	Mon 12/8/25	Wed 12/17/25	[Gantt bar from 12/8/25 to 12/17/25]																																																																								
15	Clear & Grub Site	5 days	Mon 12/15/25	Fri 12/19/25	[Gantt bar from 12/15/25 to 12/19/25]																																																																								
16	Execavate Lake	39 days	Tue 12/9/25	Fri 1/30/26	[Gantt bar from 12/9/25 to 1/30/26]																																																																								
53	<b>FINAL CONNECTION &amp; TESTING</b>	<b>8 days</b>	<b>Thu 2/5/26</b>	<b>Mon 2/16/26</b>	[Gantt bar from 2/5/26 to 2/16/26]																																																																								
54	Make final connections for new Sanitary Sewer & Waterline	8 days	Thu 2/5/26	Mon 2/16/26	[Gantt bar from 2/5/26 to 2/16/26]																																																																								
55	Pressure Test,disinfect & Bac-Tees	8 days	Thu 2/5/26	Mon 2/16/26	[Gantt bar from 2/5/26 to 2/16/26]																																																																								
33	<b>LIFTSTATION INSTALLATION</b>	<b>112 days</b>	<b>Thu 9/18/25</b>	<b>Fri 2/20/26</b>	[Gantt bar from 9/18/25 to 2/20/26]																																																																								
34	Submit Lift Station Shop Drawings	5 days	Thu 9/18/25	Wed 9/24/25	[Gantt bar from 9/18/25 to 9/24/25]																																																																								
35	Approve Lift Station Shop Drawings	10 days	Wed 9/24/25	Tue 10/7/25	[Gantt bar from 9/24/25 to 10/7/25]																																																																								
37	Submit for Temporary Electrical Service	40 days	Tue 11/18/25	Mon 1/12/26	[Gantt bar from 11/18/25 to 1/12/26]																																																																								
38	Install Temp Electrical Service for Lift Station	10 days	Mon 1/12/26	Fri 1/23/26	[Gantt bar from 1/12/26 to 1/23/26]																																																																								
36	Release Lift Station for Production	50 days	Tue 11/18/25	Mon 1/26/26	[Gantt bar from 11/18/25 to 1/26/26]																																																																								
39	Install Lift Station & Force Main	10 days	Mon 1/26/26	Fri 2/6/26	[Gantt bar from 1/26/26 to 2/6/26]																																																																								
40	Make final Conections & Start Up Light Station	10 days	Mon 2/9/26	Fri 2/20/26	[Gantt bar from 2/9/26 to 2/20/26]																																																																								
41	<b>SANIATRY LINES &amp; DOMESTIC WATERLINE RELOCATIONS</b>	<b>112 days</b>	<b>Thu 9/18/25</b>	<b>Fri 2/20/26</b>	[Gantt bar from 9/18/25 to 2/20/26]																																																																								
42	Submit Sanitary Manholes/Piping -Shop Drawings	5 days	Thu 9/18/25	Wed 9/24/25	[Gantt bar from 9/18/25 to 9/24/25]																																																																								
47	Submit Domestic Waterline -Shop Drawings	5 days	Thu 9/18/25	Wed 9/24/25	[Gantt bar from 9/18/25 to 9/24/25]																																																																								
43	Approve Sanitary Manholes/Piping -Shop Drawings	10 days	Wed 9/24/25	Tue 10/7/25	[Gantt bar from 9/24/25 to 10/7/25]																																																																								
48	Approve Domestic Waterline -Shop Drawings	10 days	Wed 9/24/25	Tue 10/7/25	[Gantt bar from 9/24/25 to 10/7/25]																																																																								
49	Release Domestic Waterline Materials for Delivery	15 days	Tue 11/18/25	Mon 12/8/25	[Gantt bar from 11/18/25 to 12/8/25]																																																																								
50	Pull Permit for Waterline MOT	20 days	Tue 11/18/25	Mon 12/15/25	[Gantt bar from 11/18/25 to 12/15/25]																																																																								
44	Release Sanitary Manholes/Piping- for Production	31 days	Tue 11/18/25	Tue 12/30/25	[Gantt bar from 11/18/25 to 12/30/25]																																																																								
51	Install New Waterline under Australia Ave	30 days	Mon 12/15/25	Fri 1/23/26	[Gantt bar from 12/15/25 to 1/23/26]																																																																								
52	Install New Domestic Waterlines & Meter Set ups	10 days	Fri 1/23/26	Thu 2/5/26	[Gantt bar from 1/23/26 to 2/5/26]																																																																								







**SECTION 2**

**CONTRACT DOCUMENTS**

2A – Drawing Log

**PBC 45th St Office Bldg**  
**Drawing Index Through Revision #4**

GENERAL		Orig Dwg Date	Latest Revision Date	LANDSCAPE CONTINUED		Orig Dwg Date	Latest Revision Date
G-001	COVER SHEET			L-108	LANDSCAPE PLAN		
G-001	DRAWING INDEX		12-15-2025	L-109	LANDSCAPE PLAN		
G-003	ABREV. SYMBOLS & LEGEND			L-110	LANDSCAPE PLAN		11-20-2024
G-003	ZONING & CODE SUMMARY		12-15-2025	L-111	LANDSCAPE PLAN		11-20-2024
G-010	UL DESIGN # L415			L-112	LANDSCAPE PLAN		11-20-2024
G-011	UL DESIGN # L415 & L419			L-113	LANDSCAPE DETAILS		11-20-2024
G-012	UL DESIGN # L419 (CONT.)			IR - 000	IRRIGATION		
G-013	UL DESIGN # L805			IR - 100	IRRIGATION PLAN		11-20-2024
G-101	LEVEL 1 - LIFE SAFETY PLAN			IR - 101	IRRIGATION PLAN		11-20-2024
G-102	LEVEL 2 - LIFE SAFETY PLAN			IR - 102	IRRIGATION PLAN		11-20-2024
TOPOGRAPHIC SURVEY				IR - 103	IRRIGATION PLAN		11-20-2024
1 of 15	TOPOGRAPHIC SURVEY			IR - 104	IRRIGATION PLAN		11-20-2024
2 of 15	TOPOGRAPHIC SURVEY			IR - 105	IRRIGATION PLAN		11-20-2024
3 of 15	TOPOGRAPHIC SURVEY			IR - 106	IRRIGATION PLAN		11-20-2024
4 of 15	TOPOGRAPHIC SURVEY			IR - 107	IRRIGATION PLAN		11-20-2024
5 of 15	TOPOGRAPHIC SURVEY			IR - 108	IRRIGATION PLAN		11-20-2024
6 of 15	TOPOGRAPHIC SURVEY			IR - 109	IRRIGATION PLAN		11-20-2024
7 of 15	TOPOGRAPHIC SURVEY			AE-001	EXTERIOR ASSEMBLIES		11-18-2024
8 of 15	TOPOGRAPHIC SURVEY			AE-002	INTERIOR PARTITION ASSEMBLIES		11-18-2024
9 of 15	TOPOGRAPHIC SURVEY			AE-003	TYPICAL DOOR DETAILS		11-18-2024
10 of 15	TOPOGRAPHIC SURVEY			AE-004	TYP. STOREFRONT DETAILS		11-18-2024
11 of 15	TOPOGRAPHIC SURVEY			AE-005	TYPICAL ROOF DETAILS		11-18-2024
12 of 15	TOPOGRAPHIC SURVEY			AE-010	TYPICAL ACCESSIBILITY DETAILS		11-18-2024
13 of 15	TOPOGRAPHIC SURVEY			AE-011	PANEL PLANS		11-18-2024
14 of 15	TOPOGRAPHIC SURVEY			AE-012	PANEL ELEVATIONS		11-18-2024
15 of 15	TOPOGRAPHIC SURVEY			AE-013	PANEL ELEVATIONS		11-18-2024
CIVIL				AE-014	PANEL ELEVATIONS		11-18-2024
C-001	LOCATION MAP, LIST OF CIVIL SHEET		11-18-2024	STRUCTURAL			
C-002	ABBREVIATIONS AND LEGEND			S-001	ABBREVIATIONS & GENERAL NOTES		11-20-2024
C-003	CITY GENERAL NOTES			G-002	GENERAL NOTES		11-20-2024
C-011	EROSION CONTROL PLAN - ON PROPOSED PLAN		11-18-2024	G-003	WIND PRESSURES & LIVE LOADS PLAN		11-20-2024
C-012	EROSION CONTROL PLAN - ON EXIST. CONDITION MAP		11-18-2024	S-100	SITE AMENITIES		11-20-2024
C-013	EROSION CONTROL NOTES AND DETAILS			S-101	FOUNDATION PLAN		11-18-2024
C-014	CONSTRUCTION DEWATERING PLAN			S-102	1 <sup>ST</sup> FLOOR FRAMING PLAN		11-18-2024
C-015	DEWATERING DETAILS		11-18-2024	S-103	ROOF FRAMING PLAN		11-18-2024
C-031	MASTER PLAN - EXISTING CONDITIONS		11-18-2024	S-104	HIGH ROOF FRAMING PLAN		11-18-2024
C-032	MASTER PLAN - PROPOSED CONDITIONS		11-18-2024	S-201	ELEVATIONS		11-18-2024
C-100	WATER/SEWER KEY SHEET		11-18-2024	S-202	ELEVATIONS		11-18-2024
C-101	WATER/SEWER PLAN SHEET		11-18-2024	S-203	ELEVATIONS		11-18-2024
C-102	WATER/SEWER PLAN SHEET		11-18-2024	S-204	ELEVATIONS		11-18-2024
C-110	WATER METERS AND BACKFLOWS DETAIL		11-18-2024	S-301	BUILDING SECTIONS		11-18-2024
C-111	AUSTRALIAN AVE WATER PLAN/PROFILE SHEET		11-18-2024	S-302	BUILDING SECTIONS		11-18-2024
C-112	AUSTRALIAN AVE WATER PLAN SHEET		11-18-2024	S-303	BUILDING SECTIONS		11-18-2024
C-113	AUSTRALIAN AVE DETAIL AND NOTES SHEET		11-18-2024	S-304	BUILDING SECTIONS		11-18-2024
C-014	CONSTRUCTION DEWATERING PLAN		11-18-2024	S-305	BUILDING SECTIONS		11-18-2024
C-015	DEWATERING DETAILS		11-18-2024	S-400	TILT-UP PANEL LAYOUT PLAN		11-18-2024
C-031	MASTER PLAN - DEMO		11-18-2024	S-501	FOUNDATION DETAILS		11-18-2024
C-032	MASTER PLAN - PHASE 1		11-18-2024	S-502	CONCRETE DETAIL S		11-18-2024
C-100	WATER & SEWER PLAN KEY MAP		11-18-2024	S-503	MASONRY DETAILS		11-18-2024
C-101	WATER & SEWER PLAN		11-18-2024	S-504	MASONRY DETAILS		11-18-2024
C-102	WATER & SEWER PLAN		11-18-2024	S-505	PRECAST DETAILS		11-18-2024
C-110	WATER METERS AND BACKFLOWS DETAIL		11-18-2024	S-506	PRECAST DETAILS		11-18-2024
C-111	AUSTRALIAN AVE WATER PLAN & PROFILE		11-18-2024	S-507	PRECAST DETAILS		11-18-2024
C-112	AUSTRALIAN AVE WATER & SEWER PLAN		11-18-2024	S-508	FRAMING DETAILS		11-18-2024
C-113	AUSTRALIAN AVE WATER DETAILS & NOTES		11-18-2024	S-601	SCHEDULES		11-18-2024
C-121	WATER AND SEWER PROFILE		11-18-2024	ARCHITECTURAL DEMOLITION			
C-122	WATER AND SEWER PROFILE		11-18-2024	AD-100	EXISTING/DEMO MASTER PLAN		11-18-2024
C-123	WATER AND SEWER PROFILE		11-18-2024	ARCHITECTURAL SITE			
C-131	WATER AND SEWER STANDARD DETAILS		11-18-2024	AS-100	MASTER PLAN		11-18-2024
C-132	WATER AND SEWER STANDARD DETAILS		11-18-2024	AS-101	SITE PLAN - NORTH AREA		11-18-2024
C-133	WATER AND SEWER STANDARD DETAILS		11-18-2024	AS-102	SITE PLAN - MAIN BLDG		11-18-2024
C-134	WATER AND SEWER STANDARD DETAILS		11-18-2024	AS-103	SITE PLAN - SOUTH		11-18-2024
C-135	LIFT STATION DETAILS		11-18-2024	AS-104	SITE PLAN - MEMORIAL		11-18-2024
C-200	PAVING, GRADING AND DRAINAGE KEY MAP		11-18-2024	AS-105	SITE PLAN - EAST AREA		11-18-2024
C-201	PAVING, GRADING AND DRAINAGE PLAN		11-18-2024	AS-106	SITE DETAILS - RAMP/STAIR		11-18-2024
C-202	PAVING, GRADING AND DRAINAGE PLAN		11-18-2024	AS-107	SITE DETAILS - SIGNAGE		11-18-2024
C-203	PAVING, GRADING AND DRAINAGE PLAN		11-18-2024	AS-108	SITE DETAILS - SIGNAGE		11-18-2024
C-204	PAVING, GRADING AND DRAINAGE PLAN		11-18-2024	ARCHITECTURAL			
C-205	PAVING, GRADING AND DRAINAGE PLAN		11-18-2024	A-101	LEVEL 1		11-18-2024
C-206	PAVING, GRADING AND DRAINAGE PLAN		11-18-2024	A-102	LEVEL 2		11-18-2024
C-210	AUSTRALIAN AVE DRIVEWAY IMPROVEMENTS		11-18-2024	A-103	ROOF PLAN		11-18-2024
C-211	AUSTRALIAN AVE DRIVEWAY IMPROVEMENTS		11-18-2024	A-104	LEVEL 1 RCP		11-18-2024
C-212	DRAINAGE PROFILE		11-18-2024	A-105	LEVEL 2 RCP		11-18-2024
C-213	DRAINAGE PROFILE		11-18-2024	A-106	ROOF RGP-OVERALL		11-18-2024
C-220	TYPICAL SECTIONS KEY MAP		11-18-2024	A-201	ELEVATIONS		11-18-2024
C-221	CROSS SECTIONS		11-18-2024	A-202	ELEVATIONS		11-18-2024
C-222	CROSS SECTIONS		11-18-2024	A-303	ENLARGED ELEVATIONS		11-18-2024
C-223	CROSS SECTIONS		11-18-2024	A-304	EXTERIOR ELEVATIONS		11-18-2024
C-231	PAVING, GRADING & DRAINAGE DETAILS		11-18-2024	A-305	EXTERIOR ELEVATIONS		11-18-2024
C-232	PAVING, GRADING & DRAINAGE DETAILS		11-18-2024	A-306	EXTERIOR ELEVATIONS		11-18-2024
C-233	PAVING, GRADING & DRAINAGE DETAILS		11-18-2024	A-307	BUILDING SECTIONS		11-18-2024
C-234	PAVING, GRADING & DRAINAGE DETAILS		11-18-2024	A-302	BUILDING SECTIONS		11-18-2024
C-235	PAVING, GRADING & DRAINAGE DETAILS		11-18-2024	A-302	BUILDING SECTIONS		11-18-2024
C-300	SIGNING AND PAVEMENT MARKING KEY MAP		11-18-2024	A-310	WALL SECTIONS		11-18-2024
C-301	SIGNING AND PAVEMENT MARKING PLAN		11-18-2024	A-311	WALL SECTIONS		11-18-2024
C-302	SIGNING AND PAVEMENT MARKING PLAN		11-18-2024	A-312	WALL SECTIONS		11-18-2024
C-303	SIGNING AND PAVEMENT MARKING PLAN		11-18-2024	A-351	STAIR 1 FLOOR PLANS & SECTIONS		11-18-2024
C-311	SIGNING AND PAVEMENT MARKING DETAILS		11-18-2024	A-352	STAIR 2 FLOOR PLANS & SECTIONS		11-18-2024
C-312	SIGNING AND PAVEMENT MARKING DETAILS		11-18-2024	A-353	STAIR 3 FLOOR PLANS & SECTIONS		11-18-2024
C-313	SIGNING AND PAVEMENT MARKING DETAILS		11-18-2024	A-354	STAIR DETAILS		11-18-2024
C-321	AUTOTURN PLAN - WASTE COLLECTION TRUCK INGRESS		11-18-2024	A-355	STAIR DETAILS		11-18-2024
C-322	AUTOTURN PLAN - WASTE COLLECTION TRUCK EGRESS		11-18-2024	A-400.4	ROOF PLAN ENLARGEMENT		11-18-2024
C-323	AUTOTURN PLAN - FIRE TRUCK INGRESS & EGRESS		11-18-2024	A-401	DEPARTMENT ENLARGEMENT		11-18-2024
C-324	AUTOTURN PLAN LOADING TRUCK - INGRESS		11-18-2024	A-402	DEPARTMENT ENLARGEMENT		11-18-2024
C-325	AUTOTURN PLAN LOADING TRUCK - EGRESS		11-18-2024	A-403	DEPARTMENT ENLARGEMENT		11-18-2024
G-331	TRANSPORTATION SITE PLAN		11-18-2024	A-404	DEPARTMENT ENLARGEMENT		11-18-2024
LANDSCAPE				A-405	DEPARTMENT ENLARGEMENT		11-18-2024
L-100	COVER PAGE		11-18-2024	A-406	DEPARTMENT ENLARGEMENT		11-18-2024
L-101	LANDSCAPE TREE DISPOSITION PLAN		11-18-2024	A-407	DEPARTMENT ENLARGEMENT		11-18-2024
L-102	LANDSCAPE TREE DISPOSITION PLAN		11-18-2024	A-408	DEPARTMENT ENLARGEMENT		11-18-2024
L-103	LANDSCAPE TREE DISPOSITION PLAN		11-18-2024	A-409	DEPARTMENT ENLARGEMENT		11-18-2024
L-104	LANDSCAPE TREE DISPOSITION PLAN		11-18-2024	A-410	DEPARTMENT ENLARGEMENT		11-18-2024
L-105	LANDSCAPE TREE DISPOSITION PLAN		11-18-2024	A-411	LEVEL 1 - RCP DEPT. ENLARGED		11-18-2024
L-106	LANDSCAPE TREE DISPOSITION PLAN		11-18-2024	A-412	LEVEL 1 - RCP DEPT. ENLARGED		11-18-2024
L-107	LANDSCAPE PLAN		11-18-2024	A-413	LEVEL 1 - RCP DEPT. ENLARGED		11-18-2024
L-107	LANDSCAPE PLAN		11-18-2024	A-414	LEVEL 1 - RCP DEPT. ENLARGED		11-18-2024
SEE CONTINUED				SEE CONTINUED			





**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)
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**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)
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**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



**Housing and  
Economic Development**

**Small Business Development  
Division**

50 South Military Trail  
Suite #202

West Palm Beach, FL 33415

(561) 616-6840

[www.pbc.gov/hed/osbd](http://www.pbc.gov/hed/osbd)

**Palm Beach County  
Board of County  
Commissioners**

Sara Baxter  
Mayor

Marci Woodward  
Vice Mayor

Maria G. Marino

Gregg K. Weiss

Joel G. Flores


Maria Sachs

Bobby Powell Jr.

**County Administrator**

Joseph Abruzzo

TO: Terri Wolfe, Project Manager  
Facility Development & Operations

FROM: Deirdre D. Kyle, SBDS III   
Office of Equal Business Opportunity

CC: Shethal Sinanan, Contract Manager  
Facility Development & Operations

DATE: January 8, 2026

RE: Compliance Review of Project 2022-031291  
GMP #2 for 45<sup>th</sup> Street Complex

On August 6, 2025, the Goal Setting Committee established an Affirmative Procurement Initiative (API) of a minimum mandatory 20% SBE Subcontracting goal.

Construction Managers: D. Stephenson Construction, Inc.

And

Total Contracting Solutions  
SBE Partner

Construction Subcontractor Costs: \$3,950,085.00

GMP SBE Participation: \$843,000.00 (21.34%)

EVALUATION: D. Stephenson Construction, Inc. and Total Contracting Solutions are in compliance with the established API for the Contract.

**OEBO SCHEDULE 1\***

SOLICITATION/PROJECT/BID NAME: 45th Street Complex

SOLICITATION/PROJECT/BID NO.: 2022-031291

SOLICITATION OPENING/SUBMITTAL DATE: 09/12/25

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 33334

CONTACT PERSON: Shane Tedder PHONE NO.: 954-315-7020 E-MAIL: stedder@dstephenon.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$1,996,089  
 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. Builders Plus, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ 3,077,085
2. Statewide Construction Services, Inc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 843,000
3. D. Stephenson Construction, Inc. (Surveying)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ 30,000
4.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5.	<input type="checkbox"/>	<input type="checkbox"/>	_____

(Please use additional sheets if necessary)

Total \$ 3,950,085

Total Bid/Offer Price \$ 5,946,174

Total Certified SBE Participation \$ 843,000

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

  
 Name & Authorized Signature

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.

\*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025

**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: 2022-031291  
 SOLICITATION/PROJECT NAME: 45th Street 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
1	General Conditions, Overhead & Fee		Lump Sum		\$ 1,095,923
2	Contingency		Lump Sum		\$ 253,846
3	Builder's Risk Insurance & Deductibles		Lump Sum		\$ 120,000
4	Budget - Earthwork - Underground Utilities		Lump Sum		\$ 526,320
	TOTAL				\$ 1,996,089

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.**

\_\_\_\_\_ Price or Percentage: \_\_\_\_\_  
 Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

D. Stephenson Construction, Inc.  
 Print Name of Prime  
 By: Dt Stephenson  
 Authorized Signature

\_\_\_\_\_  
 Print Name of Subcontractor/subconsultant  
 By: \_\_\_\_\_  
 Authorized Signature

Dwight Stephenson  
 Print Name  
CEO  
 Title  
 Date: 1-5-26

\_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Title  
 Date: \_\_\_\_\_

\*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025

**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: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc.

Subcontractor: Builders Plus, Inc.

**(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
	Tillup Concrete Construction, precast joists, hollow core plank	\$3,679,642	Lump Sum	\$240,443	\$3,920,085

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: \$3,077,085

**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.**

Statewide Construction Services, Inc.

Price or Percentage: \$ 843,000

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

D. Stephenson Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 1-5-26

Builders Plus, Inc.

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

Jon Cipyak

Print Name

VP

Title

Date: December 30 2025

**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: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: Builders Plus, Inc.

Subcontractor: Statewide Construction Services, Inc.

**(Check box(s) that apply)**

SBE    Non-SBE    Supplier

Date of Palm Beach County Certification (if applicable): 11/13/24

**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, Concrete, Pour-In-Place, Form, Place, Finish				\$843,000

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 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

\_\_\_\_\_  
Price or Percentage:

Builders Plus, Inc.

Print Name of Prime

By: \_\_\_\_\_

Authorized Signature

Jon Cipyak

Print Name

VP

Title

Date: 12/30/25

Statewide Construction Services, Inc.

Print Name of Subcontractor/subconsultant

By: \_\_\_\_\_

Authorized Signature

William LaRue

Print Name

President

Title

Date: 12/30/25

**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: 2022-031291  
 SOLICITATION/PROJECT NAME: 45th Street 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
	Surveying (Budget)		Lump Sum		\$ 30,000

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 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage: \_\_\_\_\_

D. Stephenson Construction, Inc.  
 Print Name of Prime  
 By: *D. Stephenson*  
 Authorized Signature  
Dwight Stephenson  
 Print Name  
CEO  
 Title  
 Date: 1-5-26

\_\_\_\_\_  
 Print Name of Subcontractor/subconsultant  
 By: \_\_\_\_\_  
 Authorized Signature  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Title  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

\*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025

INSURANCE/SURETY BONDS  
**JOHNSON**  
& COMPANY

December 31, 2025

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

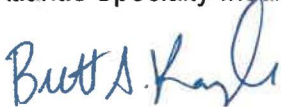
RE: *Authority to Date Bonds and Powers of Attorney*  
Principal: D. Stephenson Construction, Inc.  
Bond No.: 800116233  
Project: PBC 45th St. Complex

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*

**PUBLIC CONSTRUCTION BOND**

BOND NUMBER 800116233

BOND AMOUNT \$5,946,174.00

CONTRACT AMOUNT \$5,946,174.00

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#2 Tiltup Concrete - See attached GMP#2 Book

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 4180 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.

CG  
1.7.26

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 \$ 5,946,174.00

(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#2 Tiltup Concrete - See attached GMP#2 Book  
Project Location: 4180 N. Australian Avenue, West Palm Beach, FL 33407

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM: Alfonso Hernandez Architect, LLC.  
LOCATION OF FIRM: 218 Datura Street, 2nd Floor, Suite 200, West Palm Beach, FL 33401  
PHONE: 561-766-1254

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.

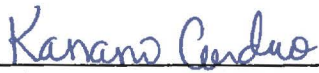
6. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of construction liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under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

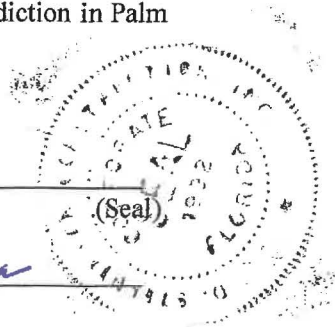
Section 255.05, Florida Statutes, as amended, together with all notice and time provisions contained therein, is incorporated herein, by reference, in its entirety. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in 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\_\_.

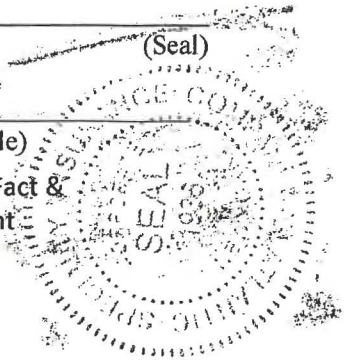
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness Kanani Cordero, Witness

D. Stephenson Construction, Inc.  
**Principal**  
  
\_\_\_\_\_  
(Print Name and Title)  
Dwight Stephenson, CEO



Atlantic Specialty Insurance Company  
**Surety**  
  
\_\_\_\_\_  
(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.

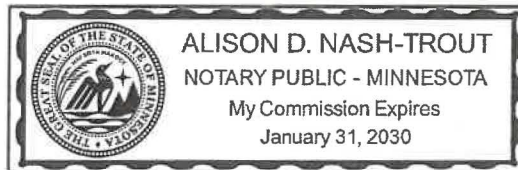
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

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 \_\_\_\_\_



  
Kara L.B. Barrow, Secretary

This Power of Attorney expires  
January 31, 2030

**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)



By: [Signature]  
(Contractor Signature)

Dwight Stephenson, CEO  
(Print Name and Title)

Atlantic Specialty Insurance Company  
(Surety Name) (Seal)

By: [Signature]  
(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

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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.

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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.

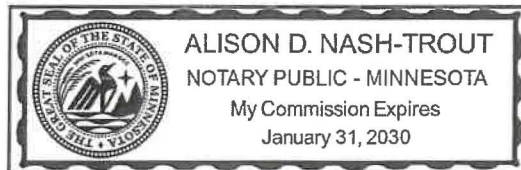
STATE OF MINNESOTA  
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

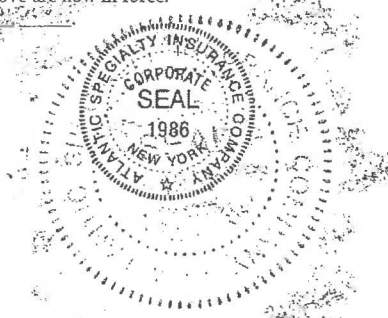
On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution 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 \_\_\_\_\_



Kara L.B. Barrow, Secretary

This Power of Attorney expires  
January 31, 2030






**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)

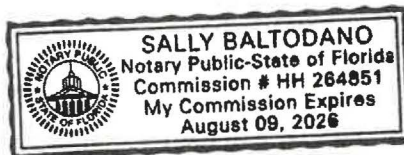
**State of Florida, County of Palm Beach**

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)



October 9, 2025

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

Facilities Development &  
Operations Department

Capital Improvements Division

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

[www.pbc.gov/fdo](http://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

Re: Contract # R2024-0937  
Construction Manager at Risk Services for the 45<sup>th</sup> 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